



Monmouthshire Replacement Local Development Plan

2018-2033

RLDP Deposit
Representations Register

Appendix 2

Volume 17a - Private Individuals



monmouthshire
sir fynwy

Private Individual

1199	Jeana Olive Hall
2188	Carol Freedman
2325	Mr Wynne Jones
4038	Robert Price
4039	Mr Lawrence Morgan
4040	Ray Fisher
4041	Mrs Jean Spencer
4042	Michael Smith
4043	Mrs Denise Matthews
4044	Mrs Christine Smith
4045	David Adams
4046	Mrs Carol Jones
4047	Mrs T Welsher
4048	Mrs K S Gardner
4049	Mr William Morgan
4050	Mrs P M Chisholm
4051	Mrs Lynne Prosser
4052	Michael O'Neill

1199

Jeana Olive Hall



15th November 20 24

Planning Policy

Regarding the proposed building site for 270 social houses at the Dixon Road site.

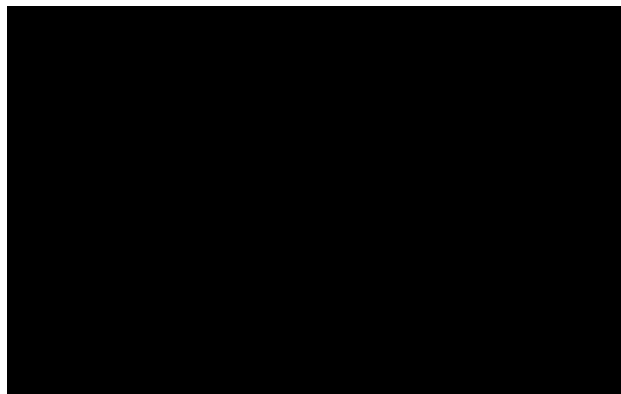
The site is within a designated “no build” site which lies within the two mile AONB from the River Wye and is also prime agricultural land which our country needs to feed the people. The soil is clay and therefore drainage is a major problem. The off site drainage therefore has to flow into the River Wye, some of which from 270 houses would further contaminate our river. Our drinking water comes from the river and has phosphates and cryptosporidium risks for our people here.

The air pollution from the nearby A40 and the Dixon Road itself is much higher than it should be for this proposed building area and inhabitants would be infected with the lack of clean oxygen. If the proposed road onto the site were to go ahead, the Dixon Road island would be even more constricted than it is now with slow or halted vehicles, large or small on their way both to the Midland or to Newport etc.

The Dixon Road site is quite a distance to the shopping areas and work areas so the people would be forced to drive cars or use public transport which causes even further problems.

 I see this problem as being common sense. The proposed site in Dixon has many problems against it, but the alternative site at Wonastow Road is far better and far more healthy.

Let's keep Monmouth healthy and wise please.



2188

Carol Freedman



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

Office
Use Only
Representor
Number

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

Is your representation in support or objection?

Support:

Objection:

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

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

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:	YES
	Objection:	

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

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

Policy GW1- SUPPORT

Support the policy and the designation of a Green Wedge between the settlement edge of Abergavenny and the Bannau Brycheiniog National Park (BBNP) boundary. This designation:

- Protects the setting of the National Park and shows that MCC has paid due regard to the statutory purposes of the National Park;
- Provides a buffer between the settlement edge and the National Park, thereby also protecting the setting of the town and the Conservation Area;
- Safeguards important views into and out of the area;
- Provides connectivity with the green infrastructure of the town – linking the National Park and Conservation Area designations to the town's larger green spaces, including Bailey Park and Belgrave Park.

The Green Wedge policy, combined with Policy LC3, provide the policy framework to deliver the statutory requirement to protect the setting of the Bannau Brycheiniog National Park to the north of Abergavenny. Policies LC3 and GW1 place beyond doubt the importance of these areas to the setting of the National Park and demonstrate that MCC has paid due regard to the statutory purposes of the National Park.





The proposed Green Wedge north of Abergavenny was placed under tremendous pressure for residential development, with a majority of the Green Wedge put forward by developers as part of the RLDP candidate site process. However the protection of the setting of the National Park as a Green Wedge will also ensure that residential development takes place in the most sustainable locations including Abergavenny town centre, neighbourhood centres and close to public transport nodes.

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

Is your representation in support or
objection?

Support:

Objection:

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

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





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

Is your representation in support or objection?	Support:	
	Objection:	

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

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





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

Is your representation in support or objection?

Support:

YES

Objection:

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

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

Policy LC3 – SUPPORT

The BBNP provides an important backdrop to the Abergavenny area. It is a statutory duty for the local planning authority to protect the setting of the National Park from encroachment by inappropriate development. The Green Wedge Policy provides the spatial expression of Policy LC3 and together these policies 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.

These policies also protect the iconic views and vistas across this part of northern Abergavenny and into St Mary's Vale, highly visible from popular tourist routes and commonly photographed from the top of the Bloreng and Sugarloaf. These images are often seen on marketing images for Abergavenny by MCC and other organisations. It would be severely detrimental to Abergavenny as a market town, with its foodie culture and natural tourism image, to destroy the setting of both the town and National Park with extensive residential development to the north of the town.





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





Policy HA1 Land to the East of Abergavenny - SUPPORT

Support the allocation of this site for mixed use development. The site is of sufficient size to masterplan a range of uses, including residential and employment, rather than smaller sites which have tended to be a 'sea' of residential development with a small central 'rocking horse' play area.

The major advantage of any development to the east of the town is its proximity to the railway station. Abergavenny is the only town in northern or central Monmouthshire to have a station and the use of this facility should be encouraged through the land use planning system. The site could provide the most sustainable development in the town being in such close proximity to public transport facility.

The railway authority have included Abergavenny in the south east Wales Metro area and have recently introduced a 'tap and go' ticketing facility, with ticket prices falling to match those of other comparable stations on the Metro network. For example a return ticket to Cardiff used to be £18.80, but using the tap and go has fallen to £4.40 each way!

Whilst seeking to increase local employment opportunities, we cannot ignore the fact that there are many existing commuters living in the town as well as others who perhaps do not take up employment in Hereford, Cwmbran, Cardiff, Newport or Bristol due to difficulties in accessing the station.

There is a severe lack of parking and vehicular turning provision at the station: Neighbouring streets are now residents parking only. The situation is so severe that commuters have resorted for several years to parking in the layby on the eastern side of the A465, exiting their vehicles and running across both sides of the carriageway to gain access to a footpath at the rear of the station! This is truly unbelievable in the 21st century! The housing allocation provides an enormous opportunity to redress this situation to provide safe and accessible crossings and means of access(s) and appropriate crossings over the railway line.





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

Is your representation in support or objection?

Support:

Objection:

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

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

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

Is your representation in support or objection?

Support:

Objection:





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

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

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

Is your representation in support or objection?

Support:

Objection:

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

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





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

Is your representation in support or objection?

Support:

Objection:

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

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

15. Do you have any comments on the retail and commercial centres policies?





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

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





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

Is your representation in support or
objection?

Support:

Objection:

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

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





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

Is your representation in support or objection?

Support:

Objection:

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

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





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

Do you consider that the Plan is sound?	Yes:	
	No:	
If you do not consider the Plan to be sound, which soundness test(s) do you think it fails?		
Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales? ☐	Fails Test 1: Does the Plan fit (Is it clear that the RLDP is consistent with other Plans)? ☐	
Fails Test 2: Is the Plan appropriate (Is the Plan appropriate for the area in light of the evidence)? ☐	Fails Test 3: Will the Plan deliver (Is it likely to be effective)? ☐	
Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form):		





Part 4: Appearance at Examination Hearing Sessions

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

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

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

Part 5: Welsh Language

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

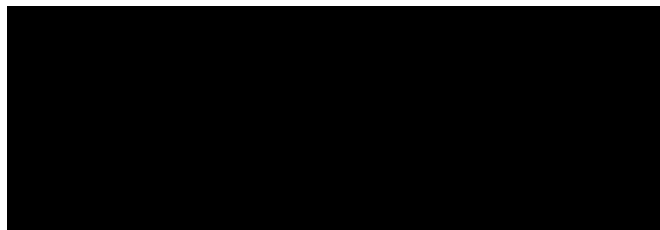
Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?





2325

Mr Wynne Jones



Office
Use Only
Representor
Number

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Your/ Your Client's Details	Agent's Details
Title:	
Name:	
Job Title:(where relevant)	
Organisation: (where relevant)	
Address:	
Telephone No:	
Email:	





**Office
Use Only**
Representor
Number

Part 2: Your Representation

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

Is your representation in support or objection?

Support:

Objection:

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

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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.

[Handwritten mark]

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.

[Handwritten mark]





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.

CHEPSTOW DEVELOPMENT ON FORMERLY DESIGNATED GREEN BELT LAND. THERE ARE WONDERFUL VISTAS ALONG ST LAWRENCE ROAD DOWN THE BRISTOL CHANNEL AS FAR AS STEEP HOLE ISLAND. WILL DIRECTLY AFFECT THOSE HOUSEHOLDS LIVING ON ST LAWRENCE ROAD AND THE NUMEROUS WALKERS/DOG WALKERS/JOGGERS WHO USE THIS ROAD. THE BOTTOM FIELD IS STILL FLOODED AFTER STORM BERT.





**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.

THE PLANNED DEVELOPMENT OF LAND AT MOUNTON ROAD CHEPSTOW IS MADNESS GIVEN THE INADEQUATE INFRA-STRUCTURE AROUND HIGH BEECH ROUNDABOUT (4 MAIN TRUNK ROADS CONVERGE AT THIS ROUNDABOUT. IN 30 YEARS OF LIVING IN THE CHEPSTOW AREA I HAVE NEVER KNOWN THE TRAFFIC SITUATION TO BE AS BAD AS IT HAS BEEN, OVER THE LAST FEW YEARS. THE PROPOSAL OF MIXED USE DEVELOPMENT AT THIS SITE BEGOGARS BELIEF.

THE TOPIC OF A BYPASS FOR CHEPSTOW HAS BEEN ON THE AGENDA FOR YEARS, BUT NOTHING HAS BEEN DONE WAG IS AVERSE TO NEW ROAD DEVELOPMENT.

WHAT ABOUT THE NEWHOUSE INDUSTRIAL ESTATE. DEVELOPMENT FOR HOUSING ETC WOULD HAVE EASE OF ACCESS ONTO THE M48 EAST AND WEST.

**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.

I APPRECIATE THE NEED FOR AFFORDABLE HOUSING IN THE
CHEPSTOW AREA, HOWEVER THE CURRENT PLAN FOR CHEPSTOW
IS NOT FIT FOR PURPOSE. THIS IS TOTALLY THE WRONG PLACE

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

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.

LAND AT MOUNTON ROAD, CHEPSTOW - MIXED USE
DEVELOPMENT.





CONGESTION AT HIGH BEECH ROUNDABOUT WILL BE EXACERBATED
(EVERY DAY THE TRAFFIC IS MENTIONED ON RADIO WAGES TRAFFIC
BULLETINS)

HOTEL - WHAT ABOUT THE NEW HOTEL PROPOSED IN WELSH STREET (FORMER
SOLUTIONS OFFICES) READY FOR DEVELOPMENT NOW!
CARE HOME - ONE HAS RECENTLY BEEN MOVED TO PORTSKEWETT - (ST ANNES)
DEFIES LOGIC.

THE NEW HOUSING DEVELOPMENTS ON A BROWNFIELD SITE AT THE OLD
FAIRFIELD WAREHOUSE SITE HAVE ADDED TO THE CONGESTION AT HIGH BEECH
IMPACT ON SCHOOLS/DOCTORS SURGERIES ALREADY UNDER STRAIN.
CONSTRUCTION WORK IF THE SCHEME GOES AHEAD WILL BE AN
ABSOLUTE NIGHTMARE FOR LOCAL RESIDENTS

BEFORE MORE NEW HOUSING - NEED TO SORT OUT TRANSPORT
INFRASTRUCTURE (BYPASS) NOT THE OTHER WAY AROUND

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

Is your representation in support or objection?	Support:	
	Objection:	

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

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





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

Is your representation in support or objection?	Support:	
	Objection:	✓

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

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

NEW HOTEL - LAND AT MOUNTEN ROAD CHEPSTOW,
WRONG LOCATION, BECAUSE THERE IS A NEED FOR MORE
HOLIDAY ACCOMMODATION IN CHEPSTOW AS A TOURIST HUB
(TOO CLOSE TO THE TWO RIVERS HOTEL NEWPORT ROAD)
CARE HOME - WHY CLOSE ST ANNES CARE HOME AND BUILD FROM
SCRATCH A NEW CARE HOME - DOESN'T MAKE ECONOMIC SENSE

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

Is your representation in support or objection?	Support:	
	Objection:	





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

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

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

Is your representation in support or objection?	Support:	
	Objection:	

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

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

IS THERE A SUSTAINABLE TRANSPORT POLICY FOR CHEPSTOW?
BY PASS?
HARDWICK HILL CHEPSTOW IS ONE OF THE MOST POLLUTED
ROADS IN WALES (A48). DAMAGES THE ENVIRONMENT.





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**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.

BUILDING ON A PRIME PIECE OF GRAZING LAND
- OPEN SPACE.
DEVELOPMENT SHOULD BE LOOKED AT. (TOTALLY THE
WRONG PLACE TO DEVELOP HOUSING ETC) A LOSS OF OPEN
SPACE.

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

Is your representation in support or objection?

Support:

Objection:

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





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

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

Is your representation in support or objection?

Support:

Objection:

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

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





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

Do you consider that the Plan is sound?	Yes:	
	No:	☒
If you do not consider the Plan to be sound, which soundness test(s) do you think it fails?		
Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales? ☐	Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)? ☒	
Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)? ☒	Fails Test 3: Will the Plan deliver (is it likely to be effective)? ☒	
Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form):		



Part 4: Appearance at Examination Hearing Sessions

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

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

If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?	Yes:	
	No:	✓
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

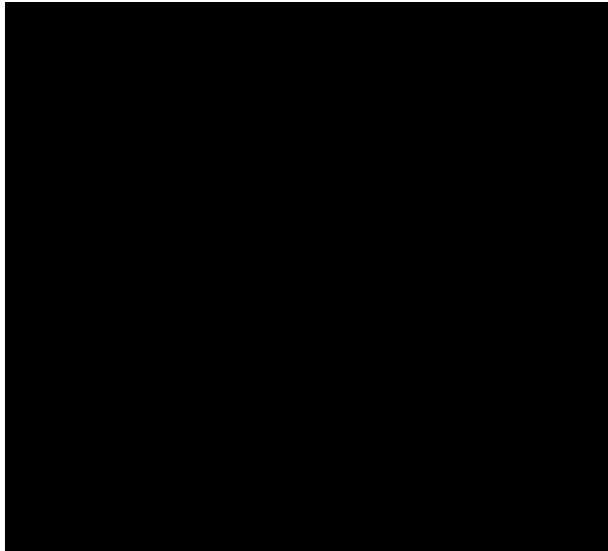
Preparation Requirements:

- 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)



4038

Robert Price



Dear Sirs,

RLDP Deposit Plan Consultation.

With reference to your recent correspondence regarding proposed new housing on land East of Little Mill and your invitation for comments which I have outlined below.

- 1. How confident is M.C.C. that drains, water supplies and other services will not be over-stressed by the proposed development?**
- 2. The amenities, bus services etc. in Little Mill are already sparse or non-existent which is especially concerning for old people. A further large housing development should give impetus to M.C.C. to enable and encourage such provisions.**
- 3. The A472 Glascoed to Little Mill road is already inadequate to deal with the intensity of traffic, much of which includes heavy-duty industrial and commercial vehicles using this route as a feed-road for Cwmbran, Abergavenny and the valleys. The proposed development will exacerbate the problem.**
- 4. Notwithstanding the 20 mph speed limit, I have noticed that vehicles turning the bend just past the “old” Halfway pub (recently re-named the Little Jockey) tend to accelerate towards the junction with the existing estates thus creating a**

hazard at this point. An inevitable increase of traffic at this junction will be caused by the proposed development.

Yours faithfully,



4039

Mr Lawrence Morgan



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 (Print Name)	
Title:	
Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Telephone No:	
Email:	



**monmouthshire
sir fynwy**

SEE QUESTION 10.



**Office
Use Only**
Represent
tor
Number

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Part 2: Your Representation

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

Is your representation in support or objection?

Support:

Objection:

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

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

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:	✓
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. PENLASLAS FARM		





Again using greenfield farmland, which is also in a national park.

The field supports a variety of wild life which would disappear if this ground is built on.

We have had flooding problems in the past. When there is prolonged heavy rain. There could be more problems by having a pond near our houses.

There are also concerns with traffic, especially at school times, building more houses will just make the situation worse.

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

Is your representation in support or objection?	Support:	
	Objection:	

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

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





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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.

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

Is your representation in support or objection?	Support:	
	Objection:	





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

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

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

Is your representation in support or objection?

Support:

Objection:

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

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





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**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.

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**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).

4040

Ray Fisher

19.11.2024

TO PLANNING POLICY TEAM
RLDP 2018-2033

WITH REFERENCE TO YOUR LETTER
DATED 30th OCTOBER 2024 AND
THE LETTER IDENTIFYING THE AREA
OF LAND TO THE EAST OF ABERGAVENNY
FOR HOUSING / MIXED USE LYING
BETWEEN YSGYRD FACH AND THE A465.
I ENDORSE THE VIEW OF RAY MEARS
WITH REGARDS TO BUILDING ON GREEN
BELT LAND. THE ENCLOSED NEWSPAPER
ARTICLE WAS PUBLISHED IN THE MAIL
ON SUNDAY ON OCTOBER 17 2024.
GREEN BELT LAND SHOULD BE
SACROSANCT.

YOURS FAITHFULLY

17 OCTOBER 2024

HAL ON SUNDAY

Self-reliance and woodland expert RAY MEARS on the skills he's needed to get through some lean years



Q Do you have a pension?

I HAVE a private one but don't know much about it, because that kind of thing doesn't interest me. I understand why small business owners and sole traders don't get around to having one because it's tough enough to earn a living. It really bugs me that our politicians don't have a clue about small businesses and have never done enough to support them.

Q Do you own a property?

MY lovely wife Ruth and I live in a detached house in Sussex. It's my only property because I spend enough time away from home as it is.

Q What would you do if you were Chancellor?

I REALLY worry about the Green Belt. During lockdown, we saw its value massively. It provided incredible psychological benefits for people who were struggling. The current Government wants to build on the Green Belt even though there is plenty of brownfield land. That really worries me. The environment is never high enough on the agenda. If we don't fight for the environment now, we will face a bigger bill further down the road. I'd like to see politicians think about the future beyond their own terms in office.

Q What is your message?

4041

Mrs Jean Spencer



Office
Use Only
Representor
Number

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Monmouthshire Deposit Plan Representation Form

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	Your/ Your Client's Details	Agent's Details
Title:		
Name:		
Job Title:(where relevant)		
Organisation: (where relevant)		
Address:		
Telephone No:		
Email:		



8th Dec. 2023.

I am writing to state my objections to two proposals in the Monmouthshire Local Development plan

Firstly, the planned buildings of homes and commercial use on land at Monmouth Road Chepstow.

I feel very strongly that the ongoing gridlocks that occur daily at Hightbeech roundabout need to be addressed and rectified before any more homes, ~~and~~ which will result in increased traffic are built around this area.

Secondly, the proposal to build 770 homes on land east of Caldicot / north of Portskewett, with access for the estate onto Crick Road.

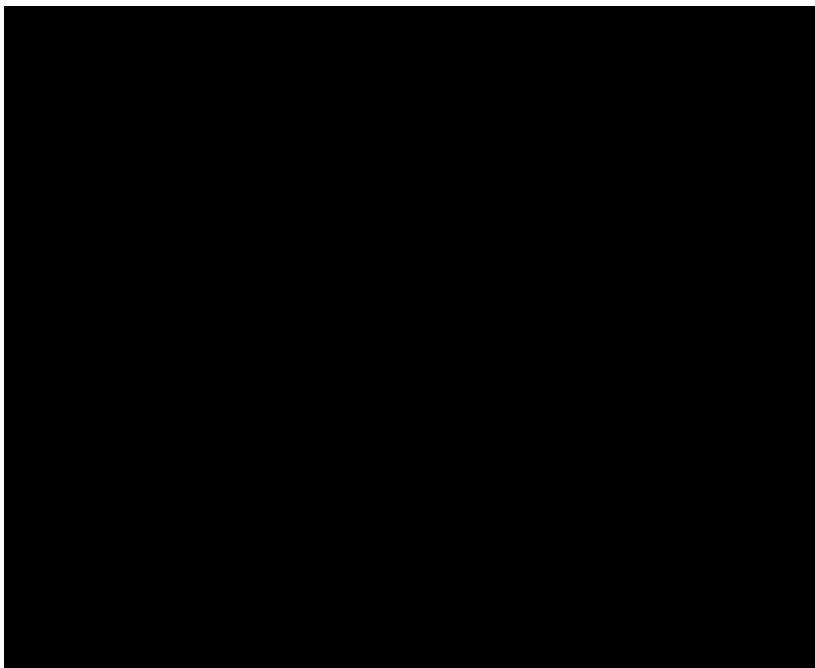
Before any new buildings are erected the following infrastructure needs to be seen

by Caldicot residents as being addressed and in place

- ① improvements to roads to ensure they are adequate to cope with an influx of vehicles and avoid traffic jams.
- ② a second doctors surgery. At present the only G.P. surgery is struggling to cope with the number of patients on its books. They will be overwhelmed with the occupants of 770 homes.
- ③ local access to an N.H.S dentist. People on lower incomes will struggle to afford private dentistry.
- ④ A much improved transport system. i.e. bus and train services. Both totally inadequate at present, especially for those without transport.

⑤ Careful assessment of flood risk, to all surrounding areas.

Since the building of the estate to the south of Cabriot castle (on what used to be flood plains) flooding in the castle grounds, and to homes built to the west of the castle is becoming a regular occurrence with climate change and wetter winters this will happen more frequently.

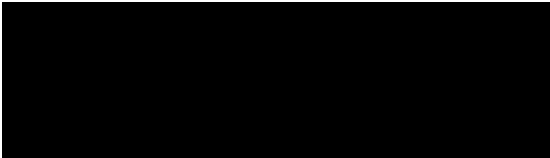


4042

Michael Smith



Planning Policy
Monmouthshire County Council
Rhadyr
Usk
NP15 1GA



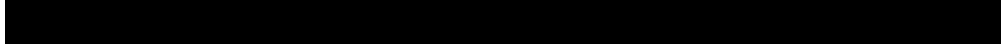
3rd December 2024

Dear Sir/ Madam

Re: Proposed housing development on land at Dixon Road – Monmouth – HA4

I write to voice my concerns over the proposed housing development on the Dixon Road. As you are probably aware, this land lies adjacent to the extremely busy A40. Houses on the Dixon Road are already subjected to excessive air pollution to the A40 and Dixon Road traffic.

The local Comprehensive School is on the Dixon Road, and apart from the usual daily traffic up and down this road, we also have at least thirty buses/ mini buses transporting school children up and down the Dixon Road four times a day. In addition to this, additional buses and vehicles travel up this road to the two Haberdashers' Schools. The construction of approximately 270 houses on this site, will probably generate around 400 additional cars, therefore creating extra emissions. Estimated CO₂ emissions would rise by 476 tonnes annually. This will further break WHO levels and create even more PM 2.5 particulates - which are currently not monitored. With regards to this – in the MCC Vision for 2033 – it states that Monmouthshire will be a place to enjoy healthier, more sustainable lifestyles. As time goes on, we can expect more traffic on the A40 and Dixon Road and can only conclude that the proposed housing development would further impact not only us, but also residents living on the proposed new site. The areas NO₂ already exceed WHO guidelines.



I have found it difficult to understand why, over a long period of time, the windows in our house

are getting dirty very quickly, therefore making it necessary for us to clean them twice a week. This we can only assume is due to the increase in air pollution in this area.

Moving on from pollution, I should like to draw your attention to the drinking water in this area. Phosphate levels exceeding the maximum permitted, have been recorded in the River Wye. Any rainwater runoff from this site will increase these levels in the river by around 8kg/ year, and further dilute the Wye above where drinking water is extracted. Therefore, the water quality will further deteriorate from additional phosphates and runoff pollution. The site is in an area of special conservation for phosphates and has had two warnings from The Drinking Water Inspectorate.

The land is grade two prime agricultural land. To build houses on it is a total loss of arable land. I have been informed that the Sustainable Drainage Solutions (SUDS) is ineffective and do not work well on the heavy clay soil on the Dixon site, and is poorly sited for phosphate removal. Flooding does occur in this area on a regular basis and has in fact flooded recently. About 15% of this site is prone to flooding and could therefore hinder emergency access.

This area is home to the greater Horseshoe bat, and this site is within the sustenance protection zone of 3km. It is very close to Newton Court, which is a site of special scientific interest.

500 meters away from this site is the historical Dixon Mound (SAM). Eleventh and twelfth century material have been found here, and also Roman material dating back to the second century. Surely there is a chance that this historical site could be damaged and cause loss or destruction of archaeological remains.

This site lies close to the Wye Valley AONB – protected landscape. To build here conflicts with MMC policy that discourages major developments near such areas. Monmouthshire LLCA identifies the site as highly sensitive.

Apart from the points previously highlighted, you state that the 38-acre site would create jobs. How??. Younger residents do not want to stay in the area as there is nothing here to attract them. Work prospects in this area are almost non-existent, which means that the residents of the proposed 270 houses would need to drive outside the area to find work. The town is an approximate 15-20 minutes' walk from the site, with an inadequate path running alongside a very dangerous road. It is too far away from the site to carry large amounts of shopping from town, so once again, the car is needed, this causing even more pollution.

We do appreciate that there is a need for affordable housing in Monmouth, and believe that an alternative site would be a better option. One such site which has been

highlighted is the Drewen Farm (Wonastow Road) site CS0274. Is it close to local employment – e.g. Tri Wall, Silt Busters, Mandarin Stone, and lots of other small companies sited onto industrial estates and would be in keeping with the surrounding developments. It is close to the National Cycle trail Active Route, and is an area in which my wife and I frequently walk.

It is downstream of the WWTW, and therefore less likely to be impacted by the poor drinking water. It is outside the bat zone, and less environmentally sensitive.

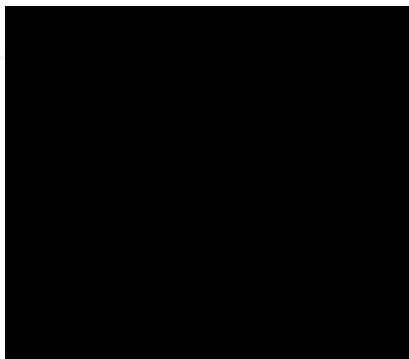
In conclusion, after considering all of these points, I feel there are no reasons whatsoever to favour the Dixon site.

- Drinking water contamination
- Surface Run-off Pollution
- Phosphate Pollution
- Ineffectiveness of SuDs

- Increased traffic
- Air Pollution
- Active travel challenges

- Impact on rare Bat Habitat
- Proximity of Wye Valley AONB
- Visibility from Dixon Mound
- Loss of High-Grade Farmland
- Landscape Sensitivity
- Flooding Risks

Confirmation of this letter would be appreciated; alongside any comments and views you may wish to express.



4043

Mrs Denise Matthews

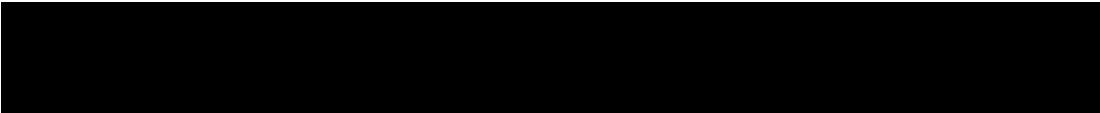


Planning Department
Monmouthshire County Council
County Hall
Usk NP15 1GA

Dear Mesdames & Messieurs

RDLP proposals for Abergavenny

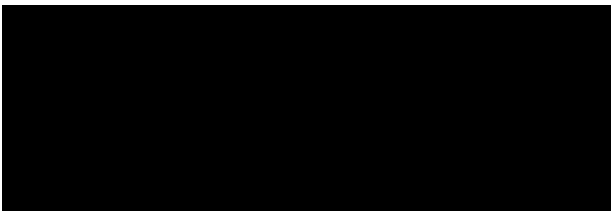
This is my response to the public consultation



I would like to give this my full approval. In particular, Abergavenny urgently needs houses that is affordable for our workers and families and younger people, who are so important to the community, economically and socially. The site is so well connected to the town, and I feel would, when inhabited, boost the economy of the town in many ways.

I would also like to make a suggestion that new houses should have sufficiently large gardens to enable residents to grow their own plants and vegetables, this is good for their health and happiness, and also for the environment and wildlife. I do understand that detailed planning will come later.

Please do not identify my name or address should any correspondence be published.



4044

Mrs Christine Smith

Planning Policy
Monmouthshire County Council
Rhadyr
Usk
NP15 1GA

3rd December 2024

Dear Sir/ Madam

Re: Proposed housing development on land at Dixon Road – Monmouth – HA4

I write to voice my concerns over the proposed housing development on the Dixon Road. As you are probably aware, this land lies adjacent to the extremely busy A40. Houses on the Dixon Road are already subjected to excessive air pollution to the A40 and Dixon Road traffic.

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I have found it difficult to understand why, over a long period of time, the windows in our

house are getting dirty very quickly, therefore making it necessary for us to clean them twice a week. This we can only assume is due to the increase in air pollution in this area.

Moving on from pollution, I should like to draw your attention to the drinking water in this area. Phosphate levels exceeding the maximum permitted, have been recorded in the River Wye. Any rainwater runoff from this site will increase these levels in the river by around 8kg/ year, and further dilute the Wye above where drinking water is extracted. Therefore, the water quality will further deteriorate from additional phosphates and runoff pollution. The site is in an area of special conservation for phosphates and has had two warnings from The Drinking Water inspectorate.

The land is grade two prime agricultural land. To build houses on it is a total loss of arable land. I have been informed that the Sustainable Drainage Solutions (SUDS) is ineffective and do not work well on the heavy clay soil on the Dixon site, and is poorly sited for phosphate removal. Flooding does occur in this area on a regular basis and has in fact flooded recently. About 15% of this site is prone to flooding and could therefore hinder emergency access.

This area is home to the greater Horseshoe bat, and this site is within the sustenance protection zone of 3km. It is very close to Newton Court, which is a site of special scientific interest.

500 meters away from this site is the historical Dixon Mound (SAM). Eleventh and twelfth century material have been found here, and also Roman material dating back to the second century. Surely there is a chance that this historical site could be damaged and cause loss or destruction of archaeological remains.

This site lies close to the Wye Valley AONB – protected landscape. To build here conflicts with MMC policy that discourages major developments near such areas. Monmouthshire LLCA identifies the site as highly sensitive.

Apart from the points previously highlighted, you state that the 38-acre site would create jobs. How?? Younger residents do not want to stay in the area as there is nothing here to attract them. Work prospects in this area are almost non-existent, which means that the residents of the proposed 270 houses would need to drive outside the area to find work. The town is an approximate 15-20 minutes' walk from the site, with an inadequate path running alongside a very dangerous road. It is too far away from the site to carry large amounts of shopping from town, so once again, the car is needed, this causing even more pollution.

We do appreciate that there is a need for affordable housing in Monmouth, and believe that an alternative site would be a better option. One such site which has been

highlighted is the Drewen Farm (Wonastow Road) site CS0274. Is it close to local employment – e.g. Tri Wall, Silt Busters, Mandarin Stone, and lots of other small companies sited onto industrial estates and would be in keeping with the surrounding developments. It is close to the National Cycle trail Active Route, and is an area in which my husband and I frequently walk.

It is downstream of the WWTW, and therefore less likely to be impacted by the poor drinking water. It is outside the bat zone, and less environmentally sensitive.

In conclusion, after considering all of these points, I feel there are no reasons whatsoever to favour the Dixon site.

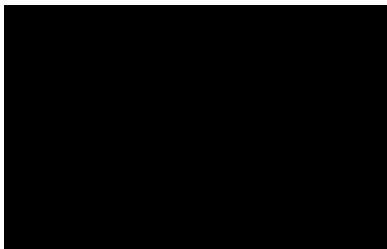
- Drinking water contamination
- Surface Run-off Pollution
- Phosphate Pollution
- Ineffectiveness of SuDs

- Increased traffic
- Air Pollution
- Active travel challenges

- Impact on rare Bat Habitat
- Proximity of Wye Valley AONB
- Visibility from Dixon Mound
- Loss of High-Grade Farmland
- Landscape Sensitivity
- Flooding Risks

Confirmation of this letter would be appreciated; alongside any comments and views you may wish to express.

Yours Faithfully,



4045

David Adams

"Posted 17-12-24"

Policy

December 2024

Monmouthshire County Council
Planning Department
County Hall
The Rhadyr
Usk
NP15 1GA

Reference to the Proposed Development of Land Mounon Road A466

It is our intention to keep this a brief as possible in the endeavour that all the points are considered.

Having attended you're Meeting/Information day we were surprised that there was no one from your Environment Health and Transport/Roads Department.

Our major concern although there are many others is the added pollution that is bound to occur if this development is allowed to proceed.

We sincerely hope that you're planning team and others are taking into account when planning a housing/hotel and industrial development that there would be in excess of 300 vehicles onto what is an already very congested A466 roundabout.

We have and I trust you also have monitored the traffic flow between 0700 to 09.30 - 1500 to 18.30 both on the A48 A466 Between these times the traffic on

Pwllmeyric Hill A48 is at a stand still

Hardwick Hill Chepstow A48 is at a stand still tailing back to Tutshill A48 because of the volume of traffic coming from Lydney and the Forest of Dean.

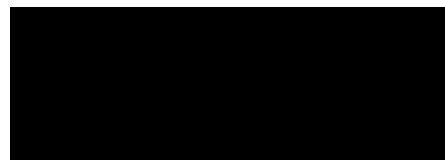
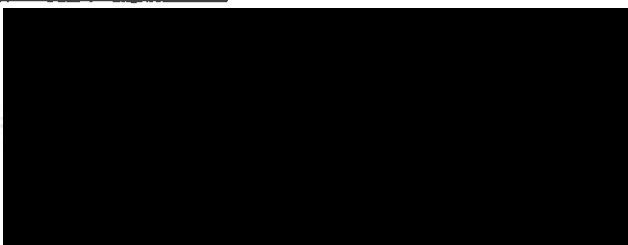
A466 Monmouth to Chepstow onto the approach road to M48 is tailed back most days to **Chepstow Racecourse roundabout.**

The traffic is now using the Bulwark area roads from the **M4 A446** roundabout because of the volume of standing traffic end up on the **High Beech and Fair View Road** leading to the **Larkfield Roundabout A466**

We asked a question of your representatives because of the Very High Pollution levels recorded on Hardwick Hill and that this proposed development will add greatly to that. Are you Monmouthshire County Council elected representatives prepared to be held to account for long term proven respiratory and possible death caused by exhausts emissions.

It is on record that there has been successful prosecutions brought against Councils because death caused because of High Pollution Levels from vehicle exhausts.

Based on the above we are against this proposal and hope Planning when under discussion consider these valid points.



4046

Mrs Carol Jones



Office
Use Only
Represent
tor
Number
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Monmouthshire Deposit Plan Representation Form

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

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

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

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

planningpolicy@monmouthshire.gov.uk.

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

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

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

	Your/ Your Client's Details	Agent's Details
Title:		
Name:		
Job Title:(where relevant)		
Organisation: (where relevant)		
Address:		
Telephone No:		
Email:		





**Office
Use Only**
Representor
Number

Part 2: Your Representation

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

Is your representation in support or objection?

Support:

Objection:

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

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

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.

CHEPSTOW DEVELOPMENT ON FORMERLY DESIGNATED GREEN BELT LAND. THERE ARE WONDERFUL VISTAS ALONG ST LAWRENCE ROAD DOWN THE BRISTOL CHANNEL AS FAR AS STEEP HOLE ISLAND. WILL DIRECTLY AFFECT THOSE HOUSEHOLDS LIVING ON ST LAWRENCE ROAD AND THE NUMEROUS WALKERS/DOG WALKERS/JOGGERS WHO USE THIS ROAD. THE BOTTOM FIELD IS STILL FLOODED AFTER STORM BERT.





**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.

THE PLANNED DEVELOPMENT OF LAND AT MOUNTON ROAD CHEPSTOW IS MADNESS GIVEN THE INADEQUATE INFRA-STRUCTURE AROUND HIGH BEECH ROUNDABOUT (4 MAIN TRUNK ROADS CONVERGE AT THIS ROUNDABOUT. [REDACTED])

[REDACTED] I HAVE NEVER KNOWN THE TRAFFIC SITUATION TO BE AS BAD AS IT HAS BEEN, OVER THE LAST FEW YEARS. THE PROPOSAL OF MIXED USE DEVELOPMENT AT THIS SITE BEGOGARS BELIEF.

THE TOPIC OF A BYPASS FOR CHEPSTOW HAS BEEN ON THE AGENDA FOR YEARS, BUT NOTHING HAS BEEN DONE WAG IS AVERSE TO NEW ROAD DEVELOPMENT.

WHAT ABOUT THE NEWHOUSE INDUSTRIAL ESTATE. DEVELOPMENT FOR HOUSING ETC WOULD HAVE EASE OF ACCESS ONTO THE M48 EAST AND WEST.

**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.

I APPRECIATE THE NEED FOR AFFORDABLE HOUSING IN THE
CHEPSTOW AREA, HOWEVER THE CURRENT PLAN FOR CHEPSTOW
IS NOT FIT FOR PURPOSE. THIS IS TOTALLY THE WRONG PLACE

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

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.

LAND AT MOUNTON ROAD, CHEPSTOW - MIXED USE
DEVELOPMENT.





CONGESTION AT HIGH BEECH ROUNDABOUT WILL BE EXACERBATED
(EVERY DAY THE TRAFFIC IS MENTIONED ON RADIO WAGES TRAFFIC
BULLETINS)

HOTEL - WHAT ABOUT THE NEW HOTEL PROPOSED IN WELSH STREET (FORMER
SOLUTIONS OFFICES) READY FOR DEVELOPMENT NOW!
CARE HOME - ONE HAS RECENTLY BEEN MOVED TO PORTSKEWETT - (ST ANNES)
DEFIES LOGIC.

THE NEW HOUSING DEVELOPMENTS ON A BROWNFIELD SITE AT THE OLD
FAIRFIELD WAREHOUSE SITE HAVE ADDED TO THE CONGESTION AT HIGH BEECH
IMPACT ON SCHOOLS/DOCTORS SURGERIES ALREADY UNDER STRAIN.
CONSTRUCTION WORK IF THE SCHEME GOES AHEAD WILL BE AN
ABSOLUTE NIGHTMARE FOR LOCAL RESIDENTS

BEFORE MORE NEW HOUSING - NEED TO SORT OUT TRANSPORT
INFRASTRUCTURE (BYPASS) NOT THE OTHER WAY AROUND

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

Is your representation in support or objection?	Support:	
	Objection:	

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

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





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

Is your representation in support or objection?	Support:	
	Objection:	✓

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

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

NEW HOTEL - LAND AT MOUNTEN ROAD CHEPSTOW,
WRONG LOCATION, BECAUSE THERE IS A NEED FOR MORE
HOLIDAY ACCOMMODATION IN CHEPSTOW AS A TOURIST HUB
(TOO CLOSE TO THE TWO RIVERS HOTEL NEWPORT ROAD)
CARE HOME - WHY CLOSE ST ANNES CARE HOME AND BUILD FROM
SCRATCH A NEW CARE HOME - DOESN'T MAKE ECONOMIC SENSE

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

Is your representation in support or objection?	Support:	
	Objection:	





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

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

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

Is your representation in support or objection?	Support:	
	Objection:	

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

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

*IS THERE A SUSTAINABLE TRANSPORT POLICY FOR CHEPSTOW?
BY PASS ?
HARDWICK HILL CHEPSTOW IS ONE OF THE MOST POLLUTED
ROADS IN WALES (A48). DAMAGES THE ENVIRONMENT.*





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**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.

BUILDING ON A PRIME PIECE OF GRAZING LAND
- OPEN SPACE.
DEVELOPMENT SHOULD BE LOOKED AT. (TOTALLY THE
WRONG PLACE TO DEVELOP HOUSING ETC) A LOSS OF OPEN
SPACE.

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

Is your representation in support or objection?

Support:

Objection:

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





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

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

Is your representation in support or objection?

Support:

Objection:

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

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





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

Do you consider that the Plan is sound?	Yes:	
	No:	☒
If you do not consider the Plan to be sound, which soundness test(s) do you think it fails?		
Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales? ☐	Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)? ☒	
Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)? ☒	Fails Test 3: Will the Plan deliver (is it likely to be effective)? ☒	
Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form):		



Part 4: Appearance at Examination Hearing Sessions

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

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

If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?	Yes:	
	No:	✓
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)



4047

Mrs T Welscher

[REDACTED]

Date: 12th December 2024

Monmouthshire Council

Dear Monmouthshire County Council – Planning Department

Objection to Proposed Development – RLDP 2018-2032 – CALDICOT/PORTSKEWETT and also at Mounon Road, Highbeech Roundabout Chepstow

I am writing to formally object to both of these proposed developments, to help protect Wales.

[REDACTED] It has a varied landscape, from rolling hills to rugged coastlines. National parks like Snowdonia and the Brecon Beacons offer opportunities for hiking, canoeing, mountain biking, and more. It also offers some of the best beaches in the UK. Providing something for everyone.

On every holiday, we would stop off in various towns/cities along the way, enjoying what they had to offer. Taking in the history and character of every town. We have some amazing memories, but now that is all they will be. As unfortunately, we have all decided to stop coming to Wales, as it is turning into a concrete jungle, there are too many housing estates being tagged onto historic towns/villages, which is spoiling the areas. It is not inviting to see housing estates popping up all over the place, whilst driving around Wales. Plus the amount of traffic we encounter to get around Wales has more than quadrupled in recent years, hence us not being able to enjoy the countryside, due to too many cars, vans and large trucks on the roads! The Roundabout at Chepstow (Highbeech), has become an absolute nightmare over recent years. This starts as far back as the M48, where people are queuing to get off the Motorway, which is very dangerous for residents and visitors.

Some of the High Streets, that we have visited for years, have become a shadow of themselves, often with empty shops and nothing but eateries! High parking fees and lack of parking, as there are now too many people living in these areas. These places are losing their character, which is pushing tourists and shoppers away from these areas now, hence the reason your High Streets are struggling. We used to do our Christmas shopping in Wales very year, often stopping in either Chepstow, Newport and Cardiff.

I understand in places like Chepstow, that now the bridge tolls have gone, you are attracting more people to move from the UK into Wales, just because the prices are cheaper, but that is now pushing the prices up for local residents that wish to stay in the area. So unfortunately, this and the Labour Government are pushing you to build more houses in Wales. Plus Wales is/was a beautiful place to live but unfortunately as it is attracting more people it is ruining your beautiful country and it will get to a point that people don't want to move here or even visit! I have friends that live on the new housing estate in Sudbrook (Portskewett) and they are leaving the area and moving back to the UK, as it is being ruined by MCC building too many houses and they can no longer enjoy the Country Life they moved over for! They are also concerned about the infrastructure, there is lack of facilities currently, so by adding 770 houses to Portskewett on THE GWENT LEVELS, it will be pushed over the edge. They tell me it can take them over an hour now to get to work each day ten an hour to get home due to the levels of traffic at Highbeech roundabout.

[REDACTED] Its is clear to see the Town Centre is struggling, empty shops and lots of food/coffee shops but with a lack of anything else, not somewhere we would visit again! We struggled to

park the car, probably due expansion of these local areas, and not having updated the provision of parking to allow local residents to do their shopping. Again pushing tourists away from these areas!

By adding more homes to this area, it will NOT encourage more people to use the High Street in Caldicot. Most of the people buying the proposed homes in Portskewett/Caldicot/Chepstow will not be from Wales (we all know that). Wales is already being called Little Bristol, which is upsetting the Welsh people. Why go to Caldicot, or Chepstow which has a lack of shops and parking spaces, when they can travel for an extra 10 minutes to Cribbs Causeway, FREE PARKING and every type of shop they need, plus they can do their food shopping all in one place!

Traffic is going to be an even bigger issue for Wales in the coming years, with all the proposed developments in your RLDP.

The Highbeech roundabout has been struggling for years, with all the additional houses being built in Wales, Sudbrook (Portskewett) and Elderwood Parc (Portskewett), Brunel Quarter (Chepstow), Severn Quay Gardens (Chepstow). By adding to the number of houses recently built/being built in this area, not only are you ruining the aesthetics of these areas, but you are also adding to the amount of traffic through this one roundabout.

Before any new houses are built, you need to consider new roads that will be able to cope with this amount of traffic, you need to ensure that current infrastructure can cope and we KNOW IT CANNOT.

I am also deeply concerned about the potential impact not just on the aesthetic look for Wales but also on the local environment and wildlife. These proposed developments threaten the natural habitat that many species call home, disrupting the delicate balance of your ecosystem. These areas are also the home to some very special species, some of which are protected/declining/rare. I DO NOT BELIEVE THAT YOU ARE PROTECTING AND ENHANCING MONMOUTHSHIRE'S/WALES'S SPECIAL ENVIRONMENT AND BIODIVERSITY – YOU ARE DESTROYING IT.

Looking at the plans on the RLDP for both of these sites, I can see that there are ancient woodlands amidst the site you are proposing at Portskewett, along with protected Hedgerows, protected trees and different animal/plant species. There is also a Grade II listed building in the middle of the plans for Portskewett. And a thriving Equestrian Centre on Crick road (Which I presume they are selling to you – otherwise this COULD NOT GO AHEAD). This proposed site is situated partly on a narrow but very busy road (Crick Road), where you show a school is being built – this raises safety concerns for me, and it's also being built on the B4245 which is a 60MPH road, again this concerns me very deeply. There is currently no footpath along this main road, to access the village of Portskewett for the shop, Doctors or Pharmacy (the only things available in this village). I have also been made aware that there is no footpath on the other side of Crick Road where the new houses are currently being built for Elderwood Parc. This is a massive issue for parents moving to this area – they will not be able to access any facilities if they do not own a car. There are also no buses that travel along the B4245 that can take them to either Caldicot or Caldicot, so how are you expecting people to travel around the area? You are encouraging the use of cars! Which will add to Air Pollution – which is something that I believe/know that will be higher than the legal limit – especially on the Chepstow Development at Highbeech Roundabout.

Moreover, the disturbance caused by years of construction traffic will be disruptive to residents along the whole route of getting access to these two new proposed developments (this includes quite a few small villages). This will affect their mental health and well-being. HOW IS THIS SUPPORTING WELL-BEING, HEALTH AND DIGNITY FOR EVERYONE? IT IS NOT!

WHO WILL WANT TO VISIT THESE AREAS WHICH INCLUDE THE GWENT LEVELS – WHEN YOU ARE TRYING TO FILL IT WITH HOUSES. THUS, DISCOURAGING TOURISM TO THIS AREA AGAIN!!! Plus once you are allowed to do this – you will just infill and KILL WALES COMPLETELY!

I urge the council to reconsider both these proposals, taking into account the effects on these communities and the wider environment, and most of all the safety, health and wellbeing of current residents of Wales.

I believe different areas need to be found to build this number of houses, that will not ruin the entrance to Wales. Looking on maps there seems to be a big gap between Undy and Rogiet, this is level ground and could be a continuation of the current Bovis Homes site in Undy. This would /could encourage all new residents to join the M4 which can cope with that amount of traffic, thus not causing traffic jams which will keep local residents safe from air pollution There is plenty of space here either side of the M4 and the B4245.

I cannot see any protected ancient woodlands or protected trees on these sites, nor Sites of Special Scientific Interest (SSSI's) like the ones near the proposed site at Portskewett. It is also not listed as a flood risk area from what I can see – yet Portskewett floods every year and you are still planning on putting more concrete on it! As yet I haven't found anything online to state that any rare/endangered species are living in the above suggested areas, but yet there are some in the Portskewett development! And you are still trying to push this through! I could be wrong in my findings – Google searches!

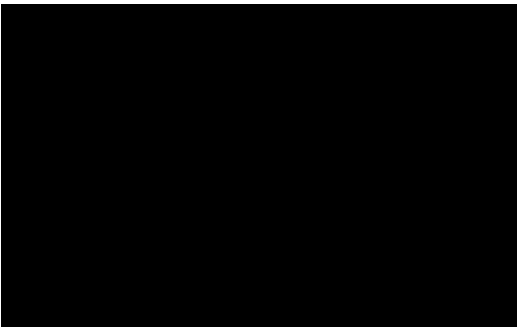
There is also plenty of space between Underwood and Llandeveyny. Again, encouraging drivers to use the M4 which is much more suitable for this volume of traffic each day!

All along the B4245 from Rogiet towards the M4 at Coldra Roundabout, there is plenty of space to create a new village, with all the amenities. So why are you looking to build in areas of Wales that are already over built and had recent houses/housing estates already added to them – Portskewett and Caldicot, areas that are already struggling with poor infrastructure and there is no way to add them/connect them (or plans to) add them to the M4, whereas the above sites could easily have an additional junction added to the M4 to ease congestion and ensure air pollution is kept below the legal limit – unlike the Highbeech roundabout currently!

Due to the large size of these areas, it will allow you to build Nursing Homes, Schools, Doctors, Health Care Centres, Dentists and shops – everything that this amount of people will need, for BASIC LIVING! Therefore, not putting additional STRAIN on the villages you are currently proposing!

Thank you for considering my objections.

Kind regards



4048

Mrs K S Gardner

7th December, 2024

Dear Sir,

This is a letter of objection.
I can't speak about other areas, only
Portskewett, Caldiot, Crick.

There are so many reasons for
my objection.

There has been so much building over
the years, far too much and these
plans for the next years go too far!

Apart from obvious reasons i.e. Doctors
Surgeries, dentists, people are already
finding trying to get appointments
hopeless.

The traffic is already a nightmare.

[REDACTED] it impossible to get out of the Crossroads at Creek Road (worse now people are moving into the new housing estate Elderwood Parc), I go to the roundabout at Mitel. It's constant from 6.45 until 9.30.

My main objection is what's happening to the surrounding environment i.e. Birds, animals, trees, flowers & Shrubs. The transformation of the railway line (old Dinham line) has been a disaster to nature, lots of trees & shrubs have already been destroyed.

The development in Creek will be even more devastating for wildlife and in the same area. Last time I walked here (a week ago) I saw three sparrows & a couple of pigeons. I used to see - Robins, blue tits, great-tits,

long-tailed tits, woodpeckers & others.
I no longer see these birds in
my garden either, only sparrows &
a couple of robins plus pigeons.
Building in this area will be
devastating, also home to other
wild life e.g. Hedgehogs, Squirrels etc.
Things are not being able to
recover before it may all be disturbed
again.

A lot of these planners are very
young & probably as yet do not
appreciate Nature and the countryside
around us, [REDACTED]

[REDACTED] and
enjoying, walking and taking a lot
more notice of the countryside.
It all looks good on paper these
plans, but heartbreaking to see what
is happening to our beautiful villages
and surroundings. Our disappearing birds,
wild animals, bees, flowers and communities.
Yours faithfully, [REDACTED]

4049

Mr William Morgan



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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:		





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Part 2: Your Representation

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

Is your representation in support or objection?

Support:

Objection:



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

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

we object to the Raglan Solar project. [REDACTED]
[REDACTED] and this would leave [REDACTED] 2
fields above the road, for grazing [REDACTED]
This would destroy [REDACTED] and lead to 5 job
losses and the end of 70 years of farming on the ground.
[REDACTED] sheds on the yard with no solar, also we could
see a wind turbine or two, as this would take
up less acres and it would mean [REDACTED] continue
farming.

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

Is your representation in support or objection?

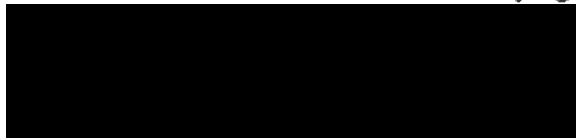
Support:

Objection:





objection to the solar project in Raglan as it
would lead to the loss of jobs



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.





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.

attached to this form is a letter detailing our
objection to the solar project for Raglan.





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?

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

☐

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

☐

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

☒

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

☐

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

The Removal of the Solar project in Raylan as it would lead to job losses and the end of local businesses.



Planning Policy Team
Monmouthshire County Council
County Hall
The Rhadyr
Usk
NP15 1GA

12th November 2024

To whom it may concern,

Monmouthshire replacement local development plan 2018-2033

I am writing following receipt of the proposed change to the Monmouthshire replacement local development plan (RLDP) 2018 – 2033 dated 30th October 2024 and following my attendance at the drop-in session in Raglan on 12th November 2024. [REDACTED] the ground proposed for the solar development and extension to Raglan enterprise park, these plans would have a catastrophic impact [REDACTED] Whilst the extension to the enterprise park would be inconvenient with regards to grazing management, [REDACTED] We are aware of the limited scope in Monmouthshire for sites where small businesses can operate from so this aspect of the proposal may work. However, the solar project would be utterly unworkable [REDACTED] [REDACTED] implore you to reconsider the plans.

[REDACTED] I am led to believe that the hedgerows will remain. This does however, bring into question the efficiency and viability of the solar project. Most of the hedgerows are 2.5 / 3 metres wide and quite tall, producing a large quantity of shade. This combined with the woodlands between Raglan and the fields would seem to reduce the potential efficiency and increase the potential maintenance costs from leaf removal etc, however removing the hedges and trees would also be an environmental disaster.

[REDACTED] The cows produce manure which is taken into the soils by the earthworms and beetles etc. providing organic fertiliser that allows the grass to grow and produce milk and beef. If you remove the cow the system collapses; no worms, beetles, then none of the species up the chain such as hedgehogs. [REDACTED]

The proposed solar project would take up 16 hectares of this prime grazing ground, crucially above the road, [REDACTED]

[REDACTED] Also, there are times of the year when crossing the road is very dangerous due to fogs in the Spring and Autumn and dark mornings and nights, [REDACTED]

[REDACTED] At least 4 jobs would be lost in addition to [REDACTED]

[REDACTED] We were very surprised to discover that there is a local farmer on the other side of Raglan who applied to have solar panels on their land and were refused. This is very concerning and seems a missed opportunity as they are close to retirement age and their children don't want to farm [REDACTED]

[REDACTED] I feel so strongly that this is the wrong move, particularly when there are other options. [REDACTED]

Best regards,
[REDACTED]

4050

Mrs P M Chisholm

Planning Policy,
Monmouthshire County Council
County Hall
The Rhady,
Usk.

28/11/24

Dear Members.

Response to Public Consultation on the RLDP

I wish to state my objection to the proposal of building at least 270 homes off the Dyrham Road.

1. Very concerned about the Drinking Water Contamination from phosphates - high level and Cryptosporidium risk. The run off from this site - clay soil would enter the river before above the site where our water supply is taken.
2. Air Pollution. People living on this site would be using cars to transport i.e. shopping, school work. Although little work available nearby. The areas current NO_2 levels already exceeds WHO guidelines. Extra cars will increase $\text{PM}_{2.5}$ levels, which are at present not currently monitored.

These two Concoours have a huge impact on the health of children. Which we should be protectip as much as possible.

3. Rare Bat Habitat:

This area is very close to the endangered Greater Horseshoe Bats which rely on this area.

We have just had extensive flooding in Marmouth and part of this site is prone to flooding.

I suggest the alternative site Waraston Road would be far more benificial - ie. easy walking distance to; employer in the area, shops, bus station. This site is of a sandy soil - free drains cycling paths nearby.

I look forward to having your comments on these issues I have mentioned.

Yours Faithfully



4051

Mrs Lynne Prosser

To: planningpolicy@monmouthshire.gov.uk

Subject: RLDP Deposit Plan Consultation CS02032 Redd Landes Shirenewton

SIRS,

13th December 2024

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.

4052

Michael O'Neill



The Planning Policy Team,
Monmouthshire County Council,
Rhadyr,
Usk

11th November 2024

Dear Sir or Madam,

RLDP Deposit Plan Consultation

I am responding to your letter of 30th October 2024, regarding a proposal for housing on land adjacent to Tudor Road in the Wyesham area of Monmouth.

I was first informed about a planning application for 50 dwellings on this site, in a letter dated 22nd May 2024 from the Development Management Team. That letter stated that comments should be received by 12th June 2024, and I replied on 30th May 2024 with my comments.

I was under the impression that, apart from a decision as to whether or not to grant approval to proceed, the matter was at an end. I am not sure why I and other citizens of Monmouthshire are now being invited to make further comments.

However, for your convenience, I enclose a copy of my letter of 30th May 2024. Please regard the contents as if I were writing that letter now, as my stance on the issue has not changed.

With regard to the RLDP as a whole, I will simply say that I believe that all new housing should be built on brown-field sites, and never on precious green fields.

Yours faithfully,



COPY

Development Management Team,
Monmouthshire County Council,
County Hall,
Rhadyr,
Usk

30th May 2024

Dear Sirs,

Planning Application No. DM/2024/00557

I am writing to state my belief that the site that is the subject of the above application--land off Tudor Road in Wyesham--is particularly unsuitable for house-building, and I will briefly list the reasons, before going into more detail about each one.

- It is a greenfield site
- It borders an AONB
- The question of whether there is a need for more housing in Monmouth
- The generation of more traffic in Wyesham

There is a desire amongst the general population that houses should be built only on brownfield sites, in order to preserve our rapidly dwindling countryside. It is becoming more and more widely accepted that green open spaces are good for people's mental health, and should be valued and protected. They are simply more attractive to look at or to walk in than built-up areas, and are of course in most cases the home of wildlife. Habitat loss is a major cause of the decline in the populations of certain species.

The green field in question is particularly unsuitable because it borders the Wye Valley A.O.N.B.

In recent years Monmouth has had its fair share of major housing developments; at the Rockfield Road area, at the Wonastow Road area, and on the site of the former Wyesham Infants School. The first two of these have swallowed up quite large areas of farmland, i.e. green fields. There have been other smaller developments in Wyesham, and I believe, in Osbaston. As far as I know there is no homelessness in Monmouth.

This leads me to question whether there is a need for any more new housing in Monmouth. The people who would buy these 50 houses, if built,

COPY

already have homes. They would not be homeless, or they would not be able to afford them anyway. And Monmouth should not be providing new homes for people who currently live many miles away.

I should now like to make some points regarding the changes that have occurred in recent years, in both Wyesham and in the route from Wyesham towards Monmouth and elsewhere.

The points I wish to make are in respect of traffic congestion and the geography of Wyesham, and of the route mentioned above.

There is only one full-width road leading into and from Wyesham, and this is used by the vast majority of traffic entering or leaving Wyesham. The only other road is single-width for part of its length and is probably only used by the small number of vehicles travelling along the Wye Valley towards or from Chepstow. Most vehicles head towards the A40 trunk route or the A4136 towards the Forest of Dean.

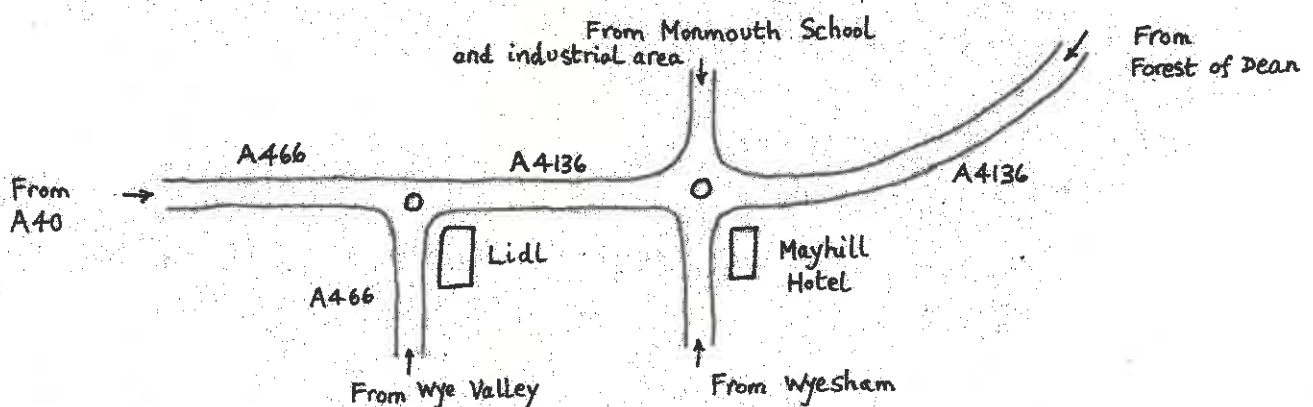
Regarding Wyesham itself, there have been two new housing developments in recent years—one on the site of the former Wyesham Infants school and the other on a site formerly owned by or linked to a water company. Both developments have contributed to an increase in traffic.

In Wyesham, there is congestion on Wyesham Road alongside the Morrisons shop caused by double-parking, which is a common occurrence.

The immediate route away from Wyesham, once the end of Wyesham Road has been reached, consists of short sections of both the A466 and the A4136, between the Wye Bridge traffic lights and the Mayhill Hotel. This area suffers from severe congestion at peak times.

The congestion has been made worse in recent years by two factors: the opening of a large Lidl store at the junction of the A466 and the A4136, and the opening of the Monmouth School Prep. Department with an entrance on a side road off the A4136 and an exit onto Hadnock Road, which feeds into the A4136. Hadnock Road is also busy with traffic from a long-established industrial area.

The following diagram illustrates how a short section of road becomes congested with traffic converging from five different directions:



COPY

I would suggest that previous traffic surveys which have concluded that this area could cope with even more traffic, could not have been conducted during peak times. I know from experience that people trying to leave or enter Wyesham during peak times experience long delays.

If the 50 new dwellings on land off Tudor Road are allowed, it could result in as many as 100 extra cars on the one full-width road in and out of Wyesham, and in the congestion described above, being made even worse.

For all of the above reasons, I would ask that the application be refused. You will then have the satisfaction of knowing that you have saved a precious green open space for future generations.

Yours faithfully,

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