



# Monmouthshire Replacement Local Development Plan

2018-2033

RLDP Deposit  
Representations Register

## Volume 15 - Private Individual



monmouthshire  
sir fynwy

**Private Individual**

3850 Mr Maurice Burns  
3851 Miss Megan  
3852 Miss Megan Evans  
3853 Mrs Melanie Nicholas  
3854 Mr Meredith  
3855 Mr Michael George Shean  
3856 Mr Michael Griffiths  
3857 Mr Michael Gwyther  
3858 Mr Michael Ogden  
3860 Miss Michaela McDougall  
3861 Mrs Michelle Pole  
3862 Mr Mike Gorshkov  
3863 Dr Miles Thompson  
3864 Miss Lhosa Daly  
3865 Mr Adams  
3866 Mr and Mrs Hassell  
3867 Mr /Mrs White  
3868 Mr Gareth  
3869 Mr Golsin  
3870 Mr Klinkert  
3871 Mr L Llewellyn  
3872 Mr Monks  
3873 Mr V G Danks  
3874 Mrs Adams  
3875 Mrs Ashton-Smith  
3876 Mrs Morgan  
3877 Mrs O E Jones  
3878 Mrs Rebecca  
3879 Mrs Rhian  
3881 Mrs Natasha Baker  
3882 Mr Nathan Wagstaff  
3883 Mr Neil Fuller  
3884 Mr Neil Webb  
3885 Mrs Nerys Parker  
3886 Mrs Nerys Wilson  
3887 Mr Nicholas Clayton-Ford  
3888 Mr Nicholas Langston-Able  
3889 Miss Nicola Lee  
3890 Mr Nigel Andrews  
3891 Mr Nigel Millichap  
3892 Mr Norman Davies  
3893 Mr Ollie Richardson  
3894 Mrs P A Davies  
3895 Ms Pamela Robinson  
3896 Mrs Pamela Williams  
3897 Mr Paul Bradley  
3898 Mr Paul Fletcher

3900 Mr Peter Cresswell  
3901 Mr Peter Donne Jones  
3903 Mr Peter Morgan

**3850**

**Mr Maurice Burns**

## View results

Respondent  
238 Anonymous

35:21  
Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The objection is not regarding the building of houses, but the number is a huge percentage of new compared to existing. In addition, it is already difficult to make an appointment with a doctor and the transportation system doesn't cope today. Some days it can take 90 minutes to travel 18 miles into and out of Bristol. If this worsens further it will put people off moving in to the new properties in the first place!

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

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Growth without infrastructure first is not the correct way to go

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

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

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

\*

People who move in will need work to pay for their homes. That means travelling as the jobs will not be local. Travel results in pollution which is counter to renewable energy policy as in the short term this will be by use of fossil fuels

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

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Building on greenfield sites will have an impact not just on local waterways and ability of the land to cope with rain events caused by global warming, but also the new residents will put pressure on the leisure areas of the Brecon Beacons, wentwood, Forest of Dean...

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

25. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

27. Would you like to comment on this question \*

Yes

No

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

28. Would you like to comment on this question \*

Yes

No

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

29. Would you like to comment on this question \*

Yes

No

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

30. Would you like to comment on this question \*

Yes

No

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

31. Would you like to comment on this question \*

Yes

No

32. Is your representation in support or objection? \*

Support

Objection

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

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

\*

They are simply not extensive enough or offer enough choice to reduce road traffic

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

34. Would you like to comment on this question \*

Yes

No

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

35. Would you like to comment on this question \*

Yes

No

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

36. Would you like to comment on this question \*

Yes

No

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

37. Would you like to comment on this question \*

Yes

No

**Part 3: Tests of Soundness**

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

38. Do you consider that the Plan is sound? \*

Yes

No

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

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

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

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

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

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

Too much development in the area without supporting improvements to infrastructure

#### Part 4: Appearance at Examination Hearing Sessions

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

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

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

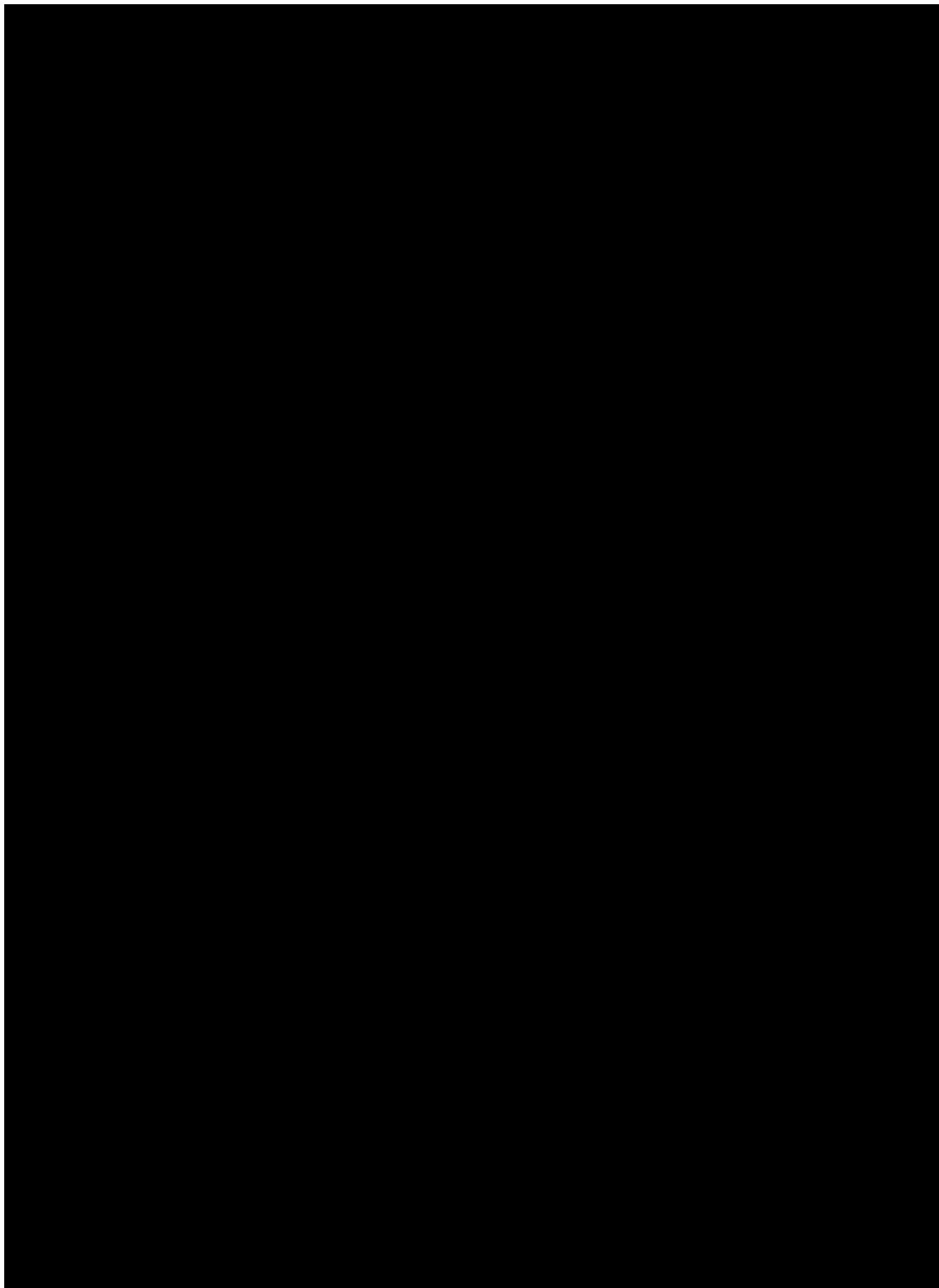
Yes

No

#### Part 5: Welsh Language

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

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



**3851**

**Miss Megan**

## View results

Respondent  
109    Anonymous

**06:29**  
Time to complete

### Part 1: Contact Details

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4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

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8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Please we cannot have more houses. Our Doctors, chemists are overwhelmed. The traffic is terrible. We have barely any space left as it is please dont

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

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Please don't do it

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

14. Would you like to comment on this question \*

Yes

No

15. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Please don't do it

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

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

26. Would you like to comment on this question \*

Yes

No

27. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

29. Would you like to comment on this question \*

Yes

No

30. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

32. Would you like to comment on this question \*

Yes

No

33. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

35. Would you like to comment on this question \*

Yes

No

36. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

38. Would you like to comment on this question \*

Yes

No

39. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

41. Would you like to comment on this question \*

Yes

No

42. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

44. Would you like to comment on this question \*

Yes

No

45. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

47. Would you like to comment on this question \*

Yes

No

48. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

50. Would you like to comment on this question \*

Yes

No

51. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

53. Would you like to comment on this question \*

Yes

No

54. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

56. Would you like to comment on this question \*

Yes

No

57. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

59. Would you like to comment on this question \*

Yes

No

60. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

62. Do you consider that the Plan is sound? \*

- Yes
- No

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

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

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

Too overpopulated and too full already

## Part 4: Appearance at Examination Hearing Sessions

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

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

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

- Yes
- No

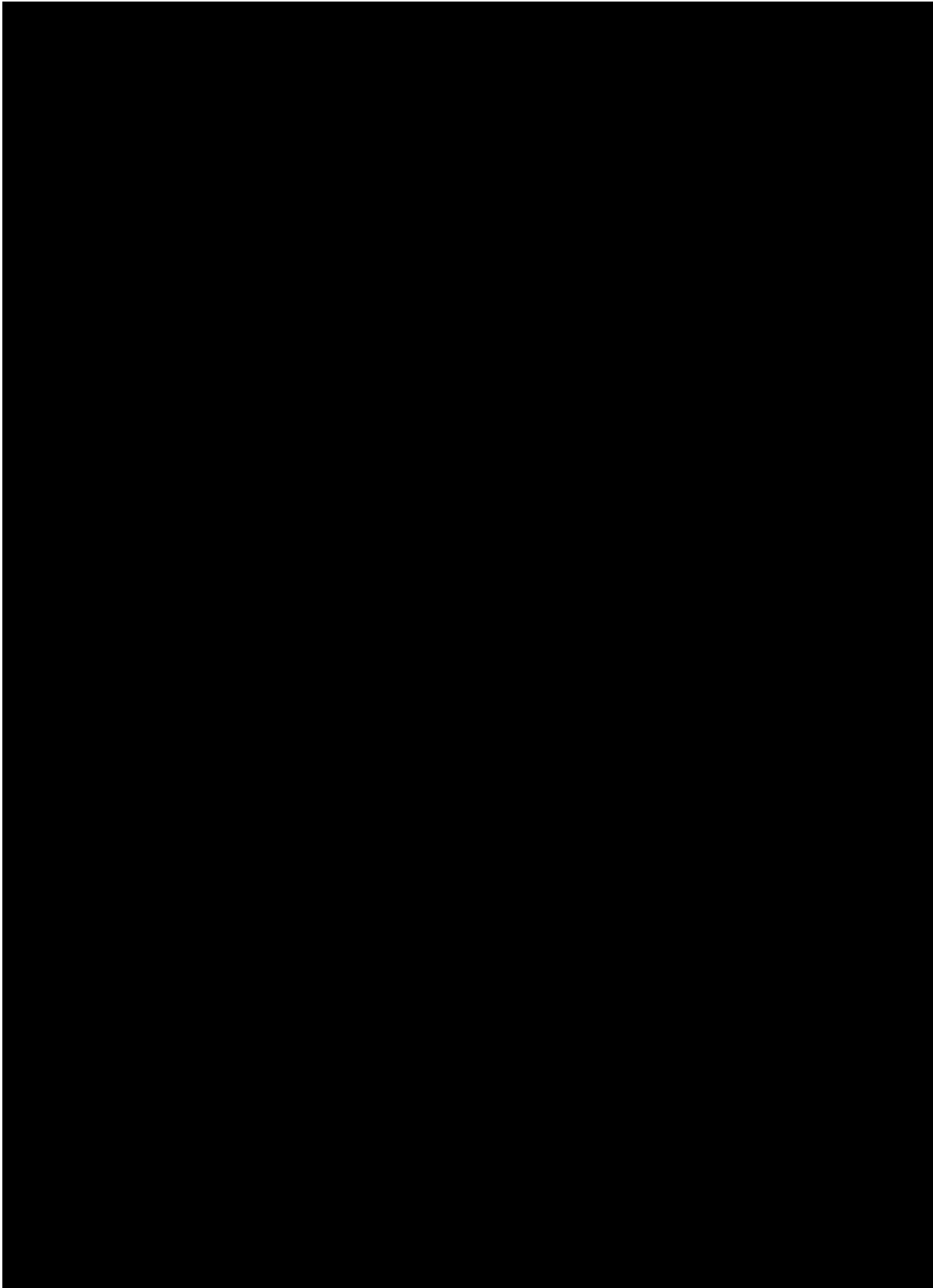
66. If you wish to speak at a hearing session which language would you wish to use?

- Welsh
- English

## Part 5: Welsh Language

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

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



here you  
character-

**3852**

**Miss Megan Evans**

## View results

Respondent

617

Anonymous

20:48

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Regarding New houses north of crick road:

- An increase in the number of housing to the area detracts from the rural appeal and biodiversity of the area, which many existing residents enjoy as a break from the busyness of surrounding cities and is a major factor in purchasing properties in the area.
- There are already a number of new build estates in progress.
- The significant increase in inevitable traffic on the road (B4245/parkwall hill leading to the high beech roundabout) will be unmanageable - as it can already be gridlock during common commuting hours, and there are no indications of improving such infrastructure to mitigate this- this in turn will also impact the accessibility to/from the neighbouring cities such as Bristol- in which many residents work. (Which is another current appeal of the area). Further, the proposed development will cause major traffic problems on the junction between Crick Road and Caldicot Road. Having moved to Elderwood Parc recently, there is already significant congestion turning onto Caldicot Bypass (the B4245) in peak times.
- There are currently no payments or footpaths leading from the existing Elderwood Parc development to Portskewett village. This is very problematic. The development of a further 770 homes will be very dangerous without substantial improvements to the infrastructure
- The proposed traveller site will detract from the appeal of the area

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

11. Would you like to comment on this question \*

Yes

No

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

12. Would you like to comment on this question \*

Yes

No

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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Yes

No

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(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

18. Would you like to comment on this question \*

Yes

No

19. Is your representation in support or objection? \*

Support

Objection

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\*

Previously answered at start of response.

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

21. Would you like to comment on this question \*

Yes

No

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

22. Would you like to comment on this question \*

Yes

No

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23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

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

28. Would you like to comment on this question \*

Yes

No

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

29. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

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

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Yes

No

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

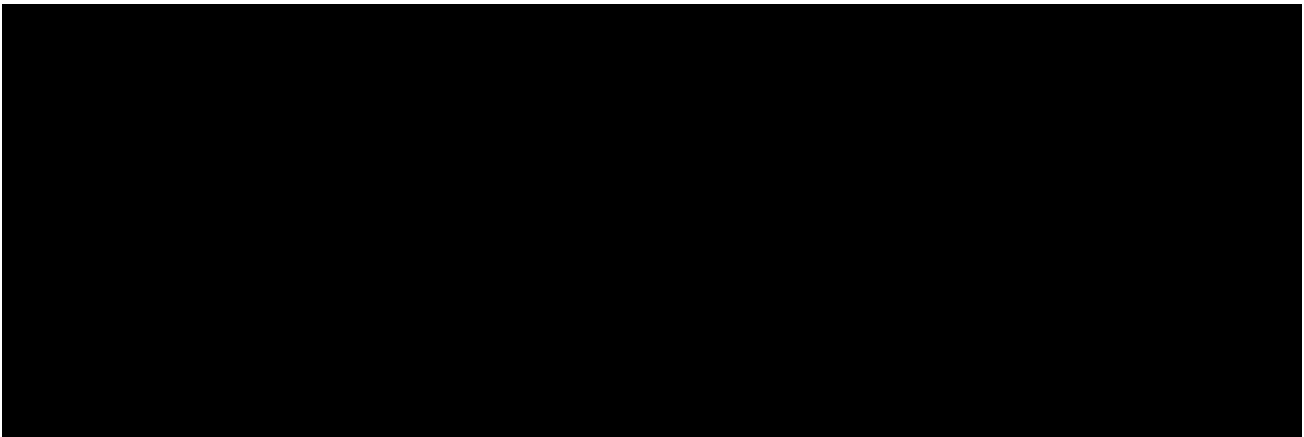
33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

## Part 5: Welsh Language

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

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



**3853**

**Mrs Melanie Nicholas**

## View results

Respondent

473

Anonymous

16:50

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Planning should not be granted in that part of Chepstow. The wye valley road is constantly blocked with traffic and cannot take anymore

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

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The wye valley road cannot support anymore traffic associated with the extra houses that are proposed to be built in the fields adjacent to it

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

14. Would you like to comment on this question \*

Yes

No

15. Is your representation in support or objection? \*

Support

Objection

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

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

\*

No more housing

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

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Build elsewhere

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

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Chepstow does not have the infrastructure to cope with it

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

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

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

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

\*

We need wind turbines in those fields not houses

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

26. Would you like to comment on this question \*

Yes

No

27. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Put solar panels or wind turbines in not houses

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

29. Would you like to comment on this question \*

Yes

No

30. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Not to build anymore houses

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

32. Would you like to comment on this question \*

Yes

No

33. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Too many houses are built for people who can afford to buy, but never enough social housing

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

35. Would you like to comment on this question \*

Yes

No

36. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Build elsewhere please

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

38. Would you like to comment on this question \*

Yes

No

39. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Plenty of houses on sale around for Monmouthshire county council to buy and refurbish

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

41. Would you like to comment on this question \*

Yes

No

42. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Not on such a dangerous road

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

44. Would you like to comment on this question \*

Yes

No

45. Is your representation in support or objection? \*

Support

Objection

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

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

\*

We don't have enough car parking and where we go, travellers park in it for free.

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

47. Would you like to comment on this question \*

Yes

No

48. Is your representation in support or objection? \*

Support

Objection

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

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

\*

We need to nationalise the train service to ensure a better service, along with a regular bus service

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

50. Would you like to comment on this question \*

Yes

No

51. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Should never have allowed Greggs and subway to be built so close to high beech roundabout. A massive mistake

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

53. Would you like to comment on this question \*

Yes

No

54. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Not enough open spaces now so why cover them in houses

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

56. Would you like to comment on this question \*

Yes

No

57. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Not fair at this time

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

59. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

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

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

Yes

No

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

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

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

Not fit for purpose

## Part 4: Appearance at Examination Hearing Sessions

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

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

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

- Yes
- No

## Part 5: Welsh Language

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

Unsure unsure

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

Unsure

### About you

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

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

**3854**

**Mr Meredith**

## View results

Respondent  
186 Anonymous

17:52  
Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

I would like the application cancelled as having lived in Monmouth All my live and I have witnessed the flooding getting worse ! Over 62 years . Also no infrastructure has been put in place for such dwellings . And the Sewage system cannot cope with the capacity at present .  
[REDACTED] I have witnessed the current kingswood estate sewage being blocked monthly since built .  
There are better areas above sea level that should be considered , where All the necessary amenities can be provided.  
[REDACTED]

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

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The access points are not fit for people.

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

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

18. Would you like to comment on this question \*

Yes

No

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

19. Would you like to comment on this question \*

Yes

No

20. Is your representation in support or objection? \*

Support

Objection

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

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

\*

As stated earlier.

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

22. Would you like to comment on this question \*

Yes

No

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

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

28. Would you like to comment on this question \*

Yes

No

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

29. Would you like to comment on this question \*

Yes

No

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

30. Would you like to comment on this question \*

Yes

No

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

31. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

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

32. Do you consider that the Plan is sound? \*

Yes

No

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

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

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

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

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

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

As previously answered

### Part 4: Appearance at Examination Hearing Sessions

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

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

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

Yes

No

## Part 5: Welsh Language

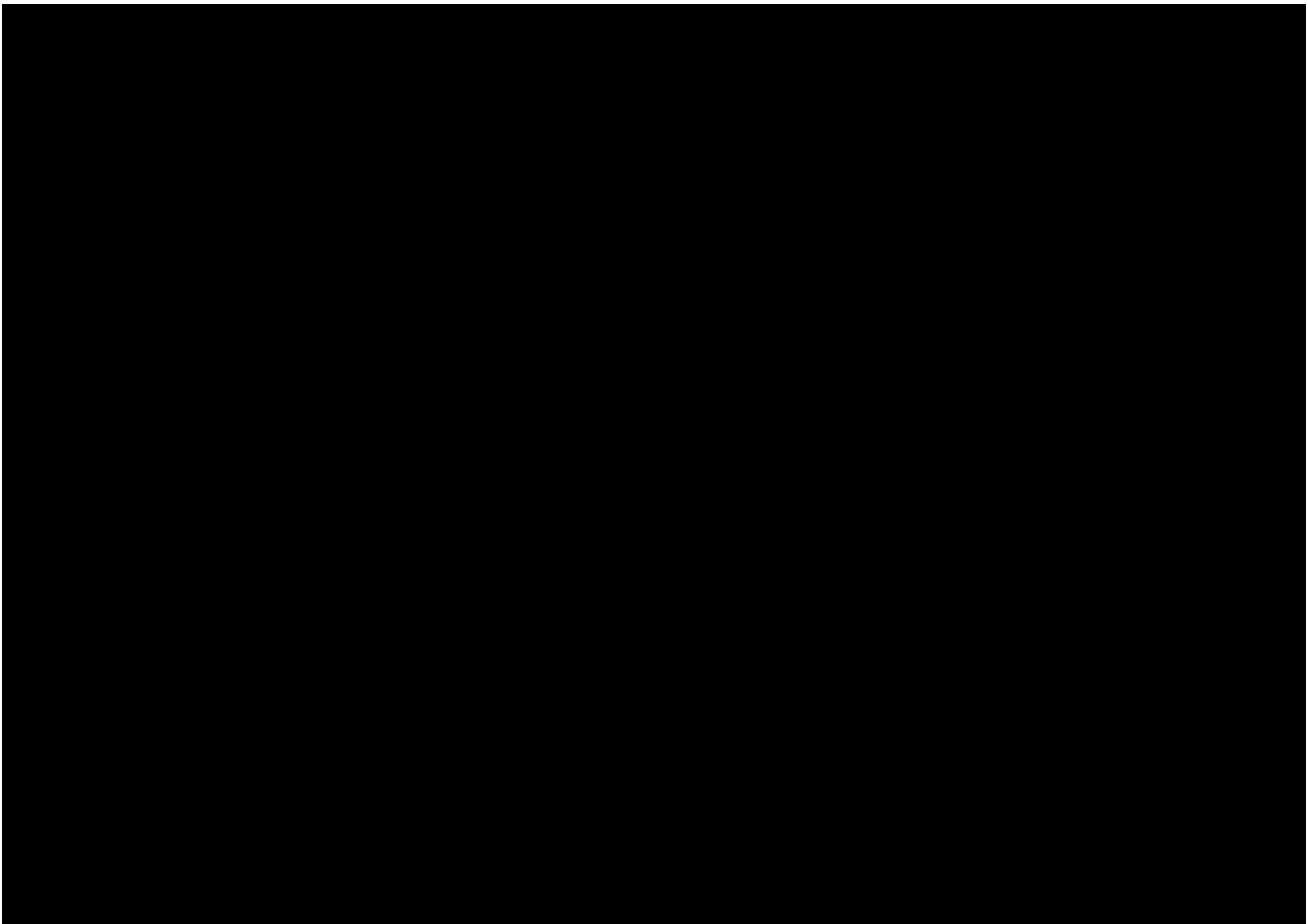
36. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be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

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

### About you

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

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



**3855**

**Mr Michael George Shean**

## View results

Respondent

445

Anonymous

419:07

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

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

9. Would you like to comment on this question \*

Yes

No

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

10. Would you like to comment on this question \*

Yes

No

11. Is your representation in support or objection? \*

Support

Objection

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

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

\*

I am objecting to the selection of the Mounton Road site as one of the Monmouthshire RLDP development sites. (The development plan has no paragraph numbers - I am objecting to what is being proposed "where will the growth go?" on pages 10, 19 and 20.

Development was refused (or maybe just dropped) on this site on Highways grounds (traffic congestion) some 5 or so years ago, and nothing has changed on that front. Indeed the Highways and traffic situation has significantly worsened in the intervening period, caused directly by the intense housing development within Chepstow (the land to the rear of the railway station, the land at Tutshill,) and beyond in South Gloucestershire along the A48 towards Lydney.

It is not within any existing town plan that I can see. Land was previously earmarked at Bayfield for this purpose, and appears to have been changed without any explanation or justification. This current plan appears to be a proposal to exchange Bayfield with Mounton Road.

There is no sign whatsoever of any progress towards a Chepstow By-pass to allow South Gloucestershire traffic to access the Severn Bridge closer to the motorway itself. Why minor funds to explore its current-day feasibility have not been put aside [REDACTED]

No contribution towards, for example schools (,or indeed any other) infrastructure, which has remained static in Chepstow for a number of years now, is highlighted in these latest proposals.

Care home? Where is the evidence of need? If there was a need, why has the extensive facility at Chepstow's Sedbury Park just the other side of the Wye been allowed to run down and close?

Hotel? Again, no evidence of need in the summary document you see when you go in to the web site identified in the planning notices placed at various points around the site. [REDACTED]

The highways impact of further traffic seeking to join the A466 in the vicinity of High Beech roundabout will be catastrophic to traffic flow and air pollution levels during the ever expanding "rush hours", with the roundabout grinding to a halt. Already the country lanes Bayfield Road and even St Lawrence Lane are becoming impacted, with the former already being regularly used with speeding and exasperated motorists from the A48 seeking to by-pass the congestion at the roundabout from as early as 3pm in the afternoon. Both these roads are single track hedged country lanes with no passing places, previously only frequented by pedestrians and dog walkers whose safety is already being put at risk by the angry and frustrated motorists.

I urge you to think again for safety's sake at the concept of one of the pedestrian accesses to the site being so close to the busy High Beech roundabout. To attempt to cross the busy A466 via an already 50% reduced width pavement (its width capacity already reduced to a squeeze by absence of any Council clearance of the undergrowth and moss there) at such a busy point is dangerous.

Alternative?

Revert to the Bayfield site.

It will not reduce the constantly increasing problems at the High Beech roundabout, but it will allow some smoothing of traffic flow, and it will not change the already fraught traffic flow dynamics in the immediate vicinity.

And carry out a feasibility study for a Chepstow by-pass please.

Traffic already comes to a standstill in Chepstow thanks to further redevelopment in and around Chepstow. What it will be like when the Severn Bridge is again reduced to one lane in each direction in about 8 years time (its 10 year maintenance cycle) is not difficult to predict, and seems to be completely ignored by

those approving further developments in areas feeding onto Britain's Motorway network at the old Severn Bridge.

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

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

18. Would you like to comment on this question \*

Yes

No

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

19. Would you like to comment on this question \*

Yes

No

20. Is your representation in support or objection? \*

Support

Objection

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

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

\*

See earlier answer at Qu 12 relating to the Mounton Road site

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

22. Would you like to comment on this question \*

Yes

No

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

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Comments within answer to Qu 12 above

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

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

28. Would you like to comment on this question \*

Yes

No

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

29. Would you like to comment on this question \*

Yes

No

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

30. Would you like to comment on this question \*

Yes

No

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

31. Would you like to comment on this question \*

Yes

No

32. Is your representation in support or objection? \*

- Support
- Objection

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

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

\*

The Summary document which opens when you consult the reference given in the planning notices is devoid of any real detail in many of the obscure pronouncements, which means you will receive few comments.

### Part 3: Tests of Soundness

Please refer to the notes at the for further

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

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

- Yes
- No

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

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

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

Highways alone have the requisite expertise to answer this question.

## Part 4: Appearance at Examination Hearing Sessions

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

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

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

Yes

No

## Part 5: Welsh Language

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

Whilst it is probably a legal requirement to generate the plan in Welsh language it adds to the cost, and lessens the impact on English speaking people. Moreover I doubt even Welsh speaking individuals actually read the Welsh version when English is available.

**3856**

**Mr Michael Griffiths**

## View results

Respondent

264

Anonymous

13:23

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Plan not to proceed until the traffic issues at High Beech roundabout have been resolved to allow for the extra vehicles the proposal will generate. Current road layout unsuitable.

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

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Redesigning of High Beech roundabout

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

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

18. Would you like to comment on this question \*

Yes

No

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

19. Would you like to comment on this question \*

Yes

No

20. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The current infrastructure does not support current traffic volumes let alone the extra traffic generated by the development.

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

22. Would you like to comment on this question \*

Yes

No

23. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

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

28. Would you like to comment on this question \*

Yes

No

29. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Welsh economy depends on tourism. Asking tourists to pay another tax would act as a deterrent. Better to scrap the costs incurred by the extra Sennedd members.

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

31. Would you like to comment on this question \*

Yes

No

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

32. Would you like to comment on this question \*

Yes

No

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

33. Would you like to comment on this question \*

Yes

No

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

34. Would you like to comment on this question \*

Yes

No

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

35. Would you like to comment on this question \*

Yes

No

**Part 3: Tests of Soundness**

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

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

Yes

No

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

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

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

Currently the infrastructure in Chepstow cannot sustain existing levels of transport let alone additional capacity

#### Part 4: Appearance at Examination Hearing Sessions

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

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

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

- Yes
- No

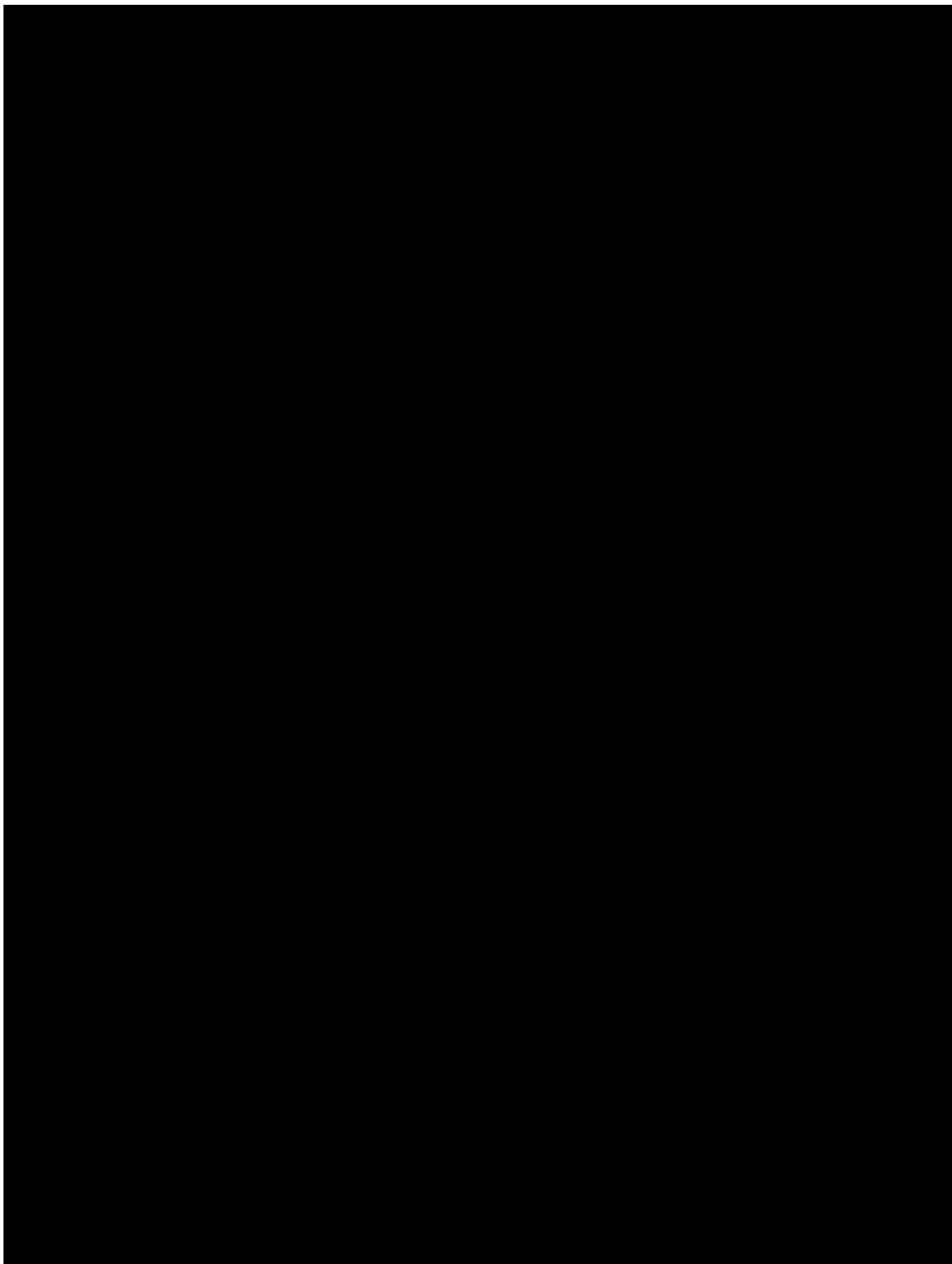
40. If you wish to speak at a hearing session which language would you wish to use?

- Welsh
- English

#### Part 5: Welsh Language

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

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



**3857**

**Mr Michael Gwyther**

## View results

Respondent

475

Anonymous

109:09

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

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

9. Would you like to comment on this question \*

Yes

No

10. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Para 6.3.4. The draft plan states that it has been demonstrated that the proposed development sites are 'viable and deliverable'. The proposed Mounton Road, Chepstow development is certainly deliverable, but I question on what objective basis it is viable. Most importantly in this respect, the proposed access to the site from the A466 is situated in a section of road that already operates at over its capacity during the most busy hours - as proved by the regular long queues of stationary traffic. Very significant highway improvements would be required to make the proposed site viable in this respect.

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

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

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

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

\*

See answer to to previous question relating to para 6.3.4

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

Section 1: Health and Environmental Impacts of Increased Air Pollution

My primary concern in this respect is an anticipated increase in air pollution, particularly nitrogen dioxide (NO<sub>2</sub>) levels, which could worsen the already poor air quality in Chepstow. The area around High Beech roundabout, including the A48 and B4293 roads, has been identified as an Air Quality Management Area (AQMA) due to elevated concentrations of nitrogen oxides, including NO<sub>2</sub>, a pollutant linked to respiratory issues and overall negative health impacts. Existing reports from 2007 and the most recent 2023 Air Quality Progress Report highlight that pollution levels in this area have not significantly improved over time.

Like other residents, I am concerned that the proposed development will exacerbate air pollution by increasing traffic congestion at the already overburdened High Beech roundabout. The development is expected to generate additional car journeys, contributing to higher emissions. The council suggests that people may walk or use bike lanes. What is the objective basis for this assertion? Has any study been conducted of the habits of existing local residents that can be extrapolated across to the proposed new development? I see no a priori reason to think that future residents will be any more likely to walk or cycle than existing residents. I am therefore unconvinced that the proposed development will do anything other than exacerbate an already very poor air quality situation. The Welsh Government's Wellbeing of Future Generations Act (2015) sets out a goal to reduce air pollution and improve health outcomes, but this proposed development appears to conflict with that objective.

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

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

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

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

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

\*

With regard to the proposed Mounton Road, Chepstow development site, I find it hard to understand how the proposed development is consistent with Policy S5 that requires 'Development proposals must: 'Maintain, protect and enhance Landscape setting and quality of place, by identifying, assessing, protecting and enhancing the natural and distinctive landscape, historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;'

The proposed development site at Mounton Road is on the direct approach to the Wye Valley National Landscape, it also forms part of the historic setting of St Lawrence House. Though I accept some attempt has been made to avoid development of the historically mapped parkland of St Lawrence House the proposed development will sever views of St Lawrence House from the south and east and can hardly be said to be protecting or enhancing a landscape of historic or cultural heritage.

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

26. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The proposed development HA3, Mounton Road, Chepstow, is incompatible with the need for sustainable growth in Chepstow, which has limited infrastructure capacity to accommodate additional residents. Schools are already oversubscribed. Adding more homes to the area without corresponding investment in educational facilities will only exacerbate this issue together with increased demand for local healthcare services. There is no clear plan to address this potential strain on services, particularly in light of the area's existing air pollution and traffic congestion.

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

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

I would also like to take this opportunity to comment on the lack of imagination shown in the allocation of development land in and around Chepstow. The proposed Mounton site is merely a carry-over from previous, failed, planning applications. No lessons seem to have been drawn from the fact that planning applications for development on this site have failed for very good reasons, that have not changed. Moreover, recognising that Chepstow has to have its share of the required development, it is not difficult to identify other sites on the edges of Chepstow that would have considerably less landscape, traffic and pollution impacts. What consideration has been given to sites at the southern end of the built-up area, for example at NGR ST54135 91545 or in the vicinity of NGR ST53180 91757? Also, in making the plan what allowance has been made for the proposed development of Beachley Barracks? I appreciate that site is in a different authority area but Beachley is functionally a part of Chepstow. In planning development in Chepstow there must surely be a recognition of planned developments by other planning authorities that will directly impact Chepstow. Has this been done?

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

28. Would you like to comment on this question \*

Yes

No

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

29. Would you like to comment on this question \*

Yes

No

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

30. Would you like to comment on this question \*

Yes

No

31. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The HA3 Mounton Road development proposal appears to conflict with several key legal and policy frameworks that guide sustainable development in Wales. The Planning (Wales) Act 2015, along with the Wellbeing of Future Generations (Wales) Act 2015, emphasises the need for sustainable development that balances economic, social, and environmental considerations.

I and other local residents argue that the Mounton Road development fails to meet these criteria, particularly in relation to environmental sustainability and health. The development will increase air pollution, traffic congestion, and put further strain on already stretched public services, all of which run counter to the goals of these acts.

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

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

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

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

33. Would you like to comment on this question \*

Yes

No

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

34. Would you like to comment on this question \*

Yes

No

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

35. Would you like to comment on this question \*

Yes

No

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

36. Would you like to comment on this question \*

Yes

No

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

37. Would you like to comment on this question \*

Yes

No

38. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The proposed HA3 Mounton Road, Chepstow development is seen by many local residents as incompatible with the well-being and sustainability objectives set out by Welsh Government and local planning authorities. The development threatens to exacerbate air pollution, worsen traffic congestion, strain local services, and degrade the natural and historical character of Chepstow. It is in conflict with several key acts and policies, including the Wellbeing of Future Generations Act, the Public Health Act, and the Environmental Air Quality Act.

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

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

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

Yes

No

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

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

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

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

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

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

Please see comments regarding proposed development site HA3 Mounton Road, Chepstow.

## Part 4: Appearance at Examination Hearing Sessions

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

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

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

Yes

No

## Part 5: Welsh Language

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

I have no strong views on the impact the development plan will have on the equal use of Welsh. I would just note, however, that the closer proposed developments are to the Severn Bridge and Severn Crossing, the greater probability that future residents will move into Monmouthshire from Bristol and its environs, owing principally to the property price differential between the areas. It is all very well to have plans to ensure that Welsh is equally supported and developed in the county (and I strongly support such plans), but the reality is that developments that are easy to access from Bristol will inevitably degrade the use of Welsh in the county.

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

I am afraid that is a very difficult to question to answer from a purely Monmouthshire perspective. Perhaps a wider, e.g. former county of Gwent perspective would be helpful. For example, if a certain degree of development is required in south east Wales as a whole should Monmouthshire be liaising with, for example, Newport, where re-development of the Llanwern steelworks site is very slow and there are enormous development opportunities. It is surely unhelpful to develop a plan for Monmouthshire divorced from opportunities and challenges in surrounding authority areas.



**3858**

**Mr Michael Ogden**

## View results

Respondent

348

Anonymous

15:58

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

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

9. Would you like to comment on this question \*

Yes

No

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

10. Would you like to comment on this question \*

Yes

No

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

11. Would you like to comment on this question \*

Yes

No

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

12. Would you like to comment on this question \*

Yes

No

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Objection to proposed development near High Beech roundabout at Chepstow.  
Potential damage to the vista, the environment, wellbeing, tourism.

The RLDP Summary Document - Says it is...

"Responding ... with policies that protect and enhance Monmouthshire's special environment and biodiversity."

And making "the best of the county's built heritage, countryside, biodiversity, landscape and environmental assets have been protected and enhanced to retain its distinctive character."

RLDP page 14 says

"Monmouthshire is renowned for its beautiful landscapes."

"There is a need to protect, promote and enhance the best of our landscape and heritage which are an important part of Monmouthshire's culture and play a key role in tourism and economic growth."

Much is made of the environment, green spaces, and well being. Also, much is made of economic well being, and tourism.

As one walks or drives along the A466 between the Community Hospital and High Beech roundabout there is currently a wonderful vista across open green spaces down to the Severn Estuary. It is a pleasing and cheering sight at any time of year, appreciated by locals and visitors alike. The road is constantly used by locals, and visitors heading in and out of the county, from the Wye Valley, the Brecon Beacons, Chepstow Racecourse etc. Building on these fields, as proposed by the plan, would destroy that view, for ever. Leaving locals and visitors and with just more urban sprawl.

If the the Council is sure that the local GP practices, dentists, schools, roads etc. can handle the increased demand, and the Council still has to meet housing targets in the Chepstow area, would it not be better to put them in the area between Bishop Barnett's Wood and the A466, South of the B4235? Building in that area would not appear to block any major views, be a fairly similar distance from the town centre and, probably be closer to the schools. It is also somewhat more removed from the troublesome traffic congestion of High Beech roundabout, though that congestion needs to be resolved in any case.

The current plan appears keen to try to preserve views around the listed St Lawrence House while this only seems to benefit the few residents and the relatively few people walking along St Lawrence Lane. How much better to still preserve the St Lawrence House views and also preserve the views from the A466. From which many thousands benefit.

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

20. Would you like to comment on this question \*

Yes

No

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

21. Would you like to comment on this question \*

Yes

No

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

22. Would you like to comment on this question \*

Yes

No

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

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

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

Yes

No

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

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

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

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

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

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

See earlier comments.

### Part 4: Appearance at Examination Hearing Sessions

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

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

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

Yes

No

## Part 5: Welsh Language

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

Monmouthshire whatever the Senedd says is primarily an English speaking area and my main concern about the growing focus on the Welsh language is the costs it is placing on the Council and the risks it is adding because of more, longer and more complicated road signs. Sadly this appears to be ignored by politicians and consequently the Council.

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

Reduce the pressure to match Welsh with English.

## About you

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

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

## View results

Respondent

350

Anonymous

07:55

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

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

9. Would you like to comment on this question \*

Yes

No

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

10. Would you like to comment on this question \*

Yes

No

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

11. Would you like to comment on this question \*

Yes

No

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

12. Would you like to comment on this question \*

Yes

No

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Concerns about serious development constraints around Chepstow.

I am concerned that the proposals are far too much to do with fitting in as many housing plots as possible and far too little about the necessary infrastructure needed to support the community.

Monmouthshire and Chepstow in particular are a key entry point for Wales but the roads are constantly backing up. The Welsh Government has made a decision not to build any more roads. Are we to just accept that, and still accept the continuing pressure to build more houses even though it is obvious that we need to upgrade the roads around Chepstow or just watch further decline and pollution? I do not believe that any more housing plots should be agreed in Chepstow or Caldicot until there is a credible, and funded, plan to resolve the traffic chaos around Chepstow and assurance that the town will have sufficient resources in the way of GPs, dentists, schools etc. Anything else would be a dangerous, aspirational plan, based purely on wishful thinking.

Should the proposal still be approved the following comments relate to practicalities of the proposed new site near High Beech roundabout.

High Beech Roundabout congestion.

The troublesome bottleneck of Chepstow traffic appears to focus on High Beech Roundabout. Businesses, residents and visitors suffer on a daily basis and emergency vehicles struggle to get through. The Council are yet to find a solution to the traffic chaos, and pollution, and yet they are proposing to put in a substantial new commercial and housing site accessing the A466 close to the roundabout. The proposed major development on the East of Caldicot would also result in even more traffic heading along the A48 to, and from, High Beech roundabout. Any proposed development at Chepstow should not be approved until there is an agreed and funded plan to resolve the problems around High Beech roundabout but any development close to this key roundabout should probably be avoided in any case.

Pedestrians and the proposed bus stops on the A48.

The RLDP shows two new prospective bus stops on the A48 just to the west of High Beech roundabout. There are already bus stops just to the east of High Beech roundabout. Having two sets of bus stops so close to one another seems odd, and would probably just make for more traffic delays around High Beech roundabout. Surely it would be better to improve pedestrian access across the A48 and A466 around the roundabout. At present it can be very daunting to try and cross the roads anywhere near the roundabout. Particularly if you try and get to the SW corner, the site of one of the two proposed bus stops. The LRDP summary refers to "a design interface that provides crossings across the A466" but I can find nothing more in the documentation, and there is no mention of crossing the A48. This pedestrian access should be improved whether the proposed development goes ahead, or not.

Drainage.

The draft plan of the site shows green space and a pond on the southwest edge. Ponds often spontaneously appear on this land, though not exactly where the plan shows it. The drainage here regularly floods St Lawrence lane. With more hard surfaces this drainage issue would seem to be likely to increase and consequently any plan needs to include sound drainage proposals that avoid future flooding of St Lawrence lane.

Pedestrian/cycle way along St Lawrence lane.

The draft plan shows a proposed pedestrian and cycle route along St Lawrence Lane and new pedestrian access from the site onto the lane. This looks good, as is presumably intended. But, St Lawrence Lane is a road, and so pedestrian and cycle access is already allowed. The lane however, is so narrow that in many places it is not possible for a car and a pedestrian to pass. This is dangerous. The lane no longer appears to serve any real benefit to car/lorry drivers. The ones who use it now appear to be either taking a chance to avoid the congestion on High Beech ro

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

20. Would you like to comment on this question \*

Yes

No

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

21. Would you like to comment on this question \*

Yes

No

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

22. Would you like to comment on this question \*

Yes

No

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

- Yes
- No

### Part 3: Tests of Soundness

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

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

- Yes
- No

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

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

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

See earlier comments.

### Part 4: Appearance at Examination Hearing Sessions

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

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

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

Yes

No

## Part 5: Welsh Language

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

The language of the majority of the Welsh population, particularly Monmouthshire are English speaking the increasing emphasis on the Welsh language is adding unsustainable cost and making driving more dangerous by the growth in number and complexity of road signs.

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

I do not believe that it should.

## About you

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

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

**3860**

**Miss Michaela McDougall**

## View results

Respondent

338

Anonymous

36:48

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Building in Caldicot and Chepstow. There are far too many homes already. The roads are already bad, doctors way too full, no access to NHS dentists. We already are having a new housing estate built in portskewett. Building homes near the main Chepstow roundabout will make Chepstow traffic so much worse! I am also opposed to traveller sites anywhere in our area.

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

11. Would you like to comment on this question \*

Yes

No

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

12. Would you like to comment on this question \*

Yes

No

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

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

18. Would you like to comment on this question \*

Yes

No

19. Is your representation in support or objection? \*

Support

Objection

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

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

\*

We don't want traveller sites! [REDACTED]

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

21. Would you like to comment on this question \*

Yes

No

22. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Far too many homes for our infrastructure

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

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

28. Would you like to comment on this question \*

Yes

No

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

29. Would you like to comment on this question \*

Yes

No

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

30. Would you like to comment on this question \*

Yes

No

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

31. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further

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

32. Do you consider that the Plan is sound? \*

Yes

No

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

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

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

Better infrastructure, more doctors, better public transport, cheaper trains, better roads, better access to nhs dentists

## Part 4: Appearance at Examination Hearing Sessions

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

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

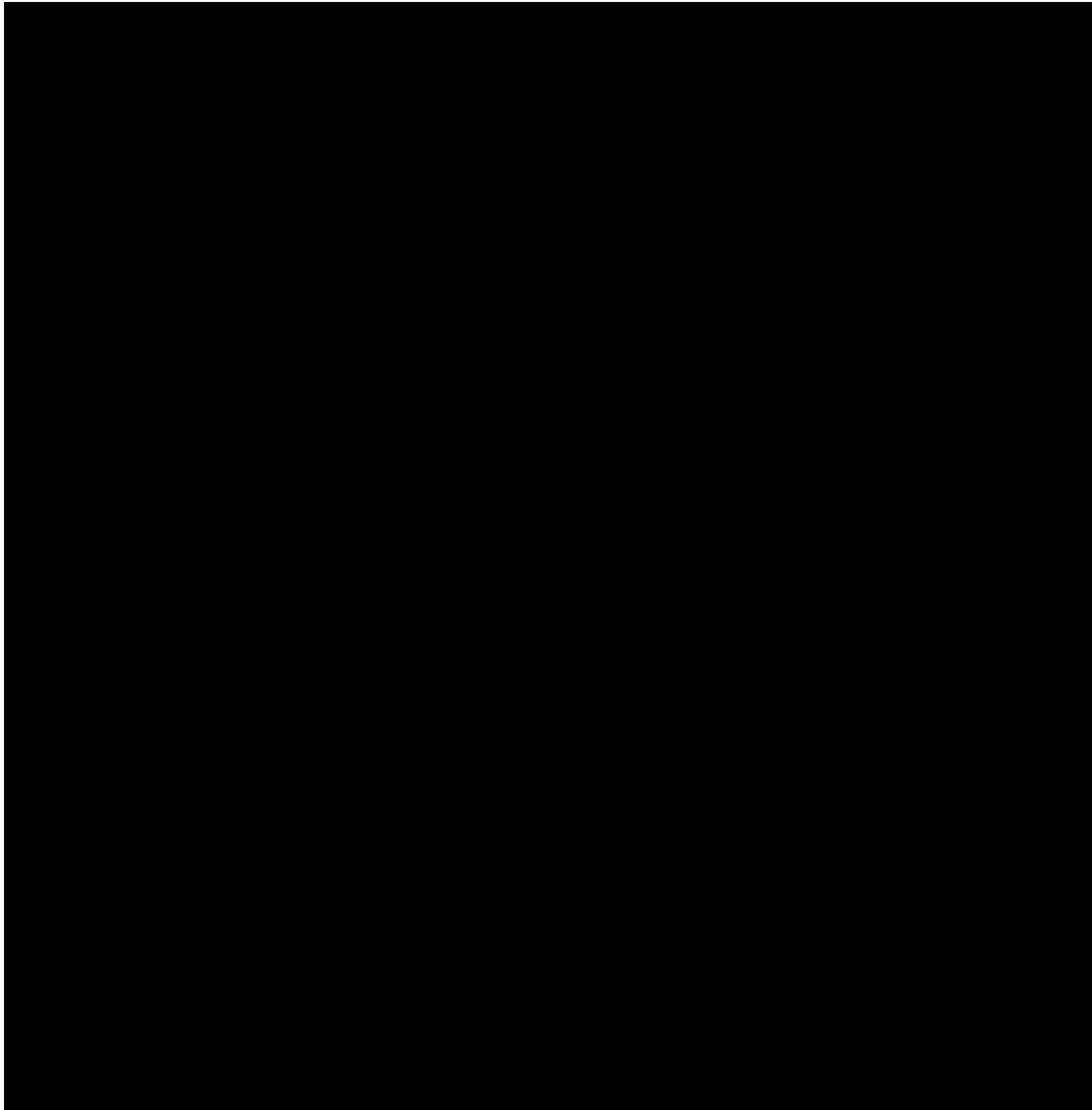
35. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

## Part 5: Welsh Language

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

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



**3861**

**Mrs Michelle Pole**

## View results

Respondent  
218 Anonymous

11:28  
Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

I object to the location and number of houses being built as there isnt enough services to support the current population who already live here. Cant get a doctors appointment, cant get a dentist appointment, schools are over subscribed. Building houses there will make a massive difference to the number of cars on the road. There is already a bunch of houses being built on the other side of the road. The area is prone to flooding already so it will cause flooding in existing houses and it is an area of the Gwent Levels which should be protected from building.

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

11. Would you like to comment on this question \*

Yes

No

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

12. Would you like to comment on this question \*

Yes

No

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

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

18. Would you like to comment on this question \*

Yes

No

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

19. Would you like to comment on this question \*

Yes

No

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

20. Would you like to comment on this question \*

Yes

No

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

21. Would you like to comment on this question \*

Yes

No

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

22. Would you like to comment on this question \*

Yes

No

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

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

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

Yes

No

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

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

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

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

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

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

Not sure

#### Part 4: Appearance at Examination Hearing Sessions

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

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

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

Yes

No

#### Part 5: Welsh Language

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

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

#### About you

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

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

**3862**

**Mr Mike Gorshkov**

## View results

Respondent

574

Anonymous

26:07

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Reference to plan for new home building in Chepstow at site reference No: CS0165

I object to the proposal to use this site for residential and mixed use development.

The plan places overwhelming stress on local utilities, health provision, schooling and roadnetwork.

The plan does not address sensitive plants and animals of scientific interest or protected status which exist at the site

The plan desimates the rural outlook at the gateway to Chepstow.

Land to the west of Wye Valley Link Road (A466) is more appropriate for such a development with better access to utilities, schooling, health provision and roads.

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

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

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

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

\*

I cannot find reference to increasing capacity of utilities, health, education or road network to accommodate existing and future development  
We do not need growth for growth's sake. If the Welsh Assembly want growth place it next to the Welsh Assembly

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

14. Would you like to comment on this question \*

Yes

No

15. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

17. Would you like to comment on this question \*

Yes

No

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

18. Would you like to comment on this question \*

Yes

No

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

19. Would you like to comment on this question \*

Yes

No

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

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

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

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Land to the west of Wye Valley Link Road (A466) is more appropriate for such a development with better access to utilities, schooling, health provision and roads.

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

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

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

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

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

26. Would you like to comment on this question \*

Yes

No

27. Is your representation in support or objection? \*

Support

Objection

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

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

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Land to the west of Wye Valley Link Road (A466) is more appropriate for such a development with better access to utilities, schooling, health provision and roads.

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

29. Would you like to comment on this question \*

Yes

No

30. Is your representation in support or objection? \*

Support

Objection

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

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

32. Would you like to comment on this question \*

Yes

No

33. Is your representation in support or objection? \*

Support

Objection

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

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

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The plan desimates the rural outlook at the gateway to Chepstow.

Land to the west of Wye Valley Link Road (A466) is more appropriate for such a development with better access to utilities, schooling, health provision and roads.

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

35. Would you like to comment on this question \*

Yes

No

36. Is your representation in support or objection? \*

Support

Objection

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

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

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Reference to plan for new home building in Chepstow at site reference No: CS0165  
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The plan desimates the rural outlook at the gateway to Chepstow.  
Land to the west of Wye Valley Link Road (A466) is more appropriate for such a development with better access to utilities, schooling, health provision and roads.

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

38. Would you like to comment on this question \*

Yes

No

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

39. Would you like to comment on this question \*

Yes

No

40. Is your representation in support or objection? \*

Support

Objection

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

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

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The plan desimates the rural outlook at the gateway to Chepstow.

Land to the west of Wye Valley Link Road (A466) is more appropriate for such a development with better access to utilities, schooling, health provision and roads.

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

42. Would you like to comment on this question \*

Yes

No

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

43. Would you like to comment on this question \*

Yes

No

44. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Reference to plan for new home building in Chepstow at site reference No: CS0165  
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**Do you have any comments on the mineral and waste policies?  
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

46. Would you like to comment on this question \*

Yes

No

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

47. Would you like to comment on this question \*

Yes

No

48. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Reference to plan for new home building in Chepstow at site reference No: CS0165  
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Land to the west of Wye Valley Link Road (A466) is more appropriate for such a development with better access to utilities, schooling, health provision and roads.

### Part 3: Tests of Soundness

Please refer to the notes at the for further

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

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

Yes

No

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

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

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

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

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

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

Reference to plan for new home building in Chepstow at site reference No: CS0165

I object to the proposal to use this site for residential and mixed use development.

The plan places overwhelming stress on local utilities, health provision, schooling and roadnetwork.

The plan does not address sensitive plants and animals of scientific interest or protected status which exist at the site

The plan desimates the rural outlook at the gateway to Chepstow.

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## Part 4: Appearance at Examination Hearing Sessions

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

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

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

Yes

No

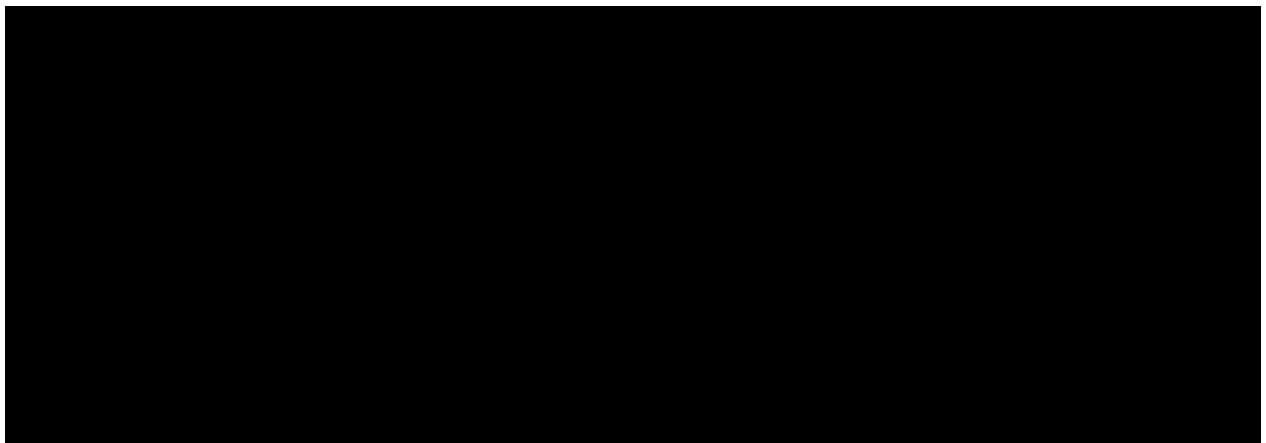
## Part 5: Welsh Language

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

Monmouthshire is a border town with a minority of Welsh speakers. Its time to let it fend for itself without being propped up by government. The additional costs of duplicating everything in Welsh could be better spent elsewhere

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

Monmouthshire is a border town with a minority of Welsh speakers. Its time to let it fend for itself without being propped up by government. The additional costs of duplicating everything in Welsh could be better spent elsewhere



**3863**

**Dr Miles Thompson**

## View results

Respondent

550

Anonymous

78:26

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

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

9. Would you like to comment on this question \*

Yes

No

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

10. Would you like to comment on this question \*

Yes

No

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

11. Would you like to comment on this question \*

Yes

No

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

12. Would you like to comment on this question \*

Yes

No

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

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

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

\*

I object to the development at Mounton Road being added to the RLDP.

The proposed Mounton Road development will increase congested traffic and as such air pollution, particularly nitrogen dioxide (NO<sub>2</sub>) levels, especially around the already over burdened Highbeech roundabout which is next to the site.

Moreover, any safe entrance / exit to the site will need signalling / traffic lights - further increasing congestion and the levels of air pollution near the site / Highbeech roundabout.

Increased congestion and air pollution will degrade air quality, and could negatively impact the health of local families, particularly children.

If some of the residents walk or use bike lanes near the site / Highbeech roundabout they will be exposed to the already excessive pollution levels, which will worsen as a result of this development.

Chepstow needs better transport infrastructure to mitigate its current traffic levels, before considering adding additional housing - especially at this location.

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

20. Would you like to comment on this question \*

Yes

No

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

21. Would you like to comment on this question \*

Yes

No

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

22. Would you like to comment on this question \*

Yes

No

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

28. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

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

It is unclear how this development could be one that contributes to "sustainable growth" in Chepstow - when Chepstow's current infrastructure is already struggling.

The current demands on school, other education facilities and local healthcare services, as well as transport infrastructure are already great. As such adding additional housing cannot be "sustainable".

It is also unclear whether a development in this location will lead to local jobs and local economic growth or even to jobs and growth within Monmouthshire - as opposed to jobs and growth elsewhere along the M4 corridor - including in England.

Community wellbeing and the character of Chepstow could also be negatively impacted by building on the green wedge separating Chepstow, Pwllmeyric and Mathern counter to the Local Development Plan (LDP; policy LC6 which "seeks to prevent the coalescence of settlements").

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

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

Yes

No

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

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

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

This development will increase traffic congestion, increase air pollution, increase the strain on local services, and degrade the green wedge between Chepstow, Pwllmeyric and Mathern.

As such, it seems counter to aspects of:

- The Planning (Wales) Act 2015 - section 2 Sustainable development - which uses the definition of sustainable development in the Well-being of Future Generations (Wales) Act 2015 (anaw 2, section 5 and subsection 14)

- The Wellbeing of Future Generations (Wales) Act 2015 (A Resilient Wales - 4: Water and air quality - highlights the importance of tackling air pollution)

- The Welsh Government's Clean Air Plan for Wales; Environment (Air Quality and Soundscapes) (Wales) Act 2024

- Local Development Plan (LDP; policy LC6 - Green wedge)

In balance, the proposed development seems to offer more potential harm than benefit, especially in terms of potential negative impacts on infrastructure and health and wellbeing, and so should be rejected.

## Part 4: Appearance at Examination Hearing Sessions

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

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

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

Yes

No

## Part 5: Welsh Language

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

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

**3864**

**Miss Lhosa Daly**

## View results

Respondent

623

Anonymous

11:42

Time to complete

### Part 1: Contact Details

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1. Title \*

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## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

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

9. Would you like to comment on this question \*

Yes

No

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

10. Would you like to comment on this question \*

Yes

No

11. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Q17, Q27 and Q30.

Q17

I object to the development at Mounon Road being added to the RLDP

The proposed Mounon Road development will increase congested traffic and as such air pollution, particularly nitrogen dioxide (NO<sub>2</sub>) levels, especially around the already over burdened Highbeech roundabout which is next to the site.

Moreover, any safe entrance / exit to the site will need signalling / traffic lights - further increasing congestion and the levels of air pollution near the site / Highbeech roundabout.

Increased congestion and air pollution will degrade air quality, and could negatively impact the health of local families, particularly children.

If some of the residents walk or use bike lanes near the site / Highbeech roundabout they will be exposed to the already excessive pollution levels, which will worsen as a result of this development.

Chepstow needs better transport infrastructure to mitigate its current traffic levels, before considering adding additional housing - especially at this location.

Q27

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

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

It is unclear how this development could be one that contributes to "sustainable growth" in Chepstow - when Chepstow's current infrastructure is already struggling.

The current demands on school, other education facilities and local healthcare services, as well as transport infrastructure are already great. As such adding additional housing cannot be "sustainable".

It is also unclear whether a development in this location will lead to local jobs and local economic growth or even to jobs and growth within Monmouthshire - as opposed to jobs and growth elsewhere along the M4 corridor - including in England.

Community wellbeing and the character of Chepstow could also be negatively impacted by building on the green wedge separating Chepstow, Pwllmeyric and Mathern counter to the Local Development Plan (LDP; policy LC6 which "seeks to prevent the coalescence of settlements").

Q30. Fails Test – tick boxes

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

Section 3: Legal and Policy Conflicts

This development will increase traffic congestion, increase air pollution, increase the strain on local services, and degrade the green wedge between Chepstow, Pwllmeyric and Mathern.

As such, it seems counter to aspects of:

- The Planning (Wales) Act 2015 - section 2 Sustainable development - which uses the definition of sustainable development in the Well-being of Future Generations (Wales) Act 2015 (anaw 2, section 5 and subsection 14)
- The Wellbeing of Future Generations (Wales) Act 2015 (A Resilient Wales - 4: Water and air quality - highlights the importance of tackling air pollution)
- The Welsh Government's Clean Air Plan for Wales; Environment (Air Quality and Soundscapes) (Wales) Act 2024
- Local Development Plan (LDP; policy LC6 - Green wedge)

In balance, the proposed development seems to offer more potential harm than benefit, especially in terms of potential negative impacts on infrastructure and health and wellbeing, and so should be rejected.

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

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

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

\*

I object to the development at Mounton Road being added to the RLDP

The proposed Mounton Road development will increase congested traffic and as such air pollution, particularly nitrogen dioxide (NO<sub>2</sub>) levels, especially around the already over burdened Highbeech roundabout which is next to the site.

Moreover, any safe entrance / exit to the site will need signalling / traffic lights - further increasing congestion and the levels of air pollution near the site / Highbeech roundabout.

Increased congestion and air pollution will degrade air quality, and could negatively impact the health of local families, particularly children.

If some of the residents walk or use bike lanes near the site / Highbeech roundabout they will be exposed to the already excessive pollution levels, which will worsen as a result of this development.

Chepstow needs better transport infrastructure to mitigate its current traffic levels, before considering adding additional housing - especially at this location.

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

20. Would you like to comment on this question \*

Yes

No

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

21. Would you like to comment on this question \*

Yes

No

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

22. Would you like to comment on this question \*

Yes

No

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

28. Is your representation in support or objection? \*

Support

Objection

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

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

\*

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

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

It is unclear how this development could be one that contributes to "sustainable growth" in Chepstow - when Chepstow's current infrastructure is already struggling.

The current demands on school, other education facilities and local healthcare services, as well as transport infrastructure are already great. As such adding additional housing cannot be "sustainable".

It is also unclear whether a development in this location will lead to local jobs and local economic growth or even to jobs and growth within Monmouthshire - as opposed to jobs and growth elsewhere along the M4 corridor - including in England.

Community wellbeing and the character of Chepstow could also be negatively impacted by building on the green wedge separating Chepstow, Pwllmeyric and Mathern counter to the Local Development Plan (LDP; policy LC6 which "seeks to prevent the coalescence of settlements").

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

30. Would you like to comment on this question \*

Yes

No

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

31. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

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

32. Do you consider that the Plan is sound? \*

Yes

No

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

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

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

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

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

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

#### Section 3: Legal and Policy Conflicts

This development will increase traffic congestion, increase air pollution, increase the strain on local services, and degrade the green wedge between Chepstow, Pwllmeyric and Mathern.

As such, it seems counter to aspects of:

- The Planning (Wales) Act 2015 - section 2 Sustainable development - which uses the definition of sustainable development in the Well-being of Future Generations (Wales) Act 2015 (anaw 2, section 5 and subsection 14)
- The Wellbeing of Future Generations (Wales) Act 2015 (A Resilient Wales - 4: Water and air quality - highlights the importance of tackling air pollution)
- The Welsh Government's Clean Air Plan for Wales; Environment (Air Quality and Soundscapes) (Wales) Act 2024
- Local Development Plan (LDP; policy LC6 - Green wedge)

In balance, the proposed development seems to offer more potential harm than benefit, especially in terms of potential negative impacts on infrastructure and health and wellbeing, and so should be rejected.

## Part 4: Appearance at Examination Hearing Sessions

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

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

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

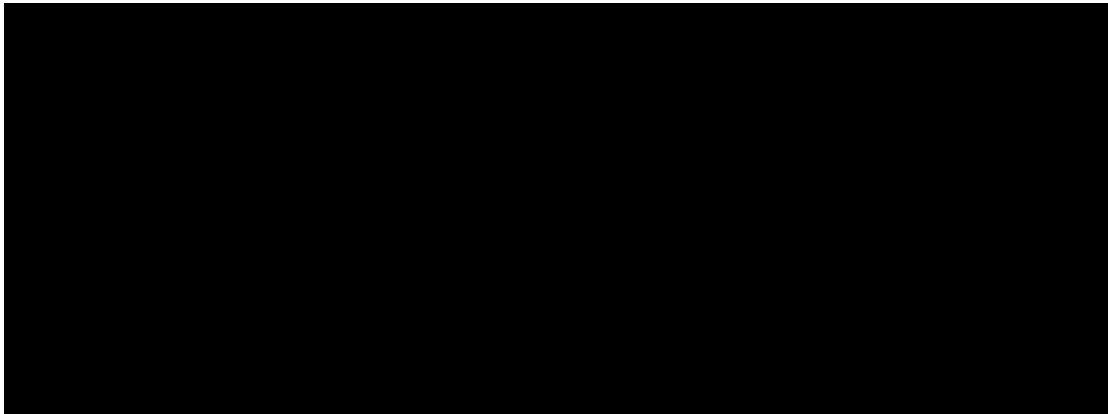
Yes

No

## Part 5: Welsh Language

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

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



**3865**

**Mr Adams**

## View results

Respondent

620

Anonymous

21:16

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

December 2024

Dear Planning Team

Re - Proposed Development of Land at Mounton Road, Chepstow

We wish to object to the local development plan

We are local residents of Mounton Road and attended the recent information day/evening. Although it was generally informative we were surprised that there wasn't a representative from either Environmental Health or Transport Department.

We have many reservations regarding this development including the negative impact on local infrastructure and the aesthetic appearance of what is currently parkland/agricultural land. Chepstow is commonly known as the 'Gateway to Wales' - a picturesque border town situated at the southern end of the Wye Valley in an area of outstanding natural beauty and we feel the planned site for this development completely contradicts this statement.

However our main concern is the increased traffic and added pollution that will occur if the development proceeds. We sincerely hope that the Monmouthshire planning team have taken into account the increased traffic from the housing development, hotel and care home on what is already a heavily congested A466 roundabout.

We are regular users of the A466 during peak times and note the following issues relating to Larkfield roundabout at these times:

Pwllmeyric Hill A48 - queuing traffic for at least half mile

Hardwick Hill A48 - queuing traffic tailing back to Tutshill junction

A466 - queuing traffic tailed back to Chepstow Racecourse

Severn Bridge and approach road - heavily congested from commuter traffic

A question was raised at the recent meeting regarding the very high pollution levels recorded on Hardwick Hill and how the planned development will greatly impact on this. Are Monmouthshire Council prepared to be held responsible for long term proven respiratory and possible death caused by exhaust emissions.

Our opinion is that there should be absolutely no consideration of any future housing developments in the Chepstow area until a bypass is created which would relieve a majority of traffic directly to and from the Severn bridge.

After speaking to people surveying the fields they also said that door mice and bats have been found in the proposed site which are protective species along with two large badger sets.

We also object to policy HA3 and H1 which extends settlement boundary to include Mounton Road fields.

Based on the above points we are strongly against this proposal and hope that these valid points are taken into consideration with regards to the Mounton Road site.

Kind Regards

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

11. Would you like to comment on this question \*

Yes

No

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

12. Would you like to comment on this question \*

Yes

No

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

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

18. Would you like to comment on this question \*

Yes

No

19. Is your representation in support or objection? \*

Support

Objection

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

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

\*

December 2024

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We have many reservations regarding this development including the negative impact on local infrastructure and the aesthetic appearance of what is currently parkland/agricultural land. Chepstow is commonly known as the 'Gateway to Wales' - a picturesque border town situated at the southern end of the Wye Valley in an area of outstanding natural beauty and we feel the planned site for this development completely contradicts this statement.

However our main concern is the increased traffic and added pollution that will occur if the development proceeds. We sincerely hope that the Monmouthshire planning team have taken into account the increased traffic from the housing development, hotel and care home on what is already a heavily congested A466 roundabout.

We are regular users of the A466 during peak times and note the following issues relating to Larkfield roundabout at these times:

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A question was raised at the recent meeting regarding the very high pollution levels recorded on Hardwick Hill and how the planned development will greatly impact on this. Are Monmouthshire Council prepared to be held responsible for long term proven respiratory and possible death caused by exhaust emissions.

Our opinion is that there should be absolutely no consideration of any future housing developments in the Chepstow area until a bypass is created which would relieve a majority of traffic directly to and from the Severn bridge.

After speaking to people surveying the fields they also said that door mice and bats have been found in the proposed site which are protective species along with two large badger sets.

Based on the above points we are strongly against this proposal and hope that these valid points are taken into consideration with regards to the Mounton Road site.

Kind Regards

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

21. Would you like to comment on this question \*

Yes

No

22. Is your representation in support or objection? \*

Support

Objection

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

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Based on the above points we are strongly against this proposal and hope that these valid points are taken into consideration with regards to the Mounton Road site.

Kind Regards

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

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

28. Would you like to comment on this question \*

Yes

No

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

29. Would you like to comment on this question \*

Yes

No

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

30. Would you like to comment on this question \*

Yes

No

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

31. Would you like to comment on this question \*

Yes

No

32. Is your representation in support or objection? \*

Support

Objection

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

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

\*

December 2024

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After speaking to people surveying the fields they also said that door mice and bats have been found in the proposed site which are protective species along with two large badger sets.

Based on the above points we are strongly against this proposal and hope that these valid points are taken into consideration with regards to the Mounton Road site.

Kind Regards

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

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

Yes

No

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

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

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

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

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

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

December 2024

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Based on the above points we are strongly against this proposal and hope that these valid points are taken into consideration with regards to the Mounton Road site.

Kind Regards

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

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

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

Yes

No

## Part 5: Welsh Language

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

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

About you

**3866**

**Mr and Mrs Hassell**

## View results

Respondent

385

Anonymous

20:08

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

We feel that the plans to build 270 houses from the Dixon road roundabout will lead to substantial detrimental impact on Monmouth. This site would only contribute detrimentally to traffic congestion with increasing air pollution and water pollution with surface run off into the River Wye. The Wye is already suffering from pollution that affects both drinking water quality and of course the natural habitat of one of our most important rivers. Air pollution including nitrogen dioxide levels already exceed WHO levels and can only get worse with this development. With increasing concerns about climate change how can a site that is already at risk of flooding provide secure homes for the future. We realise that the council is under pressure to build homes but this development is not the answer in Monmouthshire.

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

11. Would you like to comment on this question \*

Yes

No

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

12. Would you like to comment on this question \*

Yes

No

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

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

18. Would you like to comment on this question \*

Yes

No

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

19. Would you like to comment on this question \*

Yes

No

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

20. Would you like to comment on this question \*

Yes

No

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

21. Would you like to comment on this question \*

Yes

No

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

22. Would you like to comment on this question \*

Yes

No

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further

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

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

Yes

No

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

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

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

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

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

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

As previously stated it will only cause more problems4

## Part 4: Appearance at Examination Hearing Sessions

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

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

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

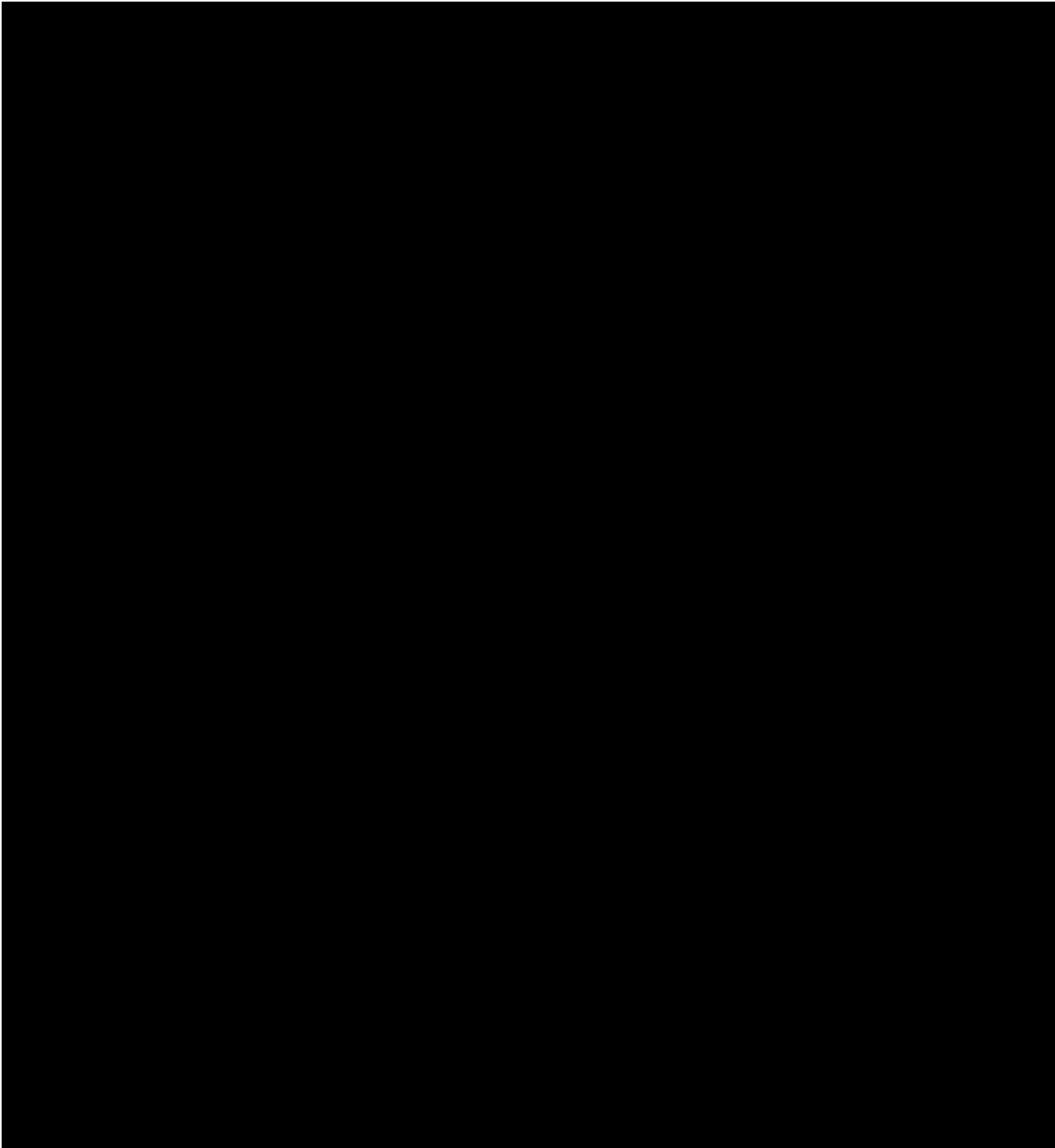
Yes

No

## Part 5: Welsh Language

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

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



**3867**

**Mr /Mrs White**

## View results

Respondent

458

Anonymous

89:01

Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Lack of thought re Replacement Local development plan at High Beech roundabout which is log-jammed at certain times of day. The development of Beachley army site will hugely add to this as will development in Forest of Dean.

The inclusion of an hotel AND retirement home will even further exacerbate this appalling situation.

There is absolutely no infrastructure to help cope with this huge local surge in humanity and vehicles.

The proposed development is therefore clearly inappropriate and the land should remain in agricultural use (WE ALL NEED FOOD) so drop THE PLAN. Remember that houses are still being erected in the Fairford Mabey site.

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

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Build on former industrial sites including Newhouse farm industrial estate and Cadicot industrial estates.

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

14. Would you like to comment on this question \*

Yes

No

15. Is your representation in support or objection? \*

Support

Objection

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

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

\*

More consideration should be given to the rural nature of the local which was never meant to cope with such an excess of traffic and high population density and therefore has not the infrastructure be it space, utilities, doctors, schools etc etc.

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

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

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

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

\*

See all the above

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

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Consider appropriate place making policies suitable for the area.

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

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

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

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

\*

No thought has been given to the aging population which will need more than cycle tracks and foot paths in this hilly area to carry back shopping or wait in inclement weather for erratic bus services to stop-possibly- nearby their homes.  
Pollution in Hardwick Hill and Pwllmeyric Hill is already above the legal limits.Exhaust fumes from gridlocked traffic in these areas will add to carbon footprints etc of Monmouthshire

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

26. Would you like to comment on this question \*

Yes

No

27. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Leave landscape and green areas and dormice alone; there is little enough left

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

29. Would you like to comment on this question \*

Yes

No

30. Is your representation in support or objection? \*

Support

Objection

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

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

\*

See above

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

32. Would you like to comment on this question \*

Yes

No

33. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Affordable housing policy assumes builders will not seek to make the profits they have enjoyed for years; as this is contrary to the generality of human nature, esp large house builders, this policy seems doomed to failure.

QUESTION: why should gypsies have SITES which means they get preferential treatment over other people seeking housing ?

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

35. Would you like to comment on this question \*

Yes

No

36. Is your representation in support or objection? \*

Support

Objection

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

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

\*

SEE ABOVE

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

38. Would you like to comment on this question \*

Yes

No

39. Is your representation in support or objection? \*

Support

Objection

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

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

\*

We were unable to obtain the full Replacement/Local Development plan partly because of the cost of printint it in 2 languges; people should be able to choose language in which all official communications are printed

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

41. Would you like to comment on this question \*

Yes

No

42. Is your representation in support or objection? \*

Support

Objection

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

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

\*

What employment and for whom? Why is it that large numbers choose to work in Bristol ?

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

44. Would you like to comment on this question \*

Yes

No

45. Is your representation in support or objection? \*

Support

Objection

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

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

\*

If you build in ever more green areas, cause increasing problems re traffic movements, do nothing to energise high streets then few people will choose to come to the towns. Rhetorical question: WOULD YOU????

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

47. Would you like to comment on this question \*

Yes

No

48. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The feasibility of electric transport has been shown by the impact of the recent storms to be a pipedream.

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

50. Would you like to comment on this question \*

Yes

No

51. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Encouragement for people to shop locally with free carparking . That will reduce carbon footprint etc if it stops people travelling to The Mall etc.

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

53. Would you like to comment on this question \*

Yes

No

54. Is your representation in support or objection? \*

Support

Objection

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

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

\*

If green fields are not violated, there will be plenty of open spaces.

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

56. Would you like to comment on this question \*

Yes

No

57. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Increased housing will put pressure on drinking water, sanitation, waste collections. Sewage is already killing the Wye and other areas. Which visitors would like to walk on a few remaining green strips alongside a dying river smelling like an open sewer? WOULD YOU?

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

59. Would you like to comment on this question \*

Yes

No

60. Is your representation in support or objection? \*

Support

Objection

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

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

\*

Get more COMMON SENSE and local input rather than plans designed by political ideologues.

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

62. Do you consider that the Plan is sound? \*

Yes

No

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

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

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

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

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

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

SEE ALL THE ABOVE

## Part 4: Appearance at Examination Hearing Sessions

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

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

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

Yes

No

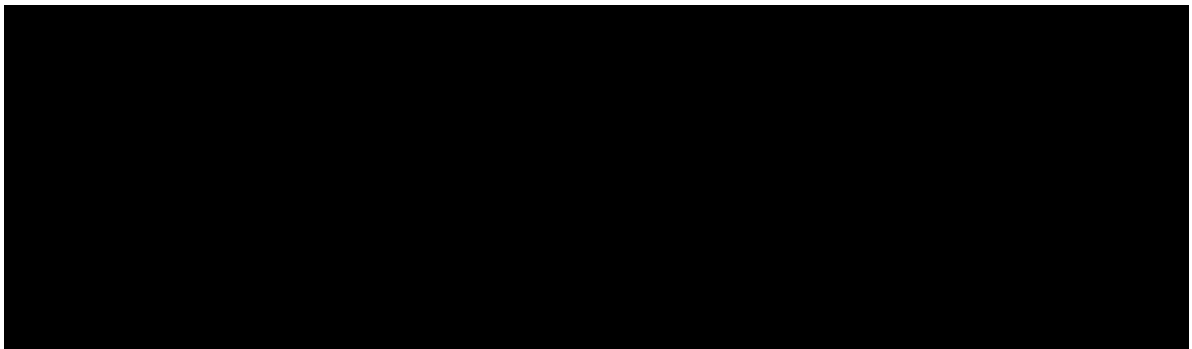
## Part 5: Welsh Language

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

Waste of resources as few people speak or require Welsh in this area.

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

SEE ABOVE



**3868**

**Mr Gareth**

## View results

Respondent  
220 Anonymous

06:20  
Time to complete

### Part 1: Contact Details

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

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

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

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The following concerns are related to page 142 of the development plan for the Burrium Gate development in Usk:

- How will you address air quality issues given the anticipated increase in vehicle traffic from this development, and what measures will be taken to ensure that air quality does not deteriorate further?

- What specific strategies will be implemented for silt management and water control during the construction phase to minimize environmental impact?

- The current water runoff at the entrance to Burrium Gate is already severe during heavy rainfall. With the addition of more paved areas, there will be limited space for rainwater absorption, potentially exacerbating flooding issues.

- This development will likely alter the scenic views when exiting Usk, diminishing the aesthetic appeal of the area.

- Additionally, we are concerned about the potential strain on local infrastructure, including water supply and sewage systems, which may not support the increased demand from 40 new homes.

- The increase in traffic congestion raises safety concerns, particularly for pedestrians and cyclists in the neighborhood.

- There is also a worry that this development could negatively impact property values in our community, making it less attractive for current and future residents.

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

11. Would you like to comment on this question \*

Yes

No

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

12. Would you like to comment on this question \*

Yes

No

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

13. Would you like to comment on this question \*

Yes

No

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

14. Would you like to comment on this question \*

Yes

No

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

15. Would you like to comment on this question \*

Yes

No

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

16. Would you like to comment on this question \*

Yes

No

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

17. Would you like to comment on this question \*

Yes

No

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

18. Would you like to comment on this question \*

Yes

No

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

19. Would you like to comment on this question \*

Yes

No

20. Is your representation in support or objection? \*

Support

Objection

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

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

\*

The following concerns are related to page 142 of the development plan for the Burrium Gate development in Usk:

- [ ] How will you address air quality issues given the anticipated increase in vehicle traffic from this development, and what measures will be taken to ensure that air quality does not deteriorate further?

- [ ] What specific strategies will be implemented for silt management and water control during the construction phase to minimize environmental impact?

- [ ] The current water runoff at the entrance to Burrium Gate is already severe during heavy rainfall. With the addition of more paved areas, there will be limited space for rainwater absorption, potentially exacerbating flooding issues.

- [ ] This development will likely alter the scenic views when exiting Usk, diminishing the aesthetic appeal of the area.

- [ ] Additionally, we are concerned about the potential strain on local infrastructure, including water supply and sewage systems, which may not support the increased demand from 40 new homes.

- [ ] The increase in traffic congestion raises safety concerns, particularly for pedestrians and cyclists in the neighborhood.

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

22. Would you like to comment on this question \*

Yes

No

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

23. Would you like to comment on this question \*

Yes

No

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

24. Would you like to comment on this question \*

Yes

No

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

25. Would you like to comment on this question \*

Yes

No

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

26. Would you like to comment on this question \*

Yes

No

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

27. Would you like to comment on this question \*

Yes

No

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

28. Would you like to comment on this question \*

Yes

No

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

29. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

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

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

Yes

No

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

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

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

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

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

32. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

Review the site at Burrium Gate, Usk as per my comments

### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

## Part 5: Welsh Language

34. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

35. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

## About you

It is important for us to understand the potential impact of these proposals on different groups. The following section asks about where you live as well as questions that will allow us to analyse the responses received from people who possess one or more of the protected characteristics defined by the Equality Act 2010.

You are not obliged to complete these questions and can select 'prefer not to say'.

**3869**

**Mr Golsin**

## View results

Respondent

393

Anonymous

12:15

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

9. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

10. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

12. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure polices? (Policies S6, & IN1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Policy HA10 - Land South of Monmouth Road, Raglan.

1) Consistency of Planning Process:

a) Previous Precedent: MCC has recently approved 45 new dwellings in Raglan (which are currently under construction). Should this application be approved, the combined number of new houses approved will be near to the number recently applied for by Richborough Estates (Application No: DM/2018/01050) directly across the road from this new proposed development. The Welsh Government intervened to reject the Richborough Estates development as it did not meet a number of its development policies (particularly with regard to the LDP strategy to justify this scale of growth, connection to services and employment opportunities, distribution of housing growth, poor performance in relation to Transport hierarchy and sustainable development). The parallels with this application and the precedent of the Richborough Estates ruling are clear and should carry considerable weight when considering this application and should lead to it being rejected.

b) Utilisation of 'Brown Field' sites: As a matter of principle, utilisation of 'Brown Field' sites should be considered before approving new developments of green filed sites (which the field

2) Infrastructure Overload: The infrastructure (schools, local industry, transport links and access routes) supporting Raglan are already strained.

a) Schooling: The infant and junior school is already oversubscribed, with some 5-11 yr old children and all 11-18 yr old children having to travel outside the village to receive education.

b) Employment Opportunities and Transport: There is no major employer/industry in and around Raglan, so the vast majority of working age adults must travel for work. Added to this the fact that there is a very limited rural bus service and no train link, those needing to travel for work have to drive, thus adding to greenhouse gases and pollution.

c) Congestion: As a result of the requirement for the majority of people to travel by motor vehicle for work or education, at peak times (0830-0930hrs, 1200-1300hrs and 1530-1800hrs) the Raglan High Street often resembles a parking lot rather than a main transport artery. As already stated, the MCC has recently approved 45 new dwellings in Raglan, which have not yet been built and so the impact of this growth is not yet known. It seems unnecessary and somewhat foolhardy to approve additional dwellings until the full impact of the additional 45 dwellings is seen and understood.

2) I would therefore like to see this plot of land removed from the Plan for this cycle and until such time as we have seen the impact of the current approved houses and the likely impact of increasing this by 54 houses.

**Do you have any comments on the economic policies?  
(Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

27. Would you like to comment on this question \*

Yes

No

## Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

28. Do you consider that the Plan is sound? \*

Yes

No

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

29. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

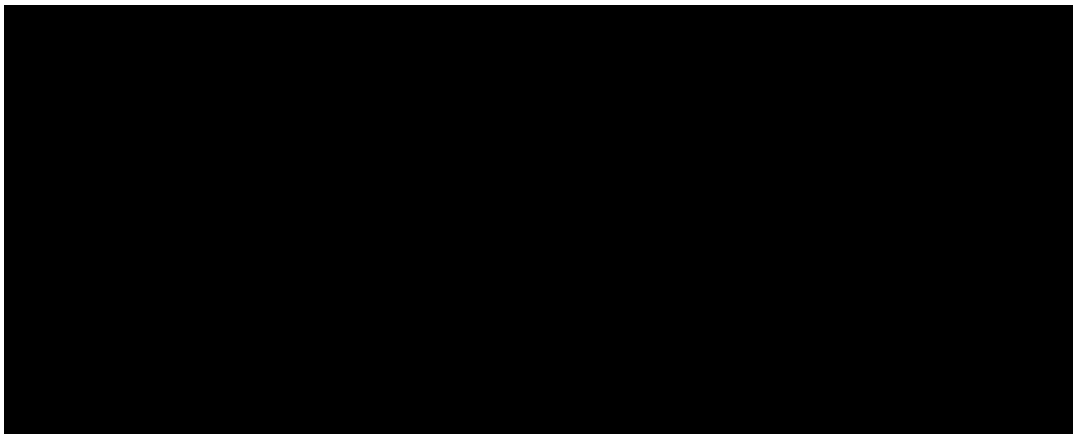
Yes

No

## Part 5: Welsh Language

30. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

31. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3870**

**Mr Klinkert**

## View results

Respondent

341

Anonymous

19:25

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The housing development in both portskewett and Chepstow do not have sufficient roads to support it or local amenities. Larkfield roundabout is a nightmare already on a weekday and at weekends at all times of the day. The schools and doctors already struggle and were struggling [REDACTED] years ago when Chepstow was half the size as it is now.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Don't build would be a good change of plan

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

All the extra cars going towards Chepstow and cueing on pwlmeric hill will be bad for the environment.

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

I thought all these sites are ment to be green belt and flood planes

**Do you have any comments on the infrastructure polices? (Policies S6, & IN1)**

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

There isn't any. It's a nightmare already. There was always talks of putting a bypass for Chepstow to cut down on traffic 30 years ago when there was half the amount of houses and nothing was done.

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

31. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies?  
(Policies S14, RC1, RC2, RC3 & RC4)**

32. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies?  
(Policies S15, CI1, CI2, CI3 & CI4)**

33. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16,  
S17, M1, M2, M3, W1, W2 & W3)**

34. Would you like to comment on this question \*

Yes

No

## Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

35. Would you like to comment on this question \*

- Yes
- No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

36. Do you consider that the Plan is sound? \*

- Yes
- No

37. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

38. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

The area doesn't need more housing it's to busy already. Look for other sites with better road networks. Once all the fields are built on we won't get them back.

### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

39. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

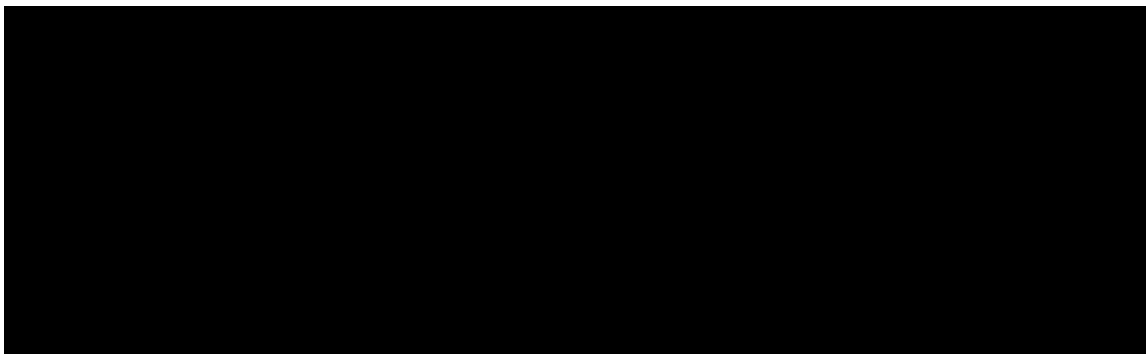
Yes

No

## Part 5: Welsh Language

40. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

41. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3871**

**Mr L Llewellyn**

## View results

Respondent

569

Anonymous

92:34

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Relating to the proposed Chepstow development I object as follows:

a) I reject the inclusion of the proposed hotel facility 100%, the land is better suited for further (>50%) social housing.

b) Lack of clear information "in layman's terms" to details listing additional School places / GP surgeries/ Dentist / etc.

c) Also in layman's terms, effects on local traffic, what positive or negative effect will result to the Larkfield roundabout and side roads. Please also consider the impact from the larger Caldicot development (A48 via Pwllmeyric) and the Pass Through traffic to Bristol and associated pollution from the Gloucester traffic. Would this be better modelled in order for the general public to see the predicted effects ?

d) I believe the Non-Social housing will only benefit those from Bristol and not the local area.

e) Regarding car pollution it is not clear what measures are in place to allow full and open transparent live data to be made publicly available in order to assess if pollution limits have been exceeded at peak travel times or other times.

The above needs to be better explained in layman's terms. 'Spreading' the information about in numerous policy documents in my view does not bring on board local support for such schemes.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

I am not objecting to the provision of further housing for the Chepstow area . I am objecting to using a site so close to an already congested Larkfield roundabout/ M4 Link road and A48 . The roundabout already deals with 5 x congested routes which includes non rush hour traffic and weekend traffic.  
I would support housing development further away from the this area. The land west of the link road with a managed entry-exit as part of the link road and away from the roundabout

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

In layman's terms... i do not support any development near the Larkfield roundabout as per my previous comments on local car pollution/ congestion.  
I would support schemes where car pollution data is monitored live and openly made available to the public.  
I would support introducing road tolls, or congestion charges, for all pass-through traffic entering Wales from Gloucester ( commuters to Bristol but polluting Chepstow as a result).  
I would support road tolls on the M4 link road for all cars with only 1 x person at peak times.  
I would support measures that temporarily stop all traffic passing through Chepstow when pollution limits are exceeded (like pollution traffic lights) .  
Please also note: I do not believe the adoption of all electric cars will happen in sufficient numbers before 2030 therefore other forceful measures should be considered. Continued expansion of affordable public transport schemes should be promoted as the main solution.

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure polices? (Policies S6, & IN1)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

22. Would you like to comment on this question \*

Yes

No

23. Is your representation in support or objection? \*

Support

Objection

24. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I fully support measures that increases availability social housing for local people. I believe such targets should be set at >60% (by occupant) or higher.  
I do not support "special treatment" of traveller communities .

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

29. Would you like to comment on this question \*

Yes

No

30. Is your representation in support or objection? \*

Support

Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I support increased use of affordable local transport in such a way as to reduce car pollution and congestion for Chepstow / Larkfield area.

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

32. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

33. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

34. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

35. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

36. Do you consider that the Plan is sound? \*

Yes

No

37. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

38. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

In relation to the Chepstow Larkfield area

In layman's terms:

- a) It is the right idea but in the wrong place.
- b) Not enough social housing, needs to be >60%
- c) The development proposal (as seen at the drop-in visit) provides more questions than answers relating to many wider issues, therefore, there is limited buy-in from the local public.
- d) The use of separate policies documents to link up to produce a complicated story is the wrong approach. Is there a simpler clearer way to do this ?

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

39. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

## Part 5: Welsh Language

40. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

The plans will have a negative affect on the Welsh Language.

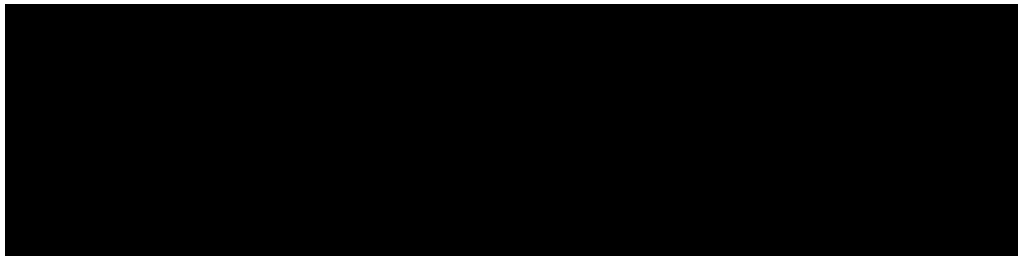
The Chepstow Larkfield development plan is likely to favour higher earners from Bristol to move to Wales (but still work in Bristol). This is a continuing trend since the bridge tolls were introduced. This is much to do with geography as well as economic wealth/opportunities differences between Bristol and Wales.

41. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

Difficult to answer without suggesting any form of forced stimulus.

For the Chepstow area the removal of Severn Bridge tolls has generally brought more English speakers to Wales.

Encouraged use of Welsh should be continued, however, more innovative methods are needed that do not place any form of forced stimulus on current English speakers, else risk acceptance of parity when using either languages.



**3872**

**Mr Monks**

## View results

Respondent  
172 Anonymous

20:28  
Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Land adjacent to the Piercefield Public House.  
There is no need for 16 houses here as you are planning to build 146 new houses at Mouton Road.  
There is one bus per hour into Chepstow so those buying here would use their cars, making it more congested and less safe with the nursery directly opposite the site entrance.  
Environmentally, the bats that gather here would have to be considered and the Japanese Knotweed removed.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I am all for more affordable homes in areas with good public transport links and/or accessible to town centres on foot or by bike.

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

29. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

30. Do you consider that the Plan is sound? \*

Yes

No

#### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

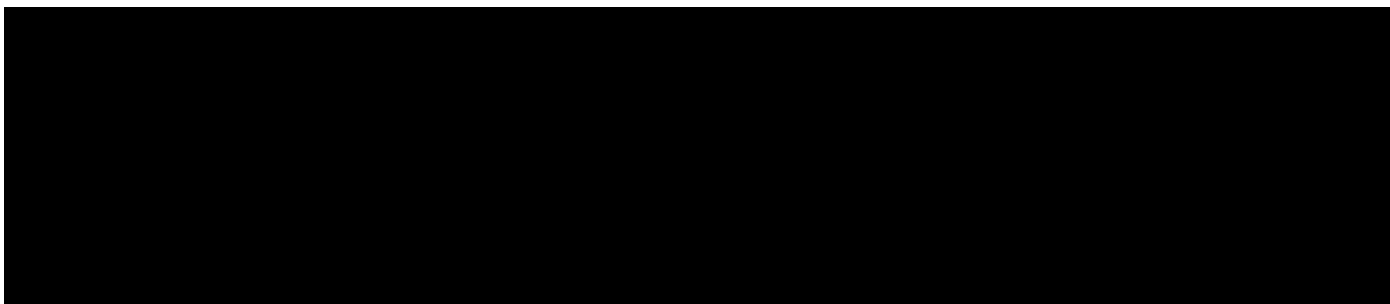
Yes

No

#### Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

33. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3873**

**Mr V G Danks**

## View results

Respondent

563

Anonymous

17:48

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Firstly this response is not a [REDACTED] but if you are going to do it do it properly and do it right response – rather than what is easy and what does not impact the pleasantries of the historic County Seats of Monmouthshire nor does it do right by the residents.

As always with these Plans they are complex interdependent cumulative factors that needs to be considered in the specific, their contribution to a solution or a problem and external influences that are not included within the scope of this report BUT have a significant impact. Moreover, the Council is dependent upon the Private Sector to deliver rather than promise and then negotiate change (as has happened in more cases than not) UNLESS the council is going to fund these developments and all of the supporting infrastructure you will be in effect powerless influencers by the time this reaches the realisation phase.

There are several specific not in my control so NOT my problem significant issues with this plan because in reality Monmouthshire has been told to do this and preferences have had a significant impact on practical reality.

In effect this report is much like a successful [REDACTED], with enough reality and research to sound convincing but factually inaccurate in its conclusions, victims and in this case heroes where verbosity replaces reality – there are many specific examples of this in the 34.5 pages of bragging introduction that are not wholly accurate or have been imaginatively represented to make the argument rather than factually reported for the readers to the totality of the 386 pages that have either deliberately or by unfortunate omission looked at each aspect is isolation with now explanation or consideration of the causality effects or the identified contributing report (of which some are 8+ years old) identifying issues if this is implemented.

Finally to fully understand all of the evidence you have expected an individual to read some 51 other reports that are referenced but not linked to in this report – how is this a fair consultation in the time provided?

Finally, how does this document comply with the government guidelines for Strategic Policies as defined within <https://www.gov.uk/guidance/national-planning-policy-framework/3-plan-making#para20>

**Do you have any comments on the Plan’s Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

- Support
- Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

In general, S1 is correct especially around the net-zero and sustainability issues. However, here and throughout the report the focus is on housing for the youth and only cursory acceptance is made but identified that for some locations specifically Severnside this will become another estate for a commuter suburb for Bristol.

So if we need more smaller homes and have an existing older population why is nothing in this report addressing the needs of the "aging population" and providing suitable cheaper housing for them (bungalows etc) thus freeing up housing stock for the property ladder that is the proven reality of life.

There is no indication within this report or any other the supporting reports as to how/by whom are the 416 jobs are going to be created per year to achieve a total of 6240 over the remaining 8 years of this plan (as an aside  $416 \times 8 = 3328$  so this does add up as an argument anyway). Moreover, is this plan expecting only 30 of the new households to have a single employed person of working age in it? (6240 jobs, 6210 homes – only 30 homes joint income), of which this is expected to be affordable given less than a third of these homes will be affordable – whatever that means as there is no definition or expectation within this report – whilst 6.3.3 clearly identifies the Councils commitment to 'deliver 50% affordable homes on new housing sites' – That must be a new commitment given the last 2 major developments in Severnside. Again looking at the maths in 6.3.7 if the plan is to increase the working age by 3222 individuals as a net these maths almost work out but again  $416 \times 8 = 3228$ .

As previously stated, this Strategy is a wish list and the location of the sites is relying on a commuting workforce and becoming a commuter belt for Bristol and the Southwest and not Welsh jobs for Welsh residents. As history has always indicated build jobs build transport infrastructure then the workforce follows and this in turn creates settlements and communities – NOT the other way round.

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

- Yes
- No

15. Is your representation in support or objection? \*

- Support
- Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Again there are many specifics to this BUT for brevity and my health, why are you focusing development on Severnside and Abergavenny when the whole impetus of S2 is to prevent rural isolation and improve travel. – Or is the strategy to increase these two commercially declining settlements as this is the easiest option. Or is it Severnside will be filled by Bristol computing migrants and Abergavenny will be filled by Newport commuting migrants so this is the most commercially viable for housebuilders. As stated in my previous response in this 'guided consultation' this Strategy is a wish list and the location of the sites is relying on a commuting workforce and becoming a commuter belt for Bristol and the Southwest and not Welsh jobs for Welsh residents. As history has always indicated build jobs build transport infrastructure then the workforce follows and this in turn creates settlements and communities – NOT the other way round.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

17. Would you like to comment on this question \*

- Yes
- No

18. Is your representation in support or objection? \*

- Support
- Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

I am no expert on this but those that are state this will impact numerous species of both fauna and flora thus I can only assume this is bad.

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

For Severnside

PM1

f)– This is a massive overdevelopment that is being forced upon the existing areas given the disproportionate sprawling growth over the past 5 years in the Portskewett area. Moreover, this fails the 3 mile rule for travel to a significant hub as based on the TFW report they are their Do Something is to make Severn Tunnel Junction that hub 9as an average on this development 3.74 miles away – actual not LoS, The Metro system has minimal upgrade to this area of South East Monmouthshire and Caldicot is not suitable for the existing population either by access or facilities and especially NOT disabled friendly.

d) – Given the scale of the site and thus housing density this will not be in keeping with any of the original aspects of the Severnside settlement.

g) – This has neither been demonstrated or indicatively proposed. In fact this has been described as a new residential environment with the bare minimum legally mandated aspects heavily leveraging the already over-subscribed existing infrastructure

PM2 – This plan does not in anyway demonstrate how it will address any of the aspects of PM2

PM3 – No current observations

HE1 – There is no detail as to how this is to be addressed thus this report has failed in that aspect.

HE2 – As this is a new development on a working greenfield site HE2 does not really apply to Severnside.

HE3 - As this is a new development on a working greenfield site HE2 does not really apply to Severnside.

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

S4 & NZ1 makes sense in the current circumstances if the developers actually comply with it.  
CC1 – Given this area is a natural floodplain and has historically been recorded to hold large volumes of surface water during ever increasing rain events and this area performs part of a wider culvert and rein infrastructure I find it difficult to believe that this will be possible to implement with the density of housing either effectively or efficiently. I have no doubt the focus will be on the new development but not down flow impacts which have been woefully managed or maintained by MCC and the land owners of many many years.  
CC2 – Again a statement without detail so how can this be commented on?  
CC3 – There are two key statements in this that are both factually incorrect and deliberately misleading:  
e) This is part of the Gwent levels and its associated ecosystem so who decided what was acceptable as there is no indication within this report of the acceptable impact on biodiversity and who made that decision?  
f) TfW report as indicated that this is factually incorrect and a deliberate ploy to force more on less whilst not impacting Monmouth or Rogit area where most of the decision makers reside.  
i) This is incorrect this will just mean SE Monmouthshire an even larger suburb off the Bristol commuter belt.

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

26. Would you like to comment on this question \*

Yes

No

27. Is your representation in support or objection? \*

Support

Objection

28. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

S5 – In totality this is delivering falsehoods – the Severnside area is an establish 'greenfield site' so how can the report claim any of these facts are correct with respect to this site given it is being developed upon. Again given the complete lack of detail then it is a long stretch to believe any of these aspects can be achieved.

LC1 – how can this be achieved when you started with green fields and end up with high density housing and industrial units and solar farms – just asking.

LC5 – Not achievable for Severnside

NR1 – Where has it been demonstrated that the development would not be better suited elsewhere including a new settlement with better road infrastructure, less local density etc...again this proposal looks as the easy not the best in the long term.

NR3 – How can this be achieved given the historical events of rain on this land in Severnside

### **Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

29. Would you like to comment on this question \*

Yes

No

30. Is your representation in support or objection? \*

Support

Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

All of these are lacking to an acceptable standard in the Severnside area already and the addition of the large settlement will just add additional reductions in service and erosion of the Welsh heritage given this will further expand on the Bristol commuter population.

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

32. Would you like to comment on this question \*

Yes

No

33. Is your representation in support or objection? \*

Support

Objection

34. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Only observation here is this whole report on new housing with an emphasis on affordability and bringing in younger people – what about making provision for the existing aging population and disabled with the provision of sing-story dwellings and good connections thus allowing existing housing stock to be freed up for the 'young'. Again MCC are focusing on the shiny not the reality of the counties needs.

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

35. Would you like to comment on this question \*

Yes

No

36. Is your representation in support or objection? \*

Support

Objection

37. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

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\*

S8 – TfW has already identified that sustainable Travel & Highways will be adversely impacted so this is not achievable. As this is a green field site HOW will there ever be a net benefit for biodiversity? Finally how with sustainable drainage be achieved on a site that naturally floods – unless acceptable is to move the water mass and thus problem elsewhere.

S9 - Why has this not been included in the request of response?

**Do you have any comments on the economic policies? (Policies  
S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

38. Would you like to comment on this question \*

Yes

No

39. Is your representation in support or objection? \*

Support

Objection

40. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Nice theory but this increase does not control the housing development rate – it has been deliberately disconnected thus will fail.

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

41. Would you like to comment on this question \*

Yes

No

42. Is your representation in support or objection? \*

Support

Objection

43. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Nice theory but this increase does not control the housing development rate – it has been deliberately disconnected thus will fail.

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

44. Would you like to comment on this question \*

Yes

No

45. Is your representation in support or objection? \*

Support

Objection

46. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Nice theory but this increase does not control the housing development rate – it has been deliberately disconnected thus will fail.

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

47. Would you like to comment on this question \*

Yes

No

48. Is your representation in support or objection? \*

Support

Objection

49. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

This is a congested area already with the key bottleneck being Chepstow, given this proposal has no intention of adding more traffic to this area HOW does the Author of this report believe this is ever achievable in its current issue – again grand words no detail!  
Moreover, given the further development by the Forest of Dean and Gloucestershire County Councils this problem will on get worse for Severside Area. A far better location would have been to the southwest which could have better utilised Sever Tunnel Junction and the addition of a new connection to the M4/48 allowing east west connection without impacting the already strained Chepstow infrastructure.

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

50. Would you like to comment on this question \*

Yes

No

51. Is your representation in support or objection? \*

Support

Objection

52. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

As it applies to Severside the claims in this section are at best misguided but closer to falsehoods.

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

53. Would you like to comment on this question \*

Yes

No

54. Is your representation in support or objection? \*

Support

Objection

55. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

No real details so just a wish list

**Do you have any comments on the mineral and waste policies?  
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

56. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP  
and/or supporting documents?**

57. Would you like to comment on this question \*

Yes

No

58. Is your representation in support or objection? \*

- Support
- Objection

59. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Whilst everyone agrees we need more housing and jobs in Monmouthshire this RDLP has chosen to disregard the best placement for both of these in the round and instead chosen for the most attractive option for residential developers as to will attract further migration from the Southwest of England rather than regeneration of South East Wales.

This is evident by the disregard of the concerns in a number of the reports on both their impact on and viability of such things as travel, biodiversity impact and economic growth. This plan would make Caldicot (Sevenside) the second-largest settlement in the country with the least sustainable public and commercial infrastructure with no clear plan on how this could be addressed in any aspect.

I truly believe that a better plan would be the creation of a new settlement either directly connecting to the main highways or A449 thus reducing the pressure on the A48 and encouraging adoption from within Wales rather than migration from England.

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

60. Do you consider that the Plan is sound? \*

- Yes
- No

61. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

62. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

See all above specific responses

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

63. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

64. If you wish to speak at a hearing session which language would you wish to use?

Welsh

English

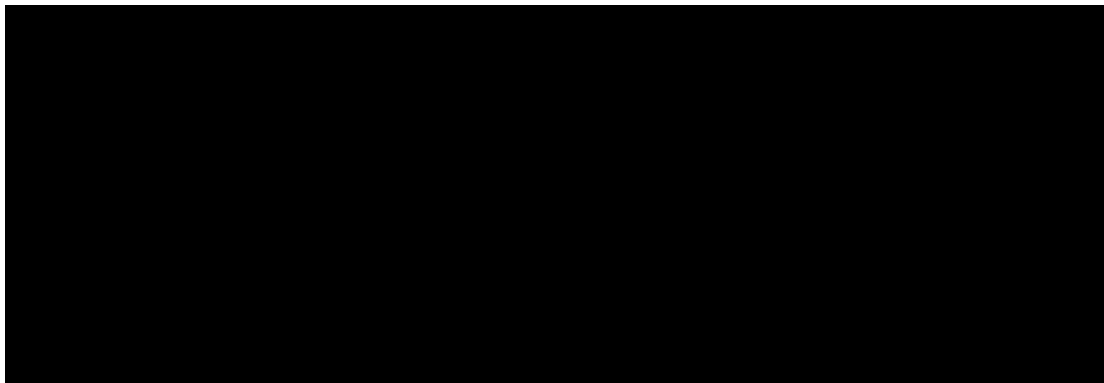
## Part 5: Welsh Language

65. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Further reduce it's use as Severnside will become a satellite suburb of Bristol.

66. 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?

Whilst everyone agrees we need more housing and jobs in Monmouthshire this RDLP has chosen to disregard the best placement for both of these in the round and instead chosen for the most attractive option for residential developers as to will attract further migration from the Southwest of England rather than regeneration of South East Wales.



**3874**

**Mrs Adams**

## View results

Respondent

441

Anonymous

29:52

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

I am objecting to having any increase to the traffic problems that this development would produce. I can only assume that the planners have never been near Chepstow. Gridlock is already the norm, especially at 'rush hour' but increasingly seems to be the norm. Hardwick Hill is already notorious for levels of pollution. The development would also cause even more difficulty in securing school places, GP appointments, car parking spaces etc on the already completely overstretched facilities. Chepstow is unrecognisable these days. I moved here in 1975 and the infrastructure or lack of remains exactly the same. The residents of Chepstow are so tired of hearing of plans for a bypass which is so badly needed but we now feel will never happen. I remember all the excitement many years ago with the proposed red and blue routes. What happened there? I know there will be many objections to this plan. I hope they'll be considered seriously and the planners will realise what a detrimental effect this will have on our poor town. It's hard to believe it's a serious plan.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

See my previous answer. Chepstow cannot cope with any more housing developments without the supporting infrastructure.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure polices? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

20. Is your representation in support or objection? \*

Support

Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

This development would have serious negative impact on the already creaking infrastructure of the town.

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies  
S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

29. Would you like to comment on this question \*

Yes

No

30. Is your representation in support or objection? \*

Support

Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Chepstow has barely any open space left.

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

32. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

33. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

34. Do you consider that the Plan is sound? \*

Yes

No

35. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

36. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

The plan is not sound because it does nothing to solve the problems in Chepstow and will add to them instead.

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

37. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

## Part 5: Welsh Language

38. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

**3875**

**Mrs Ashton-Smith**

## View results

Respondent

453

Anonymous

14:17

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The traffic congestion at Larkfield roundabout is already a HUGE problem for anyone who regularly uses the roundabout..especially in the morning and evening rush hours ! The congestion impacts on the air quality in the area, noise levels but mostly the time it takes ...the traffic regularly backs up along the A48 in both directions. Also the road from the Racecourse roundabout and towards the M4...This already existing traffic nightmare has not been addressed or improved...so how can anyone in their right minds even consider adding such a large number of houses , a hotel and care home which will make an already disastrous situation even worse? Please show some common sense and find an alternative location for the proposed development and sort out the existing problem !

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies  
S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

27. Would you like to comment on this question \*

Yes

No

## Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

28. Do you consider that the Plan is sound? \*

Yes

No

29. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

30. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

There's already too much noise impact and poor air quality caused by the existing traffic..extra congestion will only cause more pollution

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

## Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

33. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3876**

**Mrs Morgan**

## View results

Respondent

544

Anonymous

09:57

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

I object because the volume of traffic trying to get across that area of Chepstow is too much already. Unless Highways are going to re-configure the road network this will mean that an already congested area becomes more congested. As an example, it should take me 15 min to get to Chepstow (negotiating the roundabout). Often, it takes 25-30 min due to congestion on the roundabout (not in the direction I am hoping to travel). By adding more housing (and thus more vehicles) it will be more congested. Not a good place for more housing.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Growth opportunities in other areas, not at a roundabout that already struggles throughout the day with congestion.

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

the houseing development at the roundabout in Chepstow will mean further strain on the roundabout and it cannot sustain it. It is already ridiculously busy

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

31. Would you like to comment on this question \*

Yes

No

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

32. Do you consider that the Plan is sound? \*

Yes

No

33. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

34. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

too much traffic

## Part 4: Appearance at Examination Hearing Sessions

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Please indicate below if you would like to speak at the public examination.

35. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

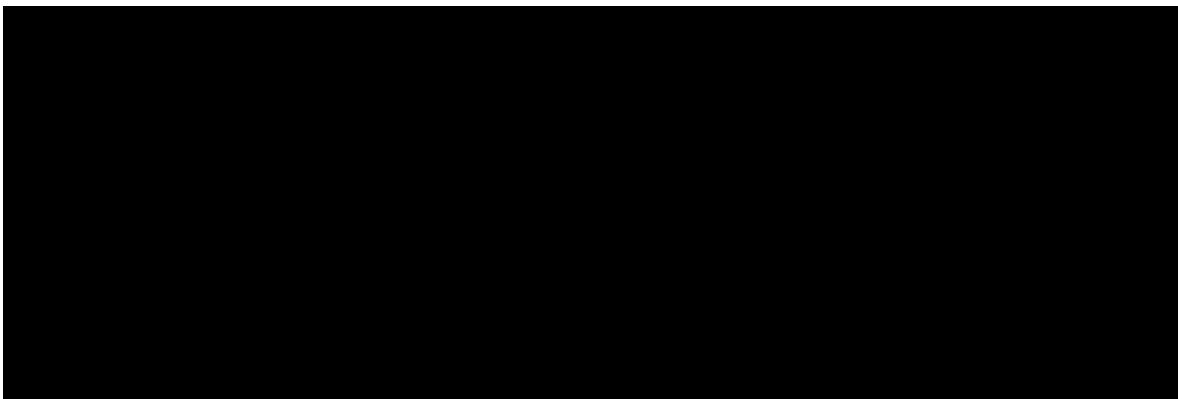
Yes

No

## Part 5: Welsh Language

36. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

37. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3877**

**Mrs O E Jones**

## View results

Respondent

494

Anonymous

53:04

Time to complete

### Part 1: Contact Details

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1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Land at Leasbrook, Monmouth.

It is a very large development of 270 houses which does not seem fitting for the area it is in. There are a number of reasons why it is not of benefit to the area in which it is situated. It means that another piece of good farming land will disappear. It is in a place where the local wildlife is of importance and rarity as it is close to where there are rare bats and dormice amongst others.

With such a quantity of housing there will be problems regarding water quality which has already got pollution difficulties as well as sewage works here at capacity. There is also some concern regarding flooding in the area, especially as it is a sloping site.

There would quite an increase in traffic as that number of houses would probably have more than one car per household. It is already very difficult to get onto the dual carriageway with queueing involved constantly. It is not very convenient for walking into town and carbon monoxide levels must already be high.

Would the infrastructure be able to stand the impact. Schools would not be able to cope or doctors' surgeries. What about other facilities offered to the public. Surely there would not be sufficient. Also it would impact on the Wye Valley landscape which is supposed to be something of pride to the area. Where is the employment going to be for all this housing. It seems that Monmouth would become even more of a commuter town.

I believe the above are valid reasons for why the land at Leasbrook would not be suitable for development of a large number of houses.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

27. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

28. Do you consider that the Plan is sound? \*

Yes

No

29. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

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Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

30. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

The site I have referred - Leasbrook - is not a suitable one for development.

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

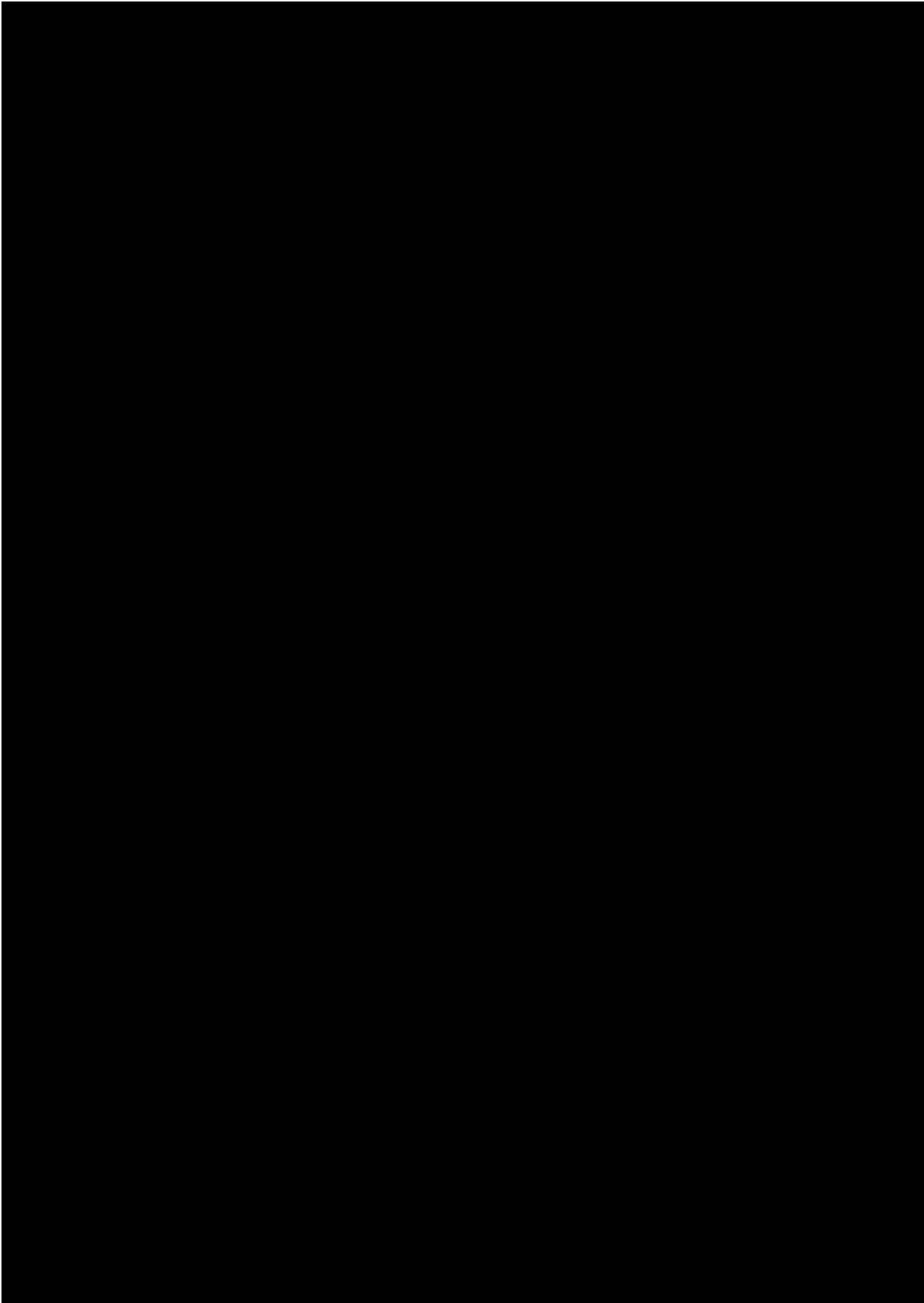
## Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

It is not always easy to answer official use of Welsh because the words are usually more difficult to use for natural Welsh speakers.

33. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

Less official language and more familiar words used.



**3878**

**Mrs Rebecca**

## View results

Respondent

411

Anonymous

25:05

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

9. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

10. Would you like to comment on this question \*

Yes

No

11. Is your representation in support or objection? \*

Support

Objection

12. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Objection to RLDP: Land West of Raglan Employment Development Proposal

Flooding

Policies: future wales national plan policy 8, Strategic policy S4, PPW12, TAN 15: development and flood risk (2004), CC1

Reference in RDLP: objective 4, section 9

Concerns:

Area is at significant risk of flooding (as demonstrated in recent weather conditions). This site is situated on higher ground than village therefore will impact other areas in raglan. Overall risk of flooding in raglan from all land development proposals.

Drainage

Policies: NR3

Reference in RDLP: section 10

Concerns:

Unacceptable risk to the capacity of groundwater and surface water – area has brook in middle of proposed site and is at risk of flooding.

Unacceptable risk to other areas due to surface water – site is on higher ground so will impact raglan village which has a river running through it.

Air Pollution

Policies: future wales national plan policy 17 and 18 (carbon energy), PM2

Concerns:

If land used for employment there will be a significant impact on air quality during construction and when built.

Light Pollution

Policy: LC2, LC5, PM2

Reference in RDLP: Section 10.9

Concerns:

Significant impact on all the village given large area proposed (4.5Ha) which will "impinge on homes and privacy" and have a significant adverse effect on human health and wellbeing"

Proposed use of land will cause unacceptable affect on visual and landscape character of the built and natural environment

Noise Pollution

Policies: PM2, CC3

Concerns:

Impact on residents privacy

Adverse effect on health and wellbeing during construction of employment development and when built.

Wildlife

Reference in RDLP: Section 10

Concerns:

Impact on wildlife around brook which runs through proposed development site.

Birds/wildlife in current agricultural land use will be disturbed

Traffic

Policies: CC3, LC4, ST3 Freight, Globally Responsible wales

Reference in RDLP: Section 9, 10

Concerns:

Traffic around employment land and on land site will significantly impact Congestion, pollution, safety, health and wellbeing of residents in raglan.

Health and wellbeing

Policies: wellbeing of future generations, future wales

Reference in RDLP: objective 8

Concerns:

Air & light pollution will impact on health and wellbeing of all residents in raglan.

Reduction in access to countryside and views of countryside will have a adverse impact on health and wellbeing for all residents in raglan.

There is employment land already in the area of raglan, units on these sites are not in use. I would propose that these are put in use first prior to building such a large scale employment development which would impact the infrastructure of raglan as a village given its large size and proposed use. The impact of employment development is significant and in my opinion has a negative adverse impact in the above ways compared to the current use as agricultural land.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure polices? (Policies S6, & IN1)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Objection to RLDP: Land West of Raglan Employment Development Proposal

#### Flooding

Policies: future wales national plan policy 8, Strategic policy S4, PPW12, TAN 15: development and flood risk (2004), CC1

Reference in RDLP: objective 4, section 9

Concerns:

Area is at significant risk of flooding (as demonstrated in recent weather conditions). This site is situated on higher ground than village therefore will impact other areas in raglan. Overall risk of flooding in raglan from all land development proposals.

#### Drainage

Policies: NR3

Reference in RDLP: section 10

Concerns:

Unacceptable risk to the capacity of groundwater and surface water – area has brook in middle of proposed site and is at risk of flooding.

Unacceptable risk to other areas due to surface water – site is on higher ground so will impact raglan village which has a river running through it.

#### Air Pollution

Policies: future wales national plan policy 17 and 18 (carbon energy), PM2

Concerns:

If land used for employment there will be a significant impact on air quality during construction and when built.

#### Light Pollution

Policy: LC2, LC5, PM2

Reference in RDLP: Section 10.9

Concerns:

Significant impact on all the village given large area proposed (4.5Ha) which will "impinge on homes and privacy" and have a significant adverse effect on human health and wellbeing"

Proposed use of land will cause unacceptable affect on visual and landscape character of the built and natural environment

#### Noise Pollution

Policies: PM2, CC3

Concerns:

Impact on residents privacy

Adverse effect on health and wellbeing during construction of employment development and when built.

#### Wildlife

Reference in RDLP: Section 10

Concerns:

Impact on wildlife around brook which runs through proposed development site.

Birds/wildlife in current agricultural land use will be disturbed

Traffic

Policies: CC3, LC4, ST3 Freight, Globally Responsible wales

Reference in RDLP: Section 9, 10

Concerns:

Traffic around employment land and on land site will significantly impact Congestion, pollution, safety, health and wellbeing of residents in raglan.

Health and wellbeing

Policies: wellbeing of future generations, future wales

Reference in RDLP: objective 8

Concerns:

Air & light pollution will impact on health and wellbeing of all residents in raglan.

Reduction in access to countryside and views of countryside will have a adverse impact on health and wellbeing for all residents in raglan.

There is employment land already in the area of raglan, units on these sites are not in use. I would propose that these are put in use first prior to building such a large scale employment development which would impact the infrastructure of raglan as a village given its large size and proposed use. The impact of employment development is significant and in my opinion has a negative adverse impact in the above ways compared to the current use as agricultural land.

### **Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Objection to RLDP: Land West of Raglan Employment Development Proposal

#### Flooding

Policies: future wales national plan policy 8, Strategic policy S4, PPW12, TAN 15: development and flood risk (2004), CC1

Reference in RDLP: objective 4, section 9

Concerns:

Area is at significant risk of flooding (as demonstrated in recent weather conditions). This site is situated on higher ground than village therefore will impact other areas in raglan. Overall risk of flooding in raglan from all land development proposals.

#### Drainage

Policies: NR3

Reference in RDLP: section 10

Concerns:

Unacceptable risk to the capacity of groundwater and surface water – area has brook in middle of proposed site and is at risk of flooding.

Unacceptable risk to other areas due to surface water – site is on higher ground so will impact raglan village which has a river running through it.

#### Air Pollution

Policies: future wales national plan policy 17 and 18 (carbon energy), PM2

Concerns:

If land used for employment there will be a significant impact on air quality during construction and when built.

#### Light Pollution

Policy: LC2, LC5, PM2

Reference in RDLP: Section 10.9

Concerns:

Significant impact on all the village given large area proposed (4.5Ha) which will "impinge on homes and privacy" and have a significant adverse effect on human health and wellbeing"

Proposed use of land will cause unacceptable affect on visual and landscape character of the built and natural environment

#### Noise Pollution

Policies: PM2, CC3

Concerns:

Impact on residents privacy

Adverse effect on health and wellbeing during construction of employment development and when built.

#### Wildlife

Reference in RDLP: Section 10

Concerns:

Impact on wildlife around brook which runs through proposed development site.

Birds/wildlife in current agricultural land use will be disturbed

Traffic

Policies: CC3, LC4, ST3 Freight, Globally Responsible wales

Reference in RDLP: Section 9, 10

Concerns:

Traffic around employment land and on land site will significantly impact Congestion, pollution, safety, health and wellbeing of residents in raglan.

Health and wellbeing

Policies: wellbeing of future generations, future wales

Reference in RDLP: objective 8

Concerns:

Air & light pollution will impact on health and wellbeing of all residents in raglan.

Reduction in access to countryside and views of countryside will have a adverse impact on health and wellbeing for all residents in raglan.

There is employment land already in the area of raglan, units on these sites are not in use. I would propose that these are put in use first prior to building such a large scale employment development which would impact the infrastructure of raglan as a village given its large size and proposed use. The impact of employment development is significant and in my opinion has a negative adverse impact in the above ways compared to the current use as agricultural land.

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

31. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

32. Do you consider that the Plan is sound? \*

Yes

No

33. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

34. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

The development land proposals for Raglan do not fit with the objectives that the council have outlined or the future wales plan. There are significant risks and impacts that the proposed use of the land will have in particular the employment development proposals (detailed in previous sections). The plans do not not make for a healthier wales, resilient wales, globally responsible wales or a wales of cohesive communities.

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

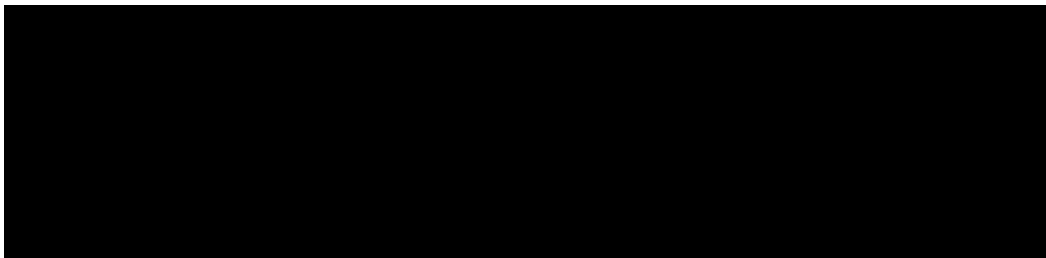
35. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

## Part 5: Welsh Language

36. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

37. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3879**

**Mrs Rhian**

## View results

Respondent

616

Anonymous

75:10

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

9. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

10. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

12. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

HA10 - Land South of Monmouth Road, Raglan, Paragraph 14.12.

I have a significant number of concerns with this site. Part of the land identified floods on a very regular basis. The remainder of the proposed site is currently highly productive agricultural land. It is a sensitive site bordering the conservation area, not only enabling views of the Grade 1 listed Raglan Castle from the dual-carriageway but also enabling open views from the tower of the castle out across Kingcoed. The location of the site is such that it is likely to cause significant additional traffic issues in the village - with cars either having to go through the already jammed high street in the centre of the village, or using the dangerous junction on the dual carriageway, which has already been the scene of so many accidents. The Welsh Government has previously intervened to overturn planning permission on this very site several years back on the basis of its major shortcomings. It was felt that the site did not perform well in relation to the transport hierarchy and conflicted with Planning Policy Wales.

In addition to all of the above which are objections so the specific site in question, I feel that the population increase resulting from this development, particularly when taken together with other developments currently in the pipeline in Raglan (eg the 45 houses currently under construction on Chepstow Road and the further 22 houses that have just received planning permission by the local authority on local amenity land on Monmouth Road directly opposite to this site) would be disproportionate in comparison to the existing size of the village. For a village like Raglan with approximately 580 dwellings at present, the three developments combined represent a massive 21% increase. This feels to me like a disproportionately rapid and unsustainable rise in the number of properties of the village.

However, if an additional site was needed in Raglan in the years to come, I feel that the site to the west of Raglan (adjacent to the roundabout) that was considered at an earlier stage in the consultation process would be significantly preferable from a village planning point of view - not only in terms of avoiding the major traffic issues that the site above produces, but also in terms of flooding and conservation impact.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

27. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

28. Do you consider that the Plan is sound? \*

Yes

No

29. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

30. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

As detailed in Q19, the Welsh Government has intervened to overturn planning permission on one of the sites currently identified in the Deposit RLDP (Policy HA10 - Land South of Monmouth Road, Raglan, section 14.12) on the basis that it was not consistent with Planning Policy Wales. I therefore do not believe that the plan is sound or appropriate in its current 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.

31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

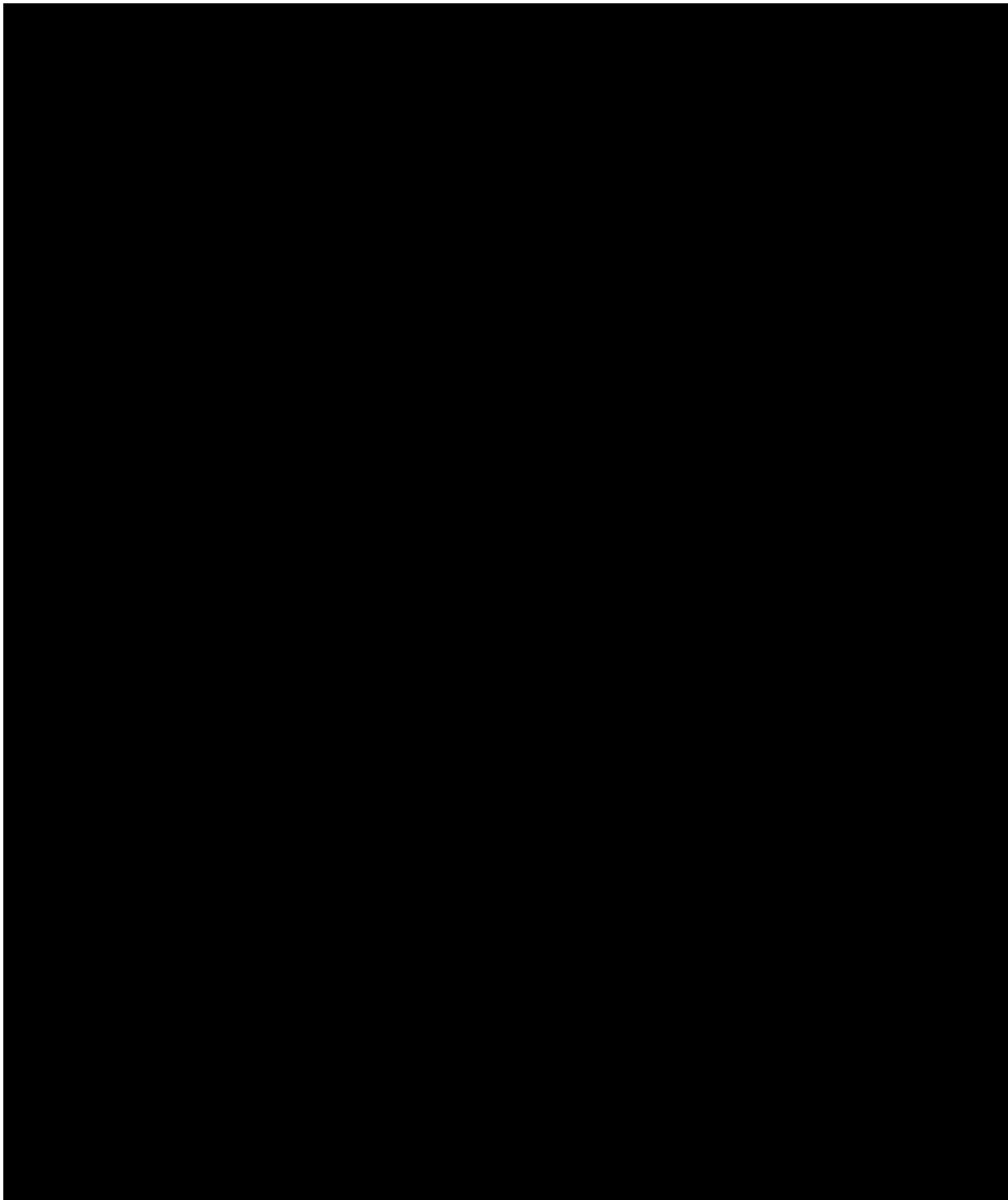
Yes

No

## Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

33. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3881**

**Mrs Natasha Baker**

## View results

Respondent

283

Anonymous

08:20

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The infrastructure can't support more houses. It is a rural location

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

- Support
- Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The objection to be upheld and no houses built

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

18. Would you like to comment on this question \*

Yes

No

19. Is your representation in support or objection? \*

Support

Objection

20. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The green belt area needs to be protected

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

30. Would you like to comment on this question \*

- Yes
- No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

31. Would you like to comment on this question \*

- Yes
- No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

32. Do you consider that the Plan is sound? \*

- Yes
- No

33. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

34. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

As previous stated

#### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

35. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

#### Part 5: Welsh Language

36. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

37. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

**3882**

**Mr Nathan Wagstaff**

## View results

Respondent

526

Anonymous

09:08

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

9. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

10. Would you like to comment on this question \*

Yes

No

11. Is your representation in support or objection? \*

Support

Objection

12. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The proposed strategic allocation of land on Mounton Road adjacent to Highbeech roundabout in Chepstow. I would like the plan to be changed to protect this land from development.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure polices? (Policies S6, & IN1)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

19. Would you like to comment on this question \*

Yes

No

20. Is your representation in support or objection? \*

Support

Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The proposed strategic allocation of land on Mounton Road adjacent to Highbeech roundabout in Chepstow. I would like the plan to be changed to protect this land from development.

**Do you have any comments on the economic policies? (Policies  
S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

29. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

30. Do you consider that the Plan is sound? \*

Yes

No

31. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

32. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

The plan development in Chepstow is unsustainable with the current infrastructure and road layouts

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

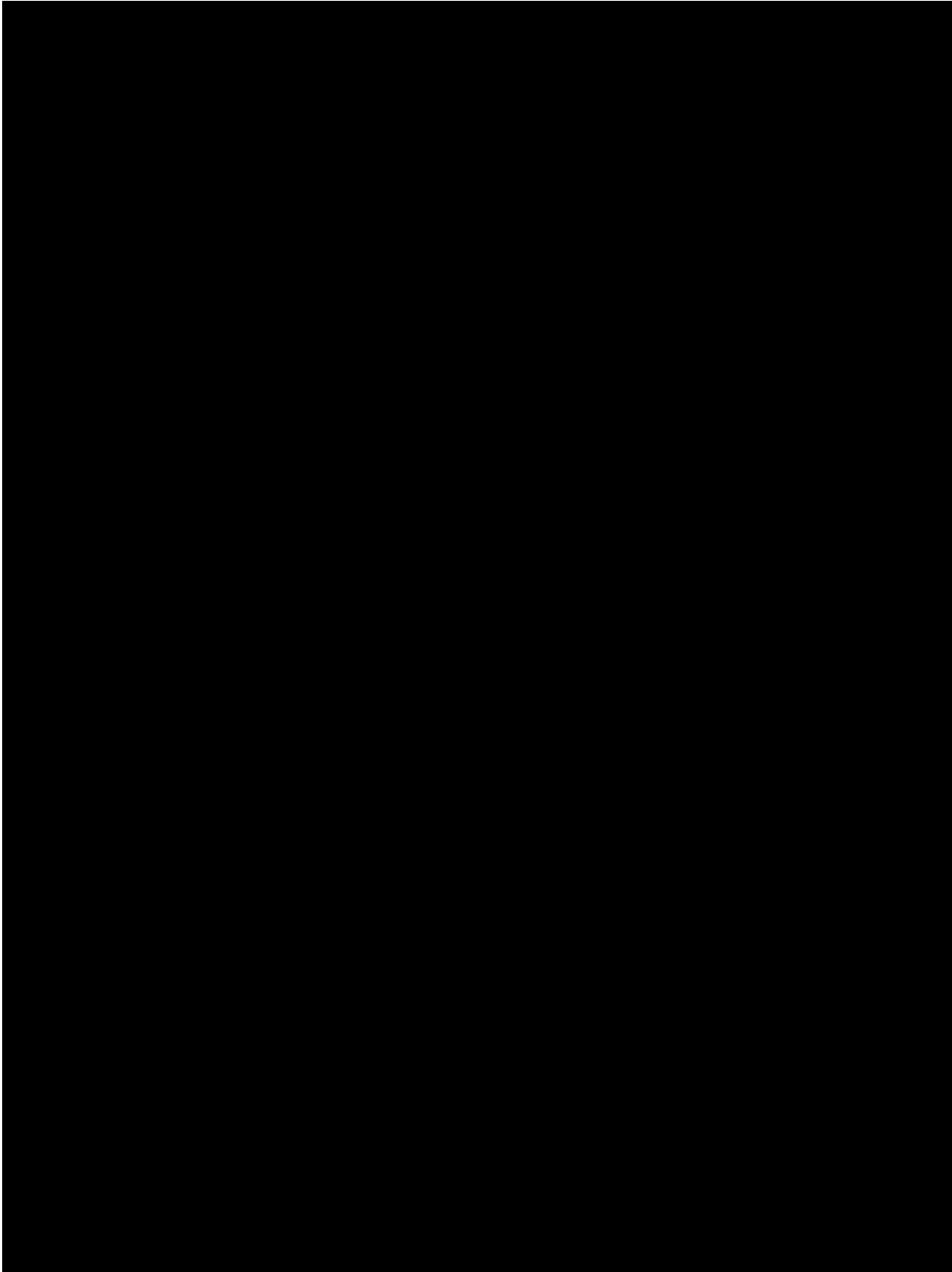
Yes

No

## Part 5: Welsh Language

34. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

35. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3883**

**Mr Neil Fuller**

## View results

Respondent

260

Anonymous

43:53

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Pages 150 - 151 land identified for residential development in Shirenewton. As a family we feel that the addition of a further 26 houses to our village on a greenfield site is detrimental to the village of Shirenewton. The local school is already full, we have no village shop and a poor bus service. We are five miles from our nearest town, so walking and cycling would be out of the question, as the road to Chepstow is rural, narrow and has no footpath. An increase of 26 houses would potentially bring a further 52 vehicles into our village, which will in turn increase the number of car journeys on the narrow roads within the village. Twenty six houses could bring another 30 plus young children into the village, this equates to one whole extra class at the school which just does not have this provision. These children would then have to be bussed out of the area at a considerable daily cost to Monmouthshire County Council. I am therefore writing to ask for the Plan to be changed to remove the housing proposal for Shirenewton from the Plan.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Pages 150-151, proposed development of 26 houses in Shirenewton. Please see our previous reply over the page. We object to the plan as the necessary infrastructure in the village of Shirenewton, does not exist to support a development of this size. We therefore ask for the development proposal to be removed from the plan.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

16. Is your representation in support or objection? \*

Support

Objection

17. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Due to the lack of infrastructure in the area, we would like Shirenewton removed from the development plan as an area for the addition of a further twenty six houses. Please see my first comments for reasons.

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure polices? (Policies S6, & IN1)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

22. Would you like to comment on this question \*

Yes

No

23. Is your representation in support or objection? \*

Support

Objection

24. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Pages 150-151, for the provision of 26 new houses to include 13 affordable houses. The infrastructure within the village is not able to support a development of this size. Please see my response earlier for reasons. Please remove Shirenewton from the plan as a place for affordable housing.

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

25. Would you like to comment on this question \*

Yes

No

26. Is your representation in support or objection? \*

Support

Objection

27. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Pages 150-151, the infrastructure within the village of Shirenewton does not exist to support a development of this kind. Please see my comments/reasons at the start of this response. Remove Shirenewton as an area for residential development.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

31. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

32. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, C11, C12, C13 & C14)**

33. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

34. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

35. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

36. Do you consider that the Plan is sound? \*

Yes

No

37. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

38. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

The infrastructure to support future residential development in rural areas does not exist in Monmouthshire.

#### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

39. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

#### Part 5: Welsh Language

40. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

We speak very little Welsh in Monmouthshire, so no impact at all. Those that move to the area are predominantly from England.

41. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

None, as English is the first language of Monmouthshire.



**3884**

**Mr Neil Webb**

## View results

Respondent

608

Anonymous

16:43

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The areas in Chepstow should be developing brown field sites, before using precious green spaces. Also roads need massive rethinking and improvements, alongside more vital basic services (doctors, dentists, schools, etc).

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

16. Would you like to comment on this question \*

Yes

No

17. Is your representation in support or objection? \*

Support

Objection

18. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Increased people, increased traffic, increased pollution, decrease in the health of local people.

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

20. Is your representation in support or objection? \*

Support

Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Infrastructure does not support increase in people and subsequent increase in service requirement. Roads can not take it now

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Brown field areas should be used first. Destroying green fields is not the solution.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

26. Would you like to comment on this question \*

Yes

No

27. Is your representation in support or objection? \*

Support

Objection

28. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Local Services already not fully supported. Plans do not take into consideration the further drain on services.

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

30. Would you like to comment on this question \*

Yes

No

31. Is your representation in support or objection? \*

Support

Objection

32. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Chepstow will be a less desirable place to live and visit

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

33. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

34. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

35. Would you like to comment on this question \*

Yes

No

36. Is your representation in support or objection? \*

Support

Objection

37. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Current services can't take further load. Ross infrastructure can not handle current traffic levels, let alone an increase

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

38. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

39. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

40. Do you consider that the Plan is sound? \*

Yes

No

41. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

42. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

Easy option that does nothing to address the issues this plan will bring.

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

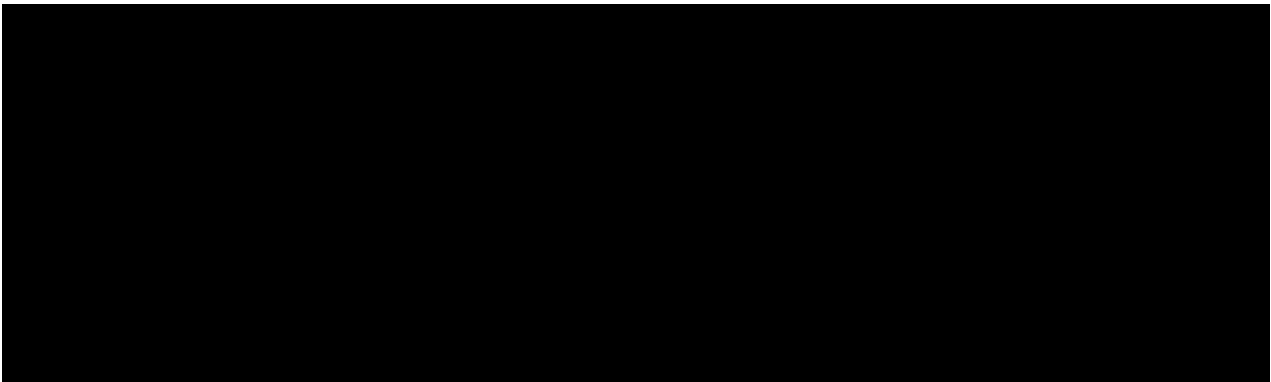
43. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

## Part 5: Welsh Language

44. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

45. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3885**

**Mrs Nerys Parker**

## View results

Respondent

479

Anonymous

09:13

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The current infrastructure around High Beech roundabout cannot cope with the volume of traffic currently let alone with the increased that will result if this development goes ahead.  
I am having to leave earlier and earlier for my commute in the morning, it can easily take 40 minutes to get to the motorway.  
This is not acceptable.  
The environmental impact will also be huge. Hardwick hill is already one of the most heavily polluted streets in the UK.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

As before

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and  
open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies?  
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP  
and/or supporting documents?**

29. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further  
guidance: [https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-  
RLDP-ENG.pdf](https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf)

30. Do you consider that the Plan is sound? \*

Yes

No

31. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

32. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

As before

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

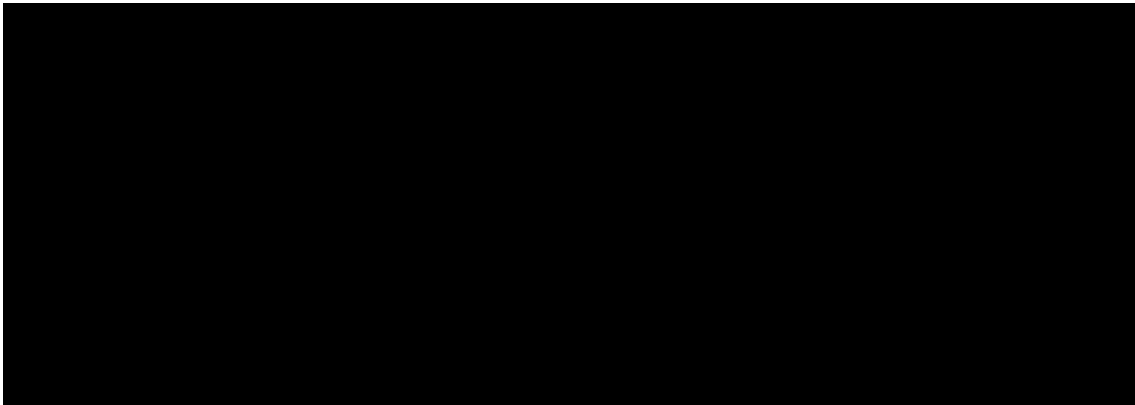
33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

## Part 5: Welsh Language

34. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

35. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3886**

**Mrs Nerys Wilson**

## View results

Respondent

189

Anonymous

43:07

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Shirenewton, a conservation area in Monmouthshire, is renowned for its historic stone-built homes, medieval church, and idyllic rural setting. This village is a living testament to our heritage, with its narrow lanes, unspoiled natural beauty, and timeless architectural charm. As guardians of this extraordinary legacy, we must ensure its preservation for future generations.

The proposed development of 26 houses near Reddlandes poses a grave threat to the character and integrity of Shirenewton. This historic village, defined by its iconic stone homes and tranquil atmosphere, would be irreversibly altered by such expansion. The narrow roads, essential to the village's charm, cannot safely accommodate increased traffic, endangering pedestrians and disrupting the community's peace.

Moreover, Shirenewton lacks the infrastructure to support this level of growth. The local school is oversubscribed, there are no shops or medical facilities, and the nearest shop is four miles away, accessible only by private transport due to the lack of a safe pedestrian walkway. Public transportation is severely limited, leaving residents heavily reliant on cars. Such a development would strain already limited services and isolate those unable to drive.

In addition to the social and infrastructural challenges, the environmental impact of this proposal would be devastating. Shirenewton's rich ecology and the scenic beauty of its surroundings must be protected.

I urge the council to reject this proposal and uphold their commitment to preserving the unique charm, heritage, and environmental integrity of Shirenewton. Once lost, this village's character cannot be restored.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The growth strategy outlined in Policy S1 should carefully consider the unique characteristics of areas like Shirenewton, ensuring that any proposed growth aligns with the preservation of the village's conservation status and rural environment. While growth is necessary to address key issues, it should be slow and sustainable, avoiding large-scale developments that could overwhelm existing infrastructure and change the character of the community.

In Shirenewton, there are concerns about the limited capacity of local services, such as the school, public transport, and medical facilities. Therefore, any growth should be carefully balanced with improvements in these services to prevent strain on already stretched resources. Furthermore, growth should prioritize smaller-scale, community-focused developments that respect the heritage and environmental qualities of the area.

Overall, while growth may be needed, it should be managed in a way that does not compromise the rural charm and historical integrity of conservation areas like Shirenewton. The level of growth should be proportionate to the area's capacity and infrastructure, ensuring that the community can thrive without losing its character.

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

Yes

No

15. Is your representation in support or objection? \*

Support

Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Spatial Strategy outlined in Policy S2 should prioritize the protection of conservation areas like Shirenewton, ensuring that development is carefully directed away from historically and environmentally sensitive areas. Shirenewton, as a conservation area, has unique heritage and natural beauty that must be preserved. Therefore, the strategy should focus on sustainable growth that does not impact the village's character, narrow roads, or limited infrastructure.

Development should be concentrated in areas with existing infrastructure capacity, such as locations near public transport, schools, and local services. Any proposed developments should be small-scale, community-oriented, and designed to integrate seamlessly into the existing landscape and village character.

For Shirenewton, any growth should be incremental, avoiding large-scale residential or commercial projects that would disrupt the rural setting. Ensuring that developments respect the environment and heritage of the area is crucial to maintaining the village's identity for future generations.

In summary, while growth is necessary, the spatial strategy must prioritize protecting Shirenewton's heritage and character, focusing development in areas that are already equipped to handle it without overburdening the community or environment.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Managing Settlement Form policies (OC1 and GW1) should be carefully applied to ensure that developments in rural and conservation areas, like Shirenewton, are compatible with the area's character and infrastructure limitations.

Policy OC1: This policy should ensure that any development within or near Shirenewton respects the settlement's traditional stone-built homes, narrow lanes, and rural character. Development should be small in scale and sensitive to the village's historic architecture and natural beauty. Any proposals should be carefully reviewed to ensure they align with the conservation area's regulations and do not overwhelm the local infrastructure, such as roads and services.

Policy GW1: This policy should focus on protecting the green spaces and surrounding countryside of Shirenewton. Any development should avoid encroaching on valuable green land and must preserve the ecological balance of the area. Given the village's location in a rural landscape, developments should be limited to areas with existing infrastructure and should not detract from the scenic views or biodiversity that make Shirenewton a desirable place to live.

In both policies, I would recommend stronger emphasis on ensuring that any new development is compatible with the village's conservation status and that it does not compromise the rural atmosphere, the environment, or the local infrastructure. Development in sensitive areas like Shirenewton should be gradual, respectful of the heritage, and thoroughly assessed for environmental and social impact.

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

The design and sustainable placemaking policies (S3, PM1, PM2, PM3, HE1, HE2 & HE3) should ensure that new developments, particularly in areas like Shirenewton, are carefully designed to blend with the existing built environment and respect the area's heritage and natural surroundings.

Policy S3: The plan should emphasize that developments in conservation areas, like Shirenewton, must prioritize design that complements the existing historic architecture, using traditional materials and styles. Any new builds should enhance the rural character and avoid out-of-place modern constructions that could disrupt the village's unique aesthetic.

Policies PM1, PM2, and PM3: These policies should stress the importance of incorporating sustainable design principles that align with the village's conservation status. Developments should be energy-efficient and use eco-friendly materials, while ensuring that green spaces, wildlife corridors, and the natural environment are maintained. In Shirenewton, maintaining the village's green boundaries and preserving the rural landscape should be central to any new development.

Policies HE1, HE2, and HE3: These policies should reinforce the need to protect Shirenewton's heritage assets, including its historic stone-built homes and medieval church. Developments must respect the village's history and contribute to its long-term preservation. Any proposals for new construction should undergo thorough heritage assessments to ensure they do not negatively impact the character of the conservation area.

In summary, these policies should ensure that all developments in Shirenewton adhere to the principles of sustainable placemaking, heritage preservation, and environmentally responsible design, ensuring that any new growth complements the village's historic and rural character while supporting long-term sustainability.

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The climate change and renewable energy policies (S4, NZ1, CC1, CC2, and CC3) should be carefully applied to ensure that any new development in Shirenewton is sustainable and aligned with the need to preserve the village's rural and historic character.

Policy S4: This policy should encourage energy-efficient building practices and the use of renewable energy in all new developments, ensuring that Shirenewton's environment and the aesthetic of its conservation area are not compromised. Renewable energy solutions, such as solar panels or wind energy, should be incorporated in a way that does not harm the visual appeal or character of the village.

Policies NZ1, CC1, CC2, and CC3: These policies should focus on reducing the carbon footprint of new developments, encouraging the use of low-carbon technologies, and improving the sustainability of the village's infrastructure. However, it is essential that these policies are applied in a way that respects Shirenewton's rural setting and does not lead to overdevelopment or significant environmental impact.

In particular, the integration of renewable energy should be balanced with maintaining the village's heritage and natural landscape. For example, any renewable energy infrastructure should be designed and sited so that it does not detract from the visual appeal of the area or disrupt the village's character.

Overall, supporting these policies is important, but they should be carefully tailored to ensure that they benefit both the environment and the preservation of Shirenewton's unique heritage. Renewable energy solutions should be introduced gradually and sensitively, ensuring that growth does not overwhelm the village or its resources.

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

26. Would you like to comment on this question \*

Yes

No

27. Is your representation in support or objection? \*

Support

Objection

28. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

The green infrastructure, landscape, and nature recovery policies (S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3, and PROW1) should be strongly supported, as they align with the preservation of Shirenewton's rural and environmental character. These policies should ensure that development in and around Shirenewton is managed in a way that preserves the natural beauty, ecological value, and biodiversity of the area.

Policy S5 and GI1-5: These policies should prioritize the protection and enhancement of the village's green spaces, natural corridors, and wildlife habitats. Any development in Shirenewton should ensure that green infrastructure is maintained and incorporated, protecting the surrounding countryside and promoting sustainable practices that support biodiversity. The rural landscape should remain a central feature of the area, with any new development respecting existing green spaces and wildlife areas.

LC1-5 and NR1-3: These policies should ensure that any proposed developments do not harm the landscape or natural habitats in Shirenewton. There should be strong guidelines to protect areas of scenic beauty and ecological value, such as woodlands, wetlands, and wildlife corridors. Shirenewton's rural environment should be safeguarded from overdevelopment that could lead to habitat loss or fragmentation.

PROW1: Public Rights of Way (PROW) are crucial in maintaining access to the countryside and the scenic beauty of Shirenewton. Ensuring the protection and enhancement of these rights of way, as well as creating new connections where possible, would encourage more sustainable, active travel and support local wildlife corridors.

In summary, these policies should be strongly supported, as they promote the long-term protection and enhancement of Shirenewton's natural environment. However, it is essential that these policies are rigorously enforced to prevent inappropriate development that could harm the landscape, biodiversity, or rural character of the area.

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

29. Would you like to comment on this question \*

Yes

No

30. Is your representation in support or objection? \*

- Support
- Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

The infrastructure policies (S6 and IN1) should prioritize the enhancement and careful management of infrastructure in rural areas like Shirenewton to support sustainable growth while preserving the village's character.

Policy S6: This policy should ensure that any development in Shirenewton is matched with the necessary improvements to infrastructure, such as roads, utilities, and public services. Given Shirenewton's limited capacity for growth, including an oversubscribed school, lack of medical facilities, and limited public transport, it is essential that any new development is supported by an upgrade in local infrastructure. Developments should not outstrip the capacity of existing services and infrastructure, and any increase in population should be carefully managed to ensure that local amenities can accommodate the needs of residents.

Policy IN1: This policy should focus on improving connectivity and accessibility in rural areas like Shirenewton. With limited public transportation and a lack of safe pedestrian walkways, the plan should prioritize infrastructure that supports non-car travel, such as improved bus services and safer walking routes. Additionally, it is important to ensure that infrastructure improvements, such as road upgrades, do not negatively impact the rural character of the area.

In summary, these policies should be supported with the understanding that any growth in Shirenewton must be accompanied by infrastructure improvements that enhance the quality of life for residents without compromising the village's rural and historic character. Infrastructure upgrades should be aligned with sustainable development principles and meet the specific needs of the community.

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

32. Would you like to comment on this question \*

- Yes
- No

33. Is your representation in support or objection? \*

- Support
- Objection

34. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The housing policies, including affordable housing and Gypsy and Traveller policies (S7, S9, H1-H9, and GT1), should be carefully considered to ensure that development in rural areas like Shirenewton is sustainable and does not negatively impact the village's character or infrastructure.

Policy S7 (Housing Growth): The level of housing growth in rural villages like Shirenewton should be carefully managed to prevent overdevelopment. Given Shirenewton's conservation status and limited infrastructure, growth should be gradual and proportionate to the capacity of local services. Large-scale housing developments would put undue strain on already limited resources, such as the local school and medical facilities. Any housing growth should focus on small-scale, affordable housing that meets local needs without overwhelming the village's infrastructure.

Affordable Housing (Policies H1-H9): The need for affordable housing in rural areas is recognized, but the location and design of new housing must respect Shirenewton's unique heritage and rural environment. New developments should be designed to complement the village's traditional stone-built homes, with materials and styles that are in keeping with the village's character. Additionally, affordable housing should be integrated into the community in a way that doesn't disrupt the social fabric of the village or put pressure on local services.

Gypsy and Traveller Policies (GT1): Any proposals for Gypsy and Traveller sites should be considered with respect to Shirenewton's rural character and the impact on local infrastructure. The policies should ensure that such sites are located in areas with appropriate access to services, including transport and utilities, and do not negatively affect the natural environment or heritage of the area.

In conclusion, while the need for housing, including affordable housing and provision for Gypsy and Traveller sites, is important, growth in Shirenewton should be carefully managed to ensure it is in line with the village's infrastructure capacity and conservation area status. Support should be contingent on ensuring that any housing developments are small-scale, appropriate in design, and respectful of the village's heritage and environment.

### Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

35. Would you like to comment on this question \*

Yes

No

36. Is your representation in support or objection? \*

Support

Objection

37. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Given Shirenewton's status as a conservation area with limited infrastructure and a delicate rural character, I object to the proposed residential site allocations in policies S8, HA1-HA18, particularly in areas that could place pressure on the village's infrastructure or alter its character.

Shirenewton cannot sustain large-scale residential development without compromising its heritage, landscape, and existing services. The local infrastructure, such as the oversubscribed school, lack of medical facilities, and limited public transport, is already stretched. Therefore, any new residential sites must be in line with the village's capacity and sensitive to its conservation status.

In addition, new developments should be designed to respect the village's traditional stone-built homes and rural charm. The development of large, unsympathetic housing estates could irreparably alter the aesthetic of the village and its surroundings.

In conclusion, I strongly object to residential site allocations in Shirenewton unless they are carefully planned to ensure they are small-scale, in keeping with the local character, and supported by the necessary infrastructure improvements. Development should be gradual, sensitive, and fully aligned with the conservation area's objectives.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

38. Would you like to comment on this question \*

Yes

No

39. Is your representation in support or objection? \*

Support

Objection

40. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The economic policies (S10, S11, E1, E2, RE1-RE6) should prioritize sustainable development that supports the local economy while protecting the unique character of rural areas like Shirenewton.

Policy S10: Economic growth should focus on small-scale, locally relevant initiatives that do not put undue pressure on the village's infrastructure or environment. Supporting small businesses and local enterprises that complement the rural character of Shirenewton is key. Large-scale commercial or industrial developments should be avoided in the village or its immediate surroundings.

Policy S11: Tourism can be a valuable economic driver, but it must be carefully managed to avoid overcrowding or harm to Shirenewton's conservation area status. Any development related to tourism should be low-impact and aligned with preserving the village's charm and historic sites.

Policies E1, E2, RE1-RE6: These policies should support rural businesses and encourage sustainable agriculture, artisan industries, and eco-friendly initiatives. Any economic development should be small-scale and designed to preserve the landscape and heritage of Shirenewton. Large commercial developments or those that negatively impact the environment should be avoided. There is potential to develop the local economy through initiatives like green energy, craft industries, and small-scale agriculture, which would align with the rural character of Shirenewton.

In conclusion, support should be given to policies that foster local, small-scale economic growth, sustainable business practices, and tourism that respects the area's character. However, object to large-scale developments or commercial projects that could disrupt the village's rural, historic nature or strain its infrastructure. Economic growth should be sustainable and in harmony with Shirenewton's conservation area status.

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

41. Would you like to comment on this question \*

Yes

No

42. Is your representation in support or objection? \*

Support

Objection

43. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

For the employment site allocations (Policies EA1 & EA2), it is important that any proposed sites are carefully located and scaled to fit with the rural character of Shirenewton and surrounding areas.

Policy EA1 & EA2: Employment sites should be small-scale and should not disrupt the village's historical and environmental integrity. Shirenewton is a conservation area, and large-scale employment sites would place additional pressure on the village's already limited infrastructure and could lead to an irreversible change in its character. Ideally, employment opportunities should focus on sustainable, locally-driven businesses that support the rural economy and fit harmoniously within the landscape.

Any proposed employment sites should be located away from sensitive areas to protect the natural environment, historic assets, and public amenity spaces. Employment growth should focus on green industries, eco-tourism, or small-scale enterprises that complement the village's heritage and rural nature.

In conclusion, while employment growth can be beneficial, object to any large or industrial-scale developments near Shirenewton that could harm its infrastructure or heritage. Support should be given to small-scale, sustainable employment initiatives that align with the character and needs of the community.

#### **Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

44. Would you like to comment on this question \*

Yes

No

45. Is your representation in support or objection? \*

Support

Objection

46. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The visitor economy policies (S12, T1, T2) should focus on supporting tourism in a way that benefits Shirenewton while preserving its rural and historic character.

Policy S12: Tourism can be a valuable part of the local economy, but it must be managed carefully in Shirenewton, a conservation area. Any growth in the visitor economy should be low-impact and respectful of the village's heritage and landscape. Sustainable tourism, such as heritage tours, eco-friendly accommodation, and local crafts, would align well with the character of the village. The scale of tourism development should be controlled to prevent overcrowding and protect the tranquil environment that makes Shirenewton unique.

Policies T1 & T2: Tourism-related infrastructure should be developed with sustainability in mind. Improvements to transport links should be carefully considered, focusing on accessibility without damaging the village's rural charm. Given Shirenewton's limited public transport options, any new developments should also include solutions for sustainable travel, such as improved bus services or cycle routes, while ensuring they do not alter the village's peaceful atmosphere.

In conclusion, support should be given to policies that promote small-scale, sustainable tourism that respects Shirenewton's conservation area status. However, there should be concern over large or intrusive developments that could overwhelm the village's infrastructure or change its character. Sustainable tourism initiatives that benefit the local community while preserving the village's heritage should be prioritized.

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

47. Would you like to comment on this question \*

Yes

No

48. Is your representation in support or objection? \*

Support

Objection

49. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The sustainable transport policies (S13, ST1, ST2, ST3, ST4, ST5, ST6) are crucial for balancing the needs of a growing population with the preservation of rural areas like Shirenewton. However, it is important to ensure that any transport developments are in harmony with the village's infrastructure and conservation area status.

Policy S13: Sustainable transport should be a priority, but developments must consider the rural nature of Shirenewton. While improvements to public transport and walking/cycling infrastructure are welcomed, any proposals must be carefully designed to avoid disrupting the village's historic character and tranquil environment.

Policies ST1-ST6: The policies should aim to improve transport options, but these improvements need to align with the current capacity of the village. Shirenewton has limited public transport, and any new proposals should focus on low-impact, environmentally friendly solutions, such as enhancing bus services, improving cycle routes, and ensuring safe pedestrian walkways. This would help reduce car dependency without overwhelming the village's infrastructure. Additionally, any road improvements should consider the narrow lanes and traditional stone homes in Shirenewton, ensuring that they are not negatively impacted by increased traffic or new developments.

In conclusion, support should be given to sustainable transport policies that improve accessibility in an environmentally friendly way, while objecting to large-scale infrastructure changes or projects that could negatively impact the village's heritage, character, or the local community. Transport solutions should be tailored to the needs of rural areas, prioritizing safety, sustainability, and minimal disruption to the village's historic setting.

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

50. Would you like to comment on this question \*

Yes

No

51. Is your representation in support or objection? \*

Support

Objection

52. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The retail and commercial centres policies (S14, RC1, RC2, RC3, RC4) should consider the unique nature of Shirenewton, a rural village with limited infrastructure and no active commercial centre.

Policy S14: While it is important to support local businesses, the focus should be on maintaining the village's rural and historic charm. Large-scale retail or commercial developments should be avoided in Shirenewton, as they could strain the village's infrastructure and alter its character. Instead, policies should support small-scale, locally-owned businesses that complement the village's heritage and contribute to its community spirit.

Policies RC1-RC4: Given the lack of a shop in Shirenewton for many years due to the competition with supermarkets, there should be an emphasis on supporting local, niche businesses that meet the needs of the community without overwhelming the village. Policies should encourage small-scale retail and artisan ventures that align with Shirenewton's rural identity. Additionally, any commercial development should be carefully regulated to ensure it is in keeping with the conservation area's aesthetic, preserving the historical and architectural integrity of the village.

In conclusion, support should be given to policies that promote small, sustainable businesses that reflect the rural nature of Shirenewton. Object to large-scale retail or commercial developments that could harm the village's character, disrupt the local economy, or place undue strain on its already limited infrastructure. The focus should be on sustainable, community-driven commercial initiatives.

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

53. Would you like to comment on this question \*

Yes

No

54. Is your representation in support or objection? \*

- Support
- Objection

55. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The community infrastructure and open space policies (S15, C1, C2, C3, C4) are essential for maintaining the quality of life in rural communities like Shirenewton, which are already limited in terms of local services and facilities.

Policy S15: While growth and development are necessary, any increase in population or infrastructure must be balanced with the preservation of Shirenewton's rural and historic character. The village's infrastructure is limited, with an oversubscribed school, no local shops, and a lack of medical facilities. The policies should ensure that any proposed developments are supported by the necessary community infrastructure to avoid placing further strain on existing services.

Policies C1, C2, C3, C4: Shirenewton's small-scale nature means that community spaces and open areas are vital for maintaining a sense of community. These policies should focus on improving local amenities like green spaces, pedestrian walkways, and areas for community activities, without overdeveloping the area. Special care should be taken to ensure that any new spaces or infrastructure are in line with the village's conservation area status and do not disrupt the local environment.

In conclusion, support should be given to policies that prioritize enhancing local services and community spaces, but only if they are sensitive to the village's rural, historic character. Object to any proposals that would lead to large-scale infrastructure developments or overcrowding that could negatively impact the quality of life in Shirenewton. Ensuring that growth is gradual and sustainable, with adequate community infrastructure, is key to maintaining the village's charm and functionality.

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

56. Would you like to comment on this question \*

- Yes
- No

57. Is your representation in support or objection? \*

- Support
- Objection

58. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The mineral and waste policies (S16, S17, M1, M2, M3, W1, W2, W3) should be approached with caution in rural areas like Shirenewton, which is a conservation area.

Policy S16: While responsible management of minerals and waste is essential, the policies must ensure that any extraction or waste disposal activities do not negatively impact the natural beauty, historic character, or environmental integrity of Shirenewton. The rural and tranquil nature of the village should be protected, and no policies should allow for large-scale industrial activities that could cause long-term harm to the landscape or local ecosystem.

Policies M1-M3: Any mineral extraction activities must be carefully regulated to ensure they do not interfere with the surrounding environment, local wildlife, or the heritage of Shirenewton. The conservation area status should be a key consideration, with the aim of protecting the rural landscape and historical buildings from potential damage caused by mining or other extractive processes.

Policies W1-W3: Waste management should also be approached sustainably, prioritizing recycling and minimizing the environmental impact. Shirenewton's infrastructure is limited, and large waste facilities should not be located near the village. Any waste management projects should be well-planned, ensuring they do not disrupt the community or harm the local environment.

In conclusion, object to any mineral or waste management projects that could have a negative impact on Shirenewton's conservation area, environment, or infrastructure. Support should be given to sustainable practices that prioritize environmental protection and minimize any risks to the rural community. All activities should be thoroughly assessed to ensure they do not harm the village's heritage or landscape.

### Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

59. Would you like to comment on this question \*

Yes

No

60. Is your representation in support or objection? \*

Support

Objection

61. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

I would like to emphasize the importance of balancing growth with the preservation of Shirenewton's unique character as a conservation area. While development is necessary to meet housing and infrastructure needs, it must be done in a way that respects and enhances the village's historic, rural environment. The policies should ensure that any proposed growth aligns with the existing infrastructure, local services, and ecological considerations, and does not compromise the village's heritage or the quality of life for its residents.

Furthermore, any developments or infrastructure improvements should be carefully planned to avoid overwhelming the village, particularly in terms of traffic, services, and community spaces. Shirenewton's rural charm and peaceful atmosphere are central to its identity, and policies should prioritize small-scale, sustainable development that fits with the village's scale and character.

It is essential that the plan includes a strong emphasis on protecting the local environment, addressing the needs of the community, and ensuring that any growth is gradual, sustainable, and in keeping with the conservation area's unique heritage. We must protect the unique character of Shirenewton for future generations.

## Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

62. Do you consider that the Plan is sound? \*

Yes

No

63. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

64. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

I do not consider the Plan to be entirely sound in its current form, particularly with regard to the proposed levels of growth and development in rural areas like Shirenewton. While the plan aims to address housing and infrastructure needs, it does not adequately consider the preservation of the unique character of villages within conservation areas.

The scale and speed of growth proposed may place excessive pressure on local infrastructure, which is already limited, and could compromise the historic and environmental integrity of areas like Shirenewton. The Plan needs to place a stronger emphasis on sustainable, low-impact development that respects local heritage, prioritizes infrastructure improvements that support current residents, and ensures any new growth aligns with the conservation and rural nature of such areas.

In conclusion, for the Plan to be sound, it must incorporate more specific measures to safeguard the character of conservation areas, ensure that growth is gradual, and address the infrastructure needs of smaller communities like Shirenewton without overburdening them.

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

65. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

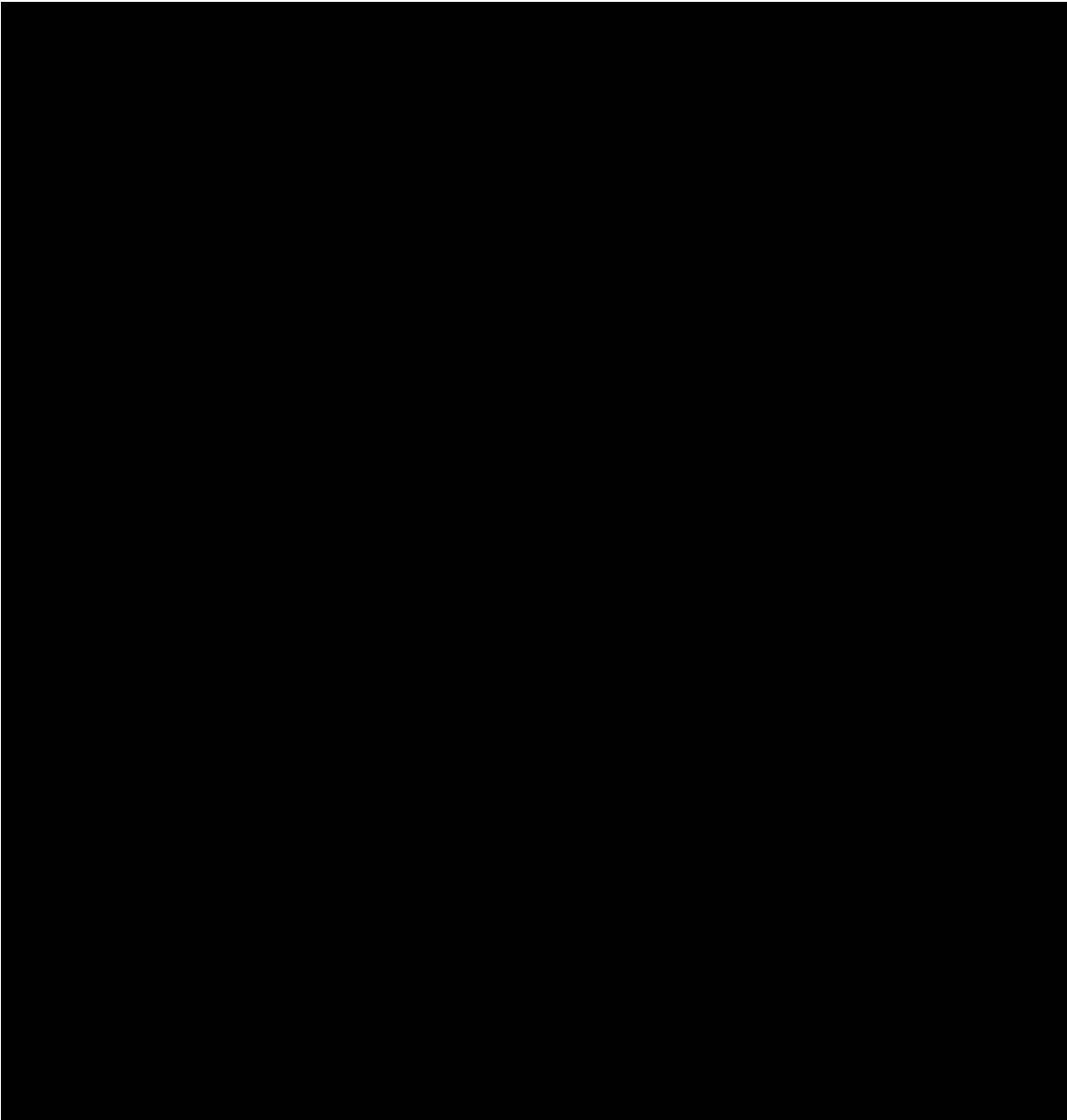
Yes

No

## Part 5: Welsh Language

66. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

67. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



here you  
character-

## View results

Respondent

187

Anonymous

77:26

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDLP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Shirenewton, a conservation area in Monmouthshire, is renowned for its historic stone-built homes, medieval church, and idyllic rural setting. The village is a living testament to our heritage, with narrow lanes, unspoiled natural beauty, and timeless architectural charm. As guardians of this extraordinary legacy, we must ensure its preservation for future generations.

Preserving conservation area villages like Shirenewton is crucial for protecting cultural heritage, historical architecture, and the natural environment. These areas offer a tangible connection to the past, support biodiversity, and provide a strong sense of community. By limiting inappropriate development, we can ensure sustainable growth that respects both the local character and the environment.

The proposed development of 26 houses near Reddlandes threatens Shirenewton's character and integrity. This historic village, defined by its iconic stone homes and tranquil atmosphere, would be irreversibly altered by such expansion. The narrow roads, essential to the village's charm, cannot safely accommodate increased traffic, endangering pedestrians and disrupting the community's peace.

Moreover, Shirenewton lacks the infrastructure to support such growth. The local school is oversubscribed, there are no shops or medical facilities, and the nearest shop is four miles away, accessible only by private transport due to the lack of a safe pedestrian walkway. Public transportation is limited, leaving residents heavily reliant on cars. This development would strain already limited services and isolate those unable to drive.

In addition to the social and infrastructural challenges, the environmental impact of this proposal would be devastating. Shirenewton's rich ecology and scenic beauty must be protected.

I urge the council to reject this proposal and uphold their commitment to preserving the unique charm, heritage, and environmental integrity of Shirenewton. Once lost, this village's character cannot be restored.

These proposed changes would protect Shirenewton's conservation status by ensuring that growth remains slow and sensitive to the village's unique character:

1. Reduced Housing Numbers: Limiting the number of new homes ensures that growth remains gradual, preserving the historic and rural charm of the village without overwhelming it.
2. Infrastructure Improvements: Enhancing roads and adding pedestrian walkways ensures any growth doesn't strain the village's delicate infrastructure, helping maintain its tranquil atmosphere.
3. School Expansion: Expanding the local school and supporting educational facilities ensures that growth is manageable without compromising the village's character or services.
4. Environmental Safeguards: Environmental protections preserve local ecosystems, landscapes, and natural beauty, ensuring that development doesn't damage the area's ecological integrity.
5. Affordable Housing in Scale: Including affordable housing in a balanced scale prevents disruption to the village's aesthetic or community fabric.
6. Community Involvement: Engaging local residents in the planning process ensures that the development aligns with the community's vision for preserving the village's heritage.

In a conservation area, growth should be much slower, and these changes would help ensure that any development respects Shirenewton's historic, cultural, and environmental integrity.

In conclusion, a conservation area must be respected and maintained to ensure that future generations can experience its unique heritage and beauty. Shirenewton, with its historic stone homes, medieval church, and unspoiled rural setting, is truly the jewel in the crown of rural Wales. Protecting this village from inappropriate development is essential to preserving its character, environment, and sense of community. It is our responsibility to safeguard Shirenewton's legacy, ensuring it remains a place of timeless charm for generations to come.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The proposed level of growth in the plan seems disproportionate to the capacity of Shirenewton, particularly given its status as a conservation area. Growth should be much slower and more controlled in such areas to protect their unique character and infrastructure. The current plan, with its proposed 26 homes, could overwhelm the village's limited resources, such as roads, local services, and educational facilities. Instead, a more gradual and balanced approach to development, focused on small-scale, sustainable growth, would better address the key issues without compromising the village's heritage and rural charm. The growth strategy should prioritize preserving Shirenewton's integrity while ensuring that infrastructure and services can support any new development.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

16. Is your representation in support or objection? \*

Support

Objection

17. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Managing Settlement Form policies (OC1 and GW1) must prioritize preserving the character of conservation areas like Shirenewton. Policy OC1 should ensure that any development is small in scale, respects the historic layout, and uses materials that complement the traditional stone-built architecture. Policy GW1 must emphasize the protection of green spaces and biodiversity, preventing urban sprawl and safeguarding the rural setting that defines the village. These policies should work together to maintain the balance between meeting housing needs and preserving the heritage and natural beauty of Shirenewton for future generations.

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

18. Would you like to comment on this question \*

Yes

No

19. Is your representation in support or objection? \*

Support

Objection

20. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The design and sustainable placemaking policies (S3, PM1, PM2, PM3, HE1, HE2, and HE3) should emphasize the importance of preserving the character and heritage of conservation areas like Shirenewton.

- Policy S3: Development must integrate seamlessly with the village's historic stone-built homes, using traditional materials and respecting the architectural style.
- Policies PM1, PM2, and PM3: These policies should prioritize sustainable growth, ensuring that infrastructure improvements, pedestrian safety, and ecological protections are incorporated into any new development.
- Policies HE1, HE2, and HE3: Conservation of historic buildings, landscapes, and the wider heritage of the area must remain at the forefront, ensuring that Shirenewton's identity and rural charm are not compromised.

These policies must collectively ensure that any development is sympathetic to the village's character while promoting sustainability and environmental stewardship.

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

21. Would you like to comment on this question \*

Yes

No

22. Is your representation in support or objection? \*

Support

Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The climate change and renewable energy policies (S4, NZ1, CC1, CC2, and CC3) should balance sustainability goals with the preservation of Shirenewton's conservation area status.

- Policy S4 & NZ1: Renewable energy initiatives must be implemented sensitively to avoid harming the village's historic character or natural beauty. Small-scale, community-led projects like discreet solar panels or ground-source heat pumps could be more appropriate than large infrastructure.

- Policies CC1, CC2, and CC3: Climate resilience measures should focus on enhancing biodiversity, protecting green spaces, and improving infrastructure sustainably. Careful planning is essential to ensure that these initiatives integrate with the traditional aesthetics and rural setting of the village.

These policies should reflect the importance of protecting Shirenewton's heritage while contributing to broader climate action goals.

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

24. Would you like to comment on this question \*

Yes

No

25. Is your representation in support or objection? \*

Support

Objection

26. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The green infrastructure, landscape, and nature recovery policies (S5, G11, G12, LC1-LC5, NR1-NR3, and PRow1) are vital to protecting Shirenewton's historic character and ensuring it remains a thriving conservation area for future generations.

- Policies S5, G11, G12: Green infrastructure plans should prioritize the preservation of existing landscapes, hedgerows, and biodiversity, maintaining the rural charm that defines Shirenewton. Enhancing green spaces and wildlife corridors should be integrated into any development, respecting the village's natural heritage.
- Policies LC1-LC5: Landscape protection must focus on preserving views, traditional stone boundaries, and natural features, ensuring that new developments do not disrupt the visual harmony or environmental integrity of the area.
- Policies NR1-NR3: Nature recovery efforts should support biodiversity by protecting habitats and introducing native plantings. These measures align with the conservation of Shirenewton's countryside and benefit both wildlife and residents.
- Policy PRow1: Public rights of way should be safeguarded and enhanced, maintaining safe, accessible routes for walking and enjoying the countryside while minimizing the impact of any construction.

By adhering to these policies, the council can ensure that Shirenewton's unique character, green spaces, and ecological richness are preserved, supporting this historic village for future generations.

### Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

27. Would you like to comment on this question \*

Yes

No

28. Is your representation in support or objection? \*

Support

Objection

29. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The infrastructure policies (S6 and IN1) must prioritize sustainable improvements that align with the conservation status of Shirenewton and support its future.

- Policy S6: Infrastructure development should be carefully planned to avoid disrupting the village's historic character and rural charm. Enhancements such as safer roads, pedestrian walkways, and traffic calming measures are essential to protect both residents and visitors while maintaining the tranquil atmosphere of the village.
- Policy IN1: Any new infrastructure must meet the needs of the community without overwhelming existing services. Improvements to public transport, school capacity, and access to essential services should be prioritized to ensure that growth remains sustainable and does not compromise the village's conservation area status.

By focusing on thoughtful, sustainable infrastructure improvements, these policies can help preserve Shirenewton's unique character while supporting its residents for future generations.

### Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

30. Would you like to comment on this question \*

Yes

No

31. Is your representation in support or objection? \*

Support

Objection

32. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The housing policies (S7, S9, H1-H9, and GT1) must strike a balance between addressing housing needs and preserving the unique character of conservation areas like Shirenewton.

- Affordable Housing (S7, H1-H5): Affordable housing should be scaled appropriately to the village's capacity. Any new developments must be small in number and designed to blend seamlessly with Shirenewton's historic architecture and rural setting, using traditional materials and layouts.
- Gypsy and Traveller Policies (GT1): Sites for Gypsy and Traveller communities should be carefully planned to ensure they have appropriate access to amenities and infrastructure, without disrupting the conservation area's character or overburdening its resources.
- General Housing Policies (S9, H6-H9): Housing development should prioritize reusing brownfield sites or infill plots to minimize impact on green spaces and the natural environment. New housing must respect the conservation area's heritage by maintaining traditional design and scale.

Overall, housing policies should emphasize slow, sustainable growth that meets community needs without compromising the historic and rural charm of Shirenewton, ensuring its preservation for future generations.

### **Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

33. Would you like to comment on this question \*

Yes

No

34. Is your representation in support or objection? \*

Support

Objection

35. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The residential site allocations (Policies S8, HA1–HA18) must prioritize the preservation of conservation areas like Shirenewton and ensure any development aligns with the village's capacity and character.

- Policy S8: Allocating residential sites within conservation areas must consider the historic and rural nature of villages like Shirenewton. Development should focus on infill or brownfield sites, avoiding greenfield land that contributes to the village's charm and biodiversity.
- Policies HA1–HA18: Site-specific allocations should be carefully reviewed to ensure they do not disrupt the village's historic layout, increase traffic on narrow roads, or overburden limited infrastructure like schools and public transport. The scale and design of any housing must harmonize with Shirenewton's traditional architecture and rural setting.

Residential site allocations should support small, sustainable growth that enhances community needs while protecting Shirenewton's conservation status for future generations.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

36. Would you like to comment on this question \*

Yes

No

37. Is your representation in support or objection? \*

Support

Objection

38. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The economic policies (S10, S11, E1, E2, RE1–RE6) must balance promoting economic opportunities with protecting the historic and rural character of conservation areas like Shirenewton.

- Policies S10 & S11: Economic growth should focus on small-scale, sustainable initiatives that align with the village's conservation status, such as supporting local crafts, heritage tourism, and small businesses that respect the rural setting.
- Policies E1 & E2: Employment sites should be located outside conservation areas to avoid disrupting the village's character or increasing traffic on narrow roads. Any local economic activity should minimize environmental impact and enhance community sustainability.
- Policies RE1–RE6: Rural enterprise policies should prioritize agricultural diversification, home-based businesses, and eco-friendly initiatives that support Shirenewton's heritage and landscape. Renewable energy projects should be carefully scaled and designed to avoid harming the village's aesthetics.

These policies should ensure that economic growth enhances the quality of life for residents without compromising the historic charm, natural beauty, or conservation status of Shirenewton.

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

39. Would you like to comment on this question \*

Yes

No

40. Is your representation in support or objection? \*

Support

Objection

41. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The employment site allocations (Policies EA1 and EA2) must carefully consider the impact on conservation areas like Shirenewton. Employment sites should be located away from the village to preserve its historic character, rural charm, and tranquillity.

- Policy EA1: Employment sites should focus on areas with existing infrastructure to support commercial activity, avoiding the need for significant new developments that could disrupt conservation areas.

- Policy EA2: Proposals for employment sites near conservation areas must include robust measures to minimize traffic increases, noise, and environmental impacts. Developments should align with the scale and character of the surrounding landscape to avoid detracting from the village's appeal.

By prioritizing sustainable, well-placed employment site allocations, these policies can support economic growth without compromising the heritage and natural beauty of villages like Shirenewton.

### **Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

42. Would you like to comment on this question \*

Yes

No

43. Is your representation in support or objection? \*

Support

Objection

44. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The visitor economy policies (S12, T1, and T2) should be carefully tailored to protect the character of conservation areas like Shirenewton while supporting sustainable tourism.

- Policy S12: The focus should be on low-impact, heritage-focused tourism that enhances the village's unique appeal without overwhelming it. Any visitor attractions or accommodations should respect the village's historic architecture and rural charm, ensuring they are in keeping with the surroundings.
- Policies T1 & T2: Tourism development should be small-scale and designed to complement the village's infrastructure. With limited amenities, any visitor services should be carefully planned to avoid strain on local resources. Measures should also be taken to protect the environment and prevent over-tourism that could damage Shirenewton's character.

The policies should support a visitor economy that benefits Shirenewton's community without compromising its conservation status, ensuring that future generations can enjoy its historic and natural beauty.

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

45. Would you like to comment on this question \*

Yes

No

46. Is your representation in support or objection? \*

Support

Objection

47. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The sustainable transport policies (S13, ST1–ST6) must prioritize accessibility while preserving the rural and historic character of conservation areas like Shirenewton.

- Policy S13: Sustainable transport initiatives should be carefully planned to avoid overwhelming the narrow roads and infrastructure of Shirenewton. Any developments should include measures to minimize traffic impact, particularly on the village's narrow lanes.
- Policies ST1–ST6: These policies should focus on improving connectivity with minimal disruption to the landscape. Given Shirenewton's rural setting, the introduction of safer pedestrian routes, cycling paths, and better public transport links would help reduce car dependency without compromising the village's heritage.

Policies should ensure that transport solutions are environmentally sensitive, improve local access, and support the conservation status of Shirenewton, providing sustainable transport options while preserving its unique character.

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

48. Would you like to comment on this question \*

Yes

No

49. Is your representation in support or objection? \*

Support

Objection

50. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The retail and commercial centres policies (S14, RC1–RC4) should focus on supporting small-scale, locally-oriented businesses that align with the character of conservation areas like Shirenewton.

- Policy S14: Any retail or commercial development must be carefully planned to ensure it does not disrupt the village's rural charm or historic architecture.

The policies should encourage businesses that serve local needs without creating excessive traffic or demand on limited infrastructure.

- Policies RC1–RC4: These policies should prioritize the adaptive reuse of existing buildings and ensure that new commercial developments respect the village's aesthetic. Shirenewton did have a shop, but it closed many years ago as it could not compete with larger supermarkets. While a small, community-focused retail business might be beneficial, it must be scaled appropriately to avoid overwhelming the area. The focus should be on businesses that complement the existing landscape and heritage, rather than large-scale commercial operations.

Retail and commercial development should enhance the local economy while preserving the unique charm of Shirenewton, ensuring it remains a sustainable and attractive place for future generations.

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

51. Would you like to comment on this question \*

Yes

No

52. Is your representation in support or objection? \*

Support

Objection

53. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

The community infrastructure and open space policies (S15, C1–C4) should ensure that any new developments in Shirenewton are accompanied by infrastructure improvements that respect the village’s historic character and rural setting.

- Policy S15: Any new community infrastructure should be sensitive to the village’s conservation status, ensuring that developments such as new public spaces, community halls, or recreational facilities blend with the existing architectural and natural landscape. These spaces should be small-scale and focused on enhancing the community without altering the village’s tranquil atmosphere.
- Policies C1–C4: Community infrastructure must be carefully planned to meet the needs of local residents, such as improving local health, education, and social services. However, these should not overwhelm the existing services or require major expansions that could harm the character of Shirenewton. Open spaces should be preserved and enhanced, maintaining green areas that contribute to the village’s charm and ecological balance.

The policies should prioritize small, community-focused improvements that respect Shirenewton’s heritage and ensure it remains a sustainable, attractive place for future generations.

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

54. Would you like to comment on this question \*

- Yes
- No

55. Is your representation in support or objection? \*

- Support
- Objection

56. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The mineral and waste policies (S16, S17, M1–M3, W1–W3) must be carefully considered to avoid any negative impact on Shirenewton’s conservation area status and its rural environment.

- Policy S16: Any mineral extraction or waste disposal activities should be strictly regulated to prevent disruption to the village’s character and the surrounding landscape. These activities should be located away from the conservation area to protect Shirenewton’s historical and natural integrity.
- Policies M1–M3: The extraction of minerals in or near Shirenewton should be avoided, as it could cause long-term damage to the local environment and heritage. If mineral extraction is necessary elsewhere, mitigation measures should be implemented to minimize noise, traffic, and ecological impact, ensuring that these activities do not degrade the visual or environmental quality of the area.
- Policies W1–W3: Waste management and recycling efforts should focus on minimizing environmental impact. Any new waste facilities should be appropriately distanced from the village and carefully planned to avoid adverse effects on air quality, biodiversity, and the local community. Sustainable waste management solutions should be prioritized.

These policies should ensure that mineral extraction and waste management activities do not harm Shirenewton’s conservation area or disrupt its peaceful rural setting, supporting the long-term preservation of its heritage for future generations.

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

57. Would you like to comment on this question \*

Yes

No

58. Is your representation in support or objection? \*

Support

Objection

59. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I would like to emphasize the importance of maintaining a careful balance between necessary development and the preservation of Shirenewton's unique character as a conservation area. Any future growth must be sustainable, slow, and in harmony with the village's historic and rural environment. The policies should ensure that developments respect the conservation area status and the existing infrastructure limitations, such as limited public transport, school capacity, and local amenities.

Furthermore, I urge that there be additional safeguards against large-scale developments that could overwhelm Shirenewton's narrow roads and tranquil atmosphere. Development should be focused on small-scale, community-oriented projects that enhance the quality of life for residents without altering the village's charm.

It is essential that the village's heritage and natural beauty are protected for future generations, and that the local community's needs are met without compromising the environment or the unique character of Shirenewton.

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

60. Do you consider that the Plan is sound? \*

Yes

No

61. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

62. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

The plan may not fully meet legal and regulatory requirements if it does not adequately consider the preservation of conservation areas, such as Shirenewton. As Future Wales prioritizes sustainability and environmental protection, the plan should align with these principles and ensure that growth respects the character of rural and historic areas. Failure to include sufficient safeguards for these areas could result in non-compliance with broader strategic planning goals outlined in Future Wales.

2. Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

The plan may fail Test 1 if it does not demonstrate clear alignment with other relevant local, regional, or national plans, particularly those focused on conservation, heritage preservation, and sustainable development. If the RLDP does not fully integrate these considerations into its framework, especially for areas like Shirenewton, it risks not fitting within the broader planning context or vision for the region.

3. Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

The plan may fail Test 2 if it does not adequately address the specific needs and constraints of Shirenewton, particularly in terms of its conservation area status, infrastructure limitations, and environmental considerations. Evidence regarding the village's capacity to handle growth, its unique character, and its limited infrastructure should be taken into account to ensure that development is both sustainable and appropriate. If these factors are not sufficiently considered, the plan may not be deemed appropriate for the area.

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

The plan may fail Test 3 if it does not provide clear and practical measures to deliver its goals, particularly in sensitive areas like Shirenewton. Without specific, enforceable policies that protect conservation areas and address infrastructure challenges, the plan risks being ineffective in achieving its desired outcomes.

For example, if the plan proposes growth or development in areas with limited infrastructure or environmental constraints, such as Shirenewton, it could lead to ineffective or unsustainable results. Additionally, without a detailed strategy to ensure the preservation of the village's historic and rural character while accommodating necessary growth, the plan may not be able to achieve its long-term objectives. Effective delivery requires both clear, achievable actions and the ability to mitigate potential negative impacts on local communities and the environment.

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

63. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

## Part 5: Welsh Language

64. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

The Deposit Plan should actively promote the Welsh language, especially in rural areas like Shirenewton, where the preservation of local culture is important. In terms of positive effects, the plan could encourage the use of Welsh by:

1. Supporting Welsh-medium education: Given the oversubscribed local school, any future developments should include support for Welsh-medium education facilities or language integration programs.
2. Encouraging bilingual signage and communication: New developments and public spaces could feature bilingual signs and promote Welsh language use in community events, ensuring that Welsh is treated equally to English.
3. Cultural and community initiatives: Policies could support local Welsh-speaking groups, promote Welsh language events, and offer grants for community-driven Welsh language projects.

To mitigate potential negative effects, the plan could:

1. Ensure equal access to Welsh language resources: It is essential that the plan does not create barriers to Welsh language access, ensuring services are offered in both Welsh and English, particularly in public and community services.
2. Involve Welsh speakers in planning processes: This would ensure that the needs of the Welsh-speaking community are taken into account, and that developments contribute positively to the language's visibility and use.

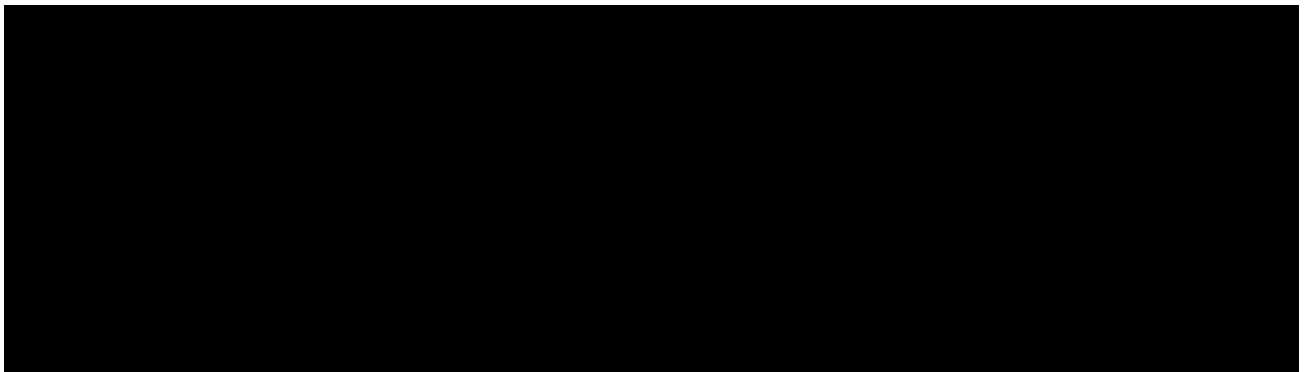
Overall, positive effects could be increased by integrating the Welsh language into community planning, education, and public life, ensuring its use is supported and promoted alongside English.

65. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

To improve the Deposit Plan and increase positive effects on the Welsh language, the following actions could be considered:

1. Welsh Language Policy Integration: Ensure that the Welsh language is explicitly considered in all policies and planning decisions, with clear objectives to promote its use in both public and private spaces. This would include policies for bilingual signage, communications, and the integration of Welsh language into new developments, public facilities, and community spaces.
2. Welsh-Language Infrastructure Support: Promote the development of Welsh-medium schools, childcare facilities, and other educational resources in areas with a strong Welsh-speaking community. This could also include support for Welsh language training programs and cultural events to encourage language use among residents.
3. Encouragement of Welsh in New Developments: For new residential or commercial developments, require developers to include provisions for bilingual signage, the availability of Welsh-speaking staff in local services, and the integration of Welsh into the design of public spaces.
4. Community Support and Engagement: Offer funding or incentives for local Welsh language initiatives, such as local groups, Welsh classes, and cultural activities. Engaging Welsh-speaking communities in the planning process would ensure their needs are heard and met, helping to create an environment where the Welsh language is actively supported.
5. Monitoring and Enforcement: Establish mechanisms to monitor the implementation of these policies and ensure that Welsh is treated equally with English in practice, not just in theory. This could involve regular reviews to assess the visibility and use of Welsh in the community, education, and public services.

By integrating these strategies into the Deposit Plan, positive effects on the Welsh language could be significantly increased, ensuring its future vitality and ensuring that Welsh is treated no less favourably than English in the community.



**3887**

**Mr Nicholas Clayton-Ford**

## View results

Respondent

383

Anonymous

06:47

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I support the application to create more business for the town of Abergavenny and in particular the hospitality sector. It will also create people to fill jobs in the community

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

- Support
- Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Fully support to create economic growth

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

29. Would you like to comment on this question \*

Yes

No

## Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

30. Do you consider that the Plan is sound? \*

Yes

No

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

## Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Na

**3888**

**Mr Nicholas Langston-Able**

## View results

Respondent

621

Anonymous

34:54

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The removal of the potential Mounton Road / High Beech Chepstow site from the plan - it is unsuitable.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Chepstow development is encroaching on prime green belt land which is the entrance to the Wye Valley.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Chepstow site is prime agricultural land with hedgerows and trees. Given the climate crisis and food security this is not a good use of land.

Also

Concerns related to the Revised Local Development Plan (RLDP) in Monmouthshire and the way that Air Pollution levels are being monitored by MCC.

Air Quality Concerns: he RLDP lacks comprehensive chemical compound data, particularly on PM2.5 and PM10 levels, which are crucial for assessing air quality impacts from traffic emissions.

There is an over-reliance on monitoring nitrogen dioxide (NO2) alone, neglecting other pollutants.

Development Impact: Proposed residential developments may add significant vehicle traffic, potentially worsening air quality without adequate data or mitigation plans.

Monitoring methodologies fail to address cumulative or individual effects of these developments.

Policy and Methodology Shortcomings: The RLDP's approach to air quality is seen as superficial, relying on minimal data and failing to apply the Precautionary Principle to ensure robust environmental protection.

Local Air Quality Management (LAQM) guidance is used minimally, leading to limited and non-comprehensive assessments.

Health and Human Rights: long-term, low-dose exposure to air pollutants, including PM2.5, is inadequately addressed, raising potential human health risks.

The RLDP does not explicitly incorporate human rights considerations related to health and environmental protection.

Precautionary Measures and Recommendations: A broader data-set, including portable emissions monitoring systems (PEMS), is recommended to improve air quality monitoring.

A call to integrate the Precautionary Principle into decision-making and planning processes to prevent potential harm.

Call for Policy Revisions: The submission advocates revising the RLDP to include better air quality monitoring, comprehensive data collection, and a balanced approach that prioritizes both development needs and environmental health.

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)**

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Chepstow site is prime agricultural land with hedgerows and trees. Given the climate crisis and food security this is not a good use of land.

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**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Chepstow site is on the opposite side of a busy and congested road. All main amenities are at the bottom of hills into town. There are no reasonable plans for sustainable transport and there is no evidence that residents at the site will walk or cycle anywhere. It is not suitable for families with young children getting into town. Children will not be walking and cycling on their own to any amenities.

Also:

Concerns related to the Revised Local Development Plan (RLDP) in Monmouthshire and the way that Air Pollution levels are being monitored by MCC.

Air Quality Concerns: he RLDP lacks comprehensive chemical compound data, particularly on PM2.5 and PM10 levels, which are crucial for assessing air quality impacts from traffic emissions.

There is an over-reliance on monitoring nitrogen dioxide (NO2) alone, neglecting other pollutants.

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A call to integrate the Precautionary Principle into decision-making and planning processes to prevent potential harm.

Call for Policy Revisions: The submission advocates revising the RLDP to include better air quality monitoring, comprehensive data collection, and a balanced approach that prioritizes both development needs and environmental health.

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

27. Would you like to comment on this question \*

Yes

No

28. Is your representation in support or objection? \*

Support

Objection

29. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Chepstow site is unsuitable. The land is prime land. High Beech roundabout is already congested. None of the new residents will be walking or cycling due to the roads and topography.

The proposed development is also viewed as incompatible with the need for sustainable growth in Chepstow, which has limited infrastructure capacity to accommodate additional residents. Chepstow's schools are already oversubscribed. Adding more homes to the area without corresponding investment in educational facilities will only exacerbate this issue. Additionally, the development is likely to increase demand for local healthcare services, but there is no clear plan to address this potential strain on services, particularly in light of the area's existing air pollution and traffic congestion.

The economic impact of the development is also questioned. The development's proponents argue that it will contribute to local job creation, but residents are concerned that the new homes will mainly attract out-commuters, particularly to cities like Bristol, Cardiff, and Newport. This would not contribute to Chepstow's local economy and would instead increase the number of people dependent on cars for commuting. With the area already suffering from significant traffic congestion, including lengthy delays at the Highbeech roundabout, additional traffic would not only worsen local air quality but also further impede economic activity. Local councillors have previously expressed concerns about the sustainability of such development, questioning whether Chepstow's economy can support the influx of new residents and whether this growth will lead to an over-reliance on commuting, rather than fostering a more self-sustaining local economy. Moreover, the design of the development, including the potential for taller buildings for the care home and hotel, raises concerns about the impact on the town's character and the surrounding landscape. The proposed development lies adjacent to the Wye Valley Area of Outstanding Natural Beauty (AONB), which is a significant asset to both the local community and tourism. There are fears that the new development will negatively alter the town's visual appeal, creating an "urban sprawl" and diminishing the area's natural beauty. This concern aligns with the objectives of the Historic Environment Wales Act (2023), which seeks to protect and manage Wales' historic and natural environments. The loss of green space and the introduction of higher-density development in a location already suffering from infrastructure and environmental challenges would, in the view of local residents, undermine the town's attractiveness as a place to live and work.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

31. Would you like to comment on this question \*

Yes

No

32. Is your representation in support or objection? \*

Support

Objection

33. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The inclusion of a business space at the Mounon Road development is unsuitable as it relies solely on people driving on congested roads during a climate crisis.

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

34. Would you like to comment on this question \*

Yes

No

35. Is your representation in support or objection? \*

Support

Objection

36. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Mounton Road Chepstow development would ruin the entrance to the Wye Valley by building on beautiful fields.

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

37. Would you like to comment on this question \*

Yes

No

38. Is your representation in support or objection? \*

Support

Objection

39. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The Mounton Road Chepstow development does not lend itself to people walking or cycling into town due to the road layout and topography. It would simply increase traffic.

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

40. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

41. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies?  
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

42. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP  
and/or supporting documents?**

43. Would you like to comment on this question \*

Yes

No

44. Is your representation in support or objection? \*

Support

Objection

45. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Mounton Road - Chepstow

I oppose the inclusion of the Mounton Road development in the RLDP.

There are Legal and Policy Conflicts.

The Mounton Road development proposal appears to conflict with several key legal and policy frameworks that guide sustainable development in Wales. The Planning (Wales) Act 2015, along with the Wellbeing of Future Generations (Wales) Act 2015, emphasizes the need for sustainable development that balances economic, social, and environmental considerations. Local residents argue that the Mounton Road development fails to meet these criteria, particularly in relation to environmental sustainability and health. The development will increase air pollution, traffic congestion, and put further strain on already stretched public services, all of which run counter to the goals of these acts.

Furthermore, the Integrated Sustainability Appraisal (ISA) for the Monmouthshire Replacement Local Development Plan (RLDP) identifies objectives that the proposed development would fail to meet, particularly those related to green infrastructure, biodiversity, and the resilience of Monmouthshire's natural environment.

The development's location on high-grade agricultural land, which is part of the 'Green Wedge' between Chepstow and Mathern, also raises concerns about the loss of valuable natural resources and the negative impact on the local landscape.

The Welsh Government's Environmental Air Quality and Soundscapes Act 2024 and the Public Health Act 2017 also appear to be in conflict with the proposed development, as it could worsen air quality and harm public health, particularly in a town already facing significant pollution challenges. The development's lack of a clear plan to address these concerns raises questions about whether it fully complies with the legal requirements set out in these acts.

Residents have pointed to previous objections to similar developments in the area, with local councillors expressing concern over the lack of infrastructure to support such growth. In 2013, a proposal for 200 new homes on Mounton Road was rejected for many of the same reasons, including the inability of the town's infrastructure to cope with the added pressure. With the current proposal still lacking concrete plans to mitigate these impacts, it is argued that the development should not be included in the final RLDP.

Previous objections numbered around 800 with only around 4 in favour. It was clear then that residents had valid reasons to object to these plans and the Council should go back and look at these objections.

In conclusion, the proposed Mounton Road development is seen by many local residents as incompatible with the well-being and sustainability objectives set out by Welsh Government and local planning authorities. The development threatens to exacerbate air pollution, worsen traffic congestion, strain local services, and degrade the natural and historical character of Chepstow. It is in conflict with several key acts and policies, including the Wellbeing of Future Generations Act, the Public Health Act, and the Environmental Air Quality Act.

Given these concerns, residents are urging local authorities to reconsider the inclusion of this development in the final Replacement Local Development Plan, as it is perceived to offer more harm than benefit to the community's long-term health, sustainability, and well-being. Formal complaints are being considered if the development proceeds without adequate consideration of these critical issues.

## Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

46. Do you consider that the Plan is sound? \*

Yes

No

47. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

48. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

The Chepstow Mounton Road site was fully considered less than 10 years' ago and was roundly rejected for a range of valid reasons. The Council should have been fully aware of the issues raised then. There is no new evidence to suggest that it is an appropriate site now.

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

49. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

## Part 5: Welsh Language

50. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

51. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3889**

**Miss Nicola Lee**

## View results

Respondent

416

Anonymous

14:40

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2.

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

This is an unsuitable site.  
Traffic on the A466 at High Beech roundabout is already very heavy. Without a bi-pass Adding yet more houses will make the situation intolerable

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

We need a bi pass for any more development

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

Yes

No

15. Is your representation in support or objection? \*

Support

Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Not a suitable location.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)**

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

This is a green site and should not be used to increase the footprint of Chepstow

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

A bi pass is needed before more cars are added into the bottle neck at High Beech roundabout

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

31. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

32. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and  
open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

33. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies?  
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

34. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP  
and/or supporting documents?**

35. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further  
guidance: [https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-  
RLDP-ENG.pdf](https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf)

36. Do you consider that the Plan is sound? \*

Yes

No

37. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

38. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

A466 at the High Beevh Roundabout is already a huge bottle neck

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

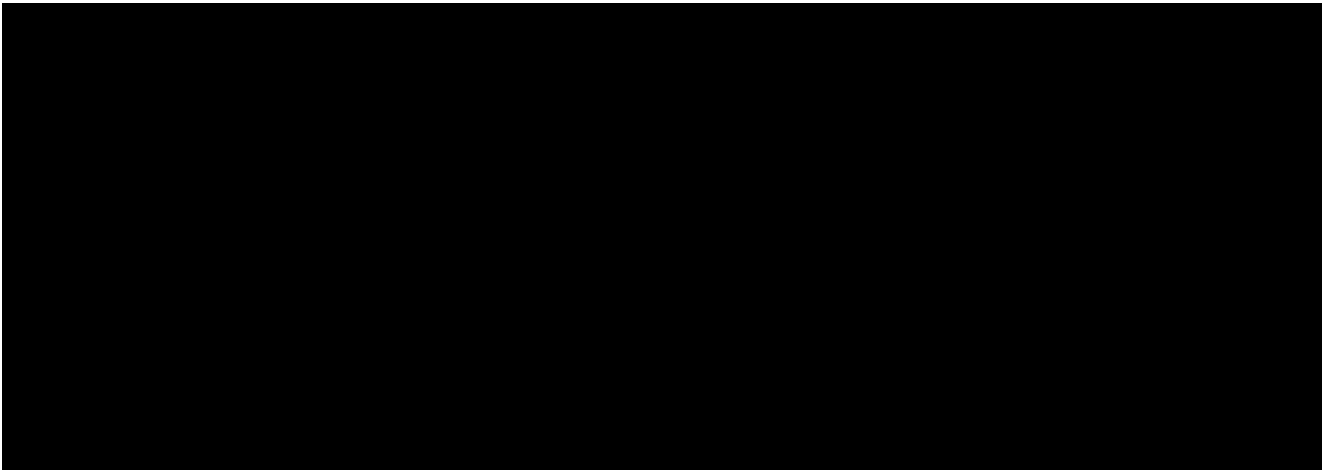
39. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

## Part 5: Welsh Language

40. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

41. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3890**

**Mr Nigel Andrews**

## View results

Respondent

152

Anonymous

28:30

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

I am objecting to the strategic allocation of land at Mounon Road, Chepstow. Whilst I recognise the aims, objectives and challenges presented with the RLDP I do not believe the current infrastructure within and around Chepstow can cope with additional homes namely, roads, healthcare and education. Having lived in the same house for 25 years my commute to the High Beech Roundabout from home (perhaps 400m) can take anywhere between 2 and 20 minutes, especially when there are restrictions on the Severn Bridge and or during term time. Traffic on all approaches to the roundabout is similarly congested and there are regular accidents as people fight for space. I don't think adding traffic from another 146 homes can be accommodated without first improving the roundabout. Also, healthcare in the area is poor with almost no NHS dentists, difficulty in arranging GP appointments and pharmacies which usually require a 20 minute wait. Lastly, the new jobs at the hotel do not, in my opinion, offer attractive career opportunities which are needed if the council's aim of attracting young people into the county. Other types of jobs need to be considered as the hospitality sector is already well represented in the immediate area.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

- Support
- Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

See earlier comments in relation to land at Mounon Road, Chepstow. In summary better road infrastructure is needed at High Beech roundabout BEFORE more new homes are built. Protecting land in case of future enhancements simply kicks the issue into the long grass.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

21. Would you like to comment on this question \*

Yes

No

22. Is your representation in support or objection? \*

Support

Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

See previous comments in relation to the allocation at Mounton Road, Chepstow. In summary, the road infrastructure at High Beech roundabout needs to be improved before new houses are built.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

30. Would you like to comment on this question \*

Yes

No

## Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

31. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

32. Do you consider that the Plan is sound? \*

Yes

No

### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

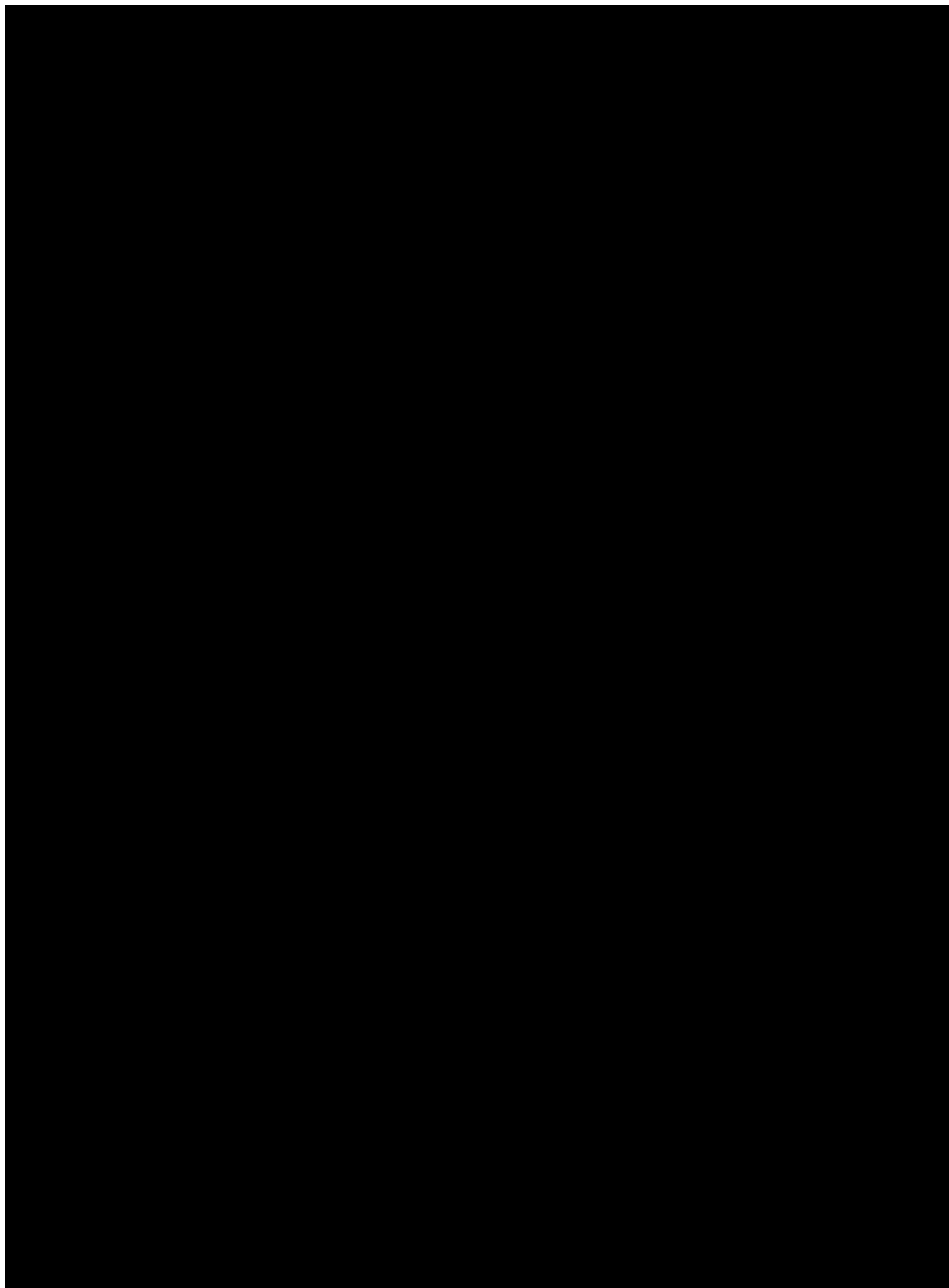
Yes

No

### Part 5: Welsh Language

34. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

35. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3891**

**Mr Nigel Millichap**

## View results

Respondent

482

Anonymous

41:25

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

your stated aim - • The design of the sites must prioritise connections and active travel to local trip attractors and public transport facilities, and they must contribute towards any necessary infrastructure improvements.

When I attended the Caldicot drop in session, it was apparent that the Council has no control over road infrastructure as this is a Highways matter. Introducing 770 houses at Caldicot and 146 at Moun-ton Road will create even more pressure on traffic at the Highbeech roundabout. Whether this traffic is heading to Chepstow, the motorway or heading into the rest of Monmouthshire, this part of the road system is already heavily congested at many times of the day. How can this be compatible with your aims of promoting tourism, supporting local high streets and protecting the environment? Stationary vehicles are much more polluting than moving ones. The air quality of new homes on Moun-ton road must also be degraded by this issue. Chepstow is in danger of being overlooked as a town centre if getting there is almost impossible. I would like the plan to make the building of the homes conditional on the improvement of the local road infrastructure before the homes are built.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Land allocation at Mounton Road, Caldicot.

Highbeech roundabout is already at capacity regarding traffic many parts of the day - 142 homes AND a hotel are going to bring this area to a halt. Combining this with the proposal of a Mcdonalds at the other end of the link road will make this area virtually impassable - This will have a huge impact on tourism and growth in Chepstow.

Creation of new homes and facilities in this area should not be considered until the traffic situation in this area has been addressed successfully.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure polices? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

20. Is your representation in support or objection? \*

Support

Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

see previous statements

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

see previous objections

**Do you have any comments on the economic policies? (Policies  
S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

28. Would you like to comment on this question \*

Yes

No

29. Is your representation in support or objection? \*

Support

Objection

30. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

see previous notes

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

31. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

32. Would you like to comment on this question \*

Yes

No

33. Is your representation in support or objection? \*

Support

Objection

34. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

See previous notes

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

35. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

36. Would you like to comment on this question \*

Yes

No

## Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

37. Would you like to comment on this question \*

Yes

No

38. Is your representation in support or objection? \*

Support

Objection

39. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Highbeech roundabout is a major access point in and out of Monmouthshire. With no alternative routes the Monmouthshire is in danger of cutting itself off from the rest of the country.

## Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

40. Do you consider that the Plan is sound? \*

Yes

No

41. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

42. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

see previous notes

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

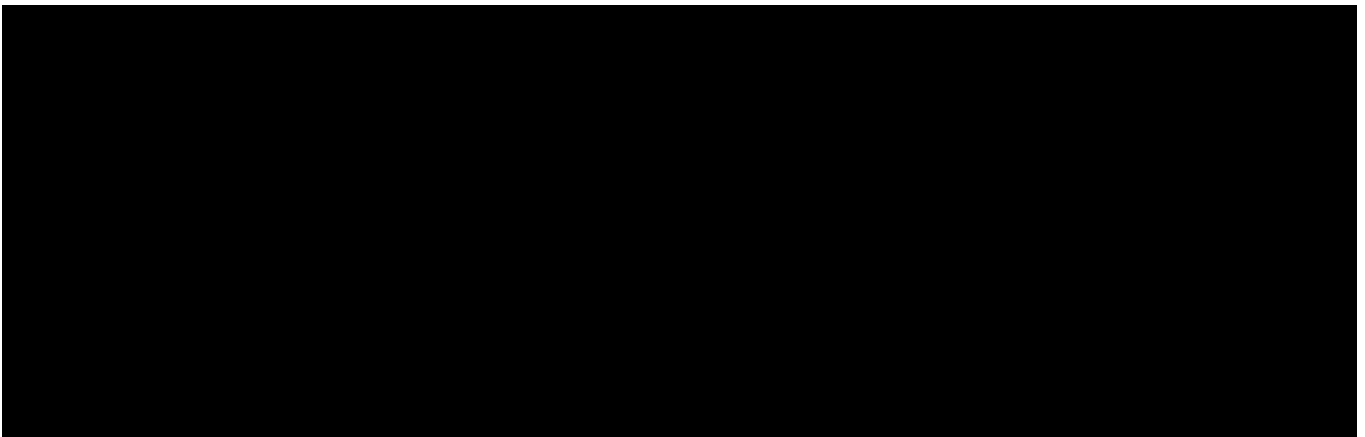
43. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

## Part 5: Welsh Language

44. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

45. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3892**

**Mr Norman Davies**

## View results

Respondent

498

Anonymous

14:35

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Re: RLDP Deposit Plan Consultation - Llanelen Court Farm

My comments on the inclusion of this site within the RLDP:

It would appear access to this development will be via the A4042. Hitherto access with the A4042 was reason not to allow development on this field or the other adjacent fields between the existing village and the A4042.

Similarly, it would appear, that this development will not link directly with the existing village. As a plus point, there will not be additional traffic travelling through the village, but conversely, on the negative side, it will create a separate adjacent development which is not conducive to access or community integration with the existing village.

The development area is known to be wet with some areas quite boggy. In past times the field had a stream running through it. I wonder where that stream is now & the watercourse it now follows. Any developer & eventual house buyer would need to know about this as it could have long-term viability considerations....

There must be the usual consideration & concerns regarding the lack of mains sewerage capacity. This was a major concern when The Paddocks was developed in the village.

Should the development proceed then it is suggested the approach signage & the drainage at the bend between Oak Cottage & Cherry Tree Cottage needs major safety improvements. During periods of prolonged or heavy rain then water flows across the road leading to potential aqua-planning or under-steer in the bend ... either situation being very dangerous.... There have been numerous traffic accidents at this bend!! Also, consideration should be given to building 'round-about' access for the site & extending the 40mph zone to include Cherry Tree Cottage.

Overall, this is not a good development site for the reasons outlined above.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Mains sewerage capacity ... as noted in earlier comments  
Stream watercourse ...as noted in earlier comments  
Road access & safety ... as noted im earlier comments

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?  
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

27. Would you like to comment on this question \*

Yes

No

28. Is your representation in support or objection? \*

Support

Objection

29. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

This development is not conducive to village community integration

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

31. Would you like to comment on this question \*

Yes

No

32. Is your representation in support or objection? \*

Support

Objection

33. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

As outlined in my earlier notes

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

34. Do you consider that the Plan is sound? \*

Yes

No

35. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

36. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

As outlined in my earlier comments

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

37. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

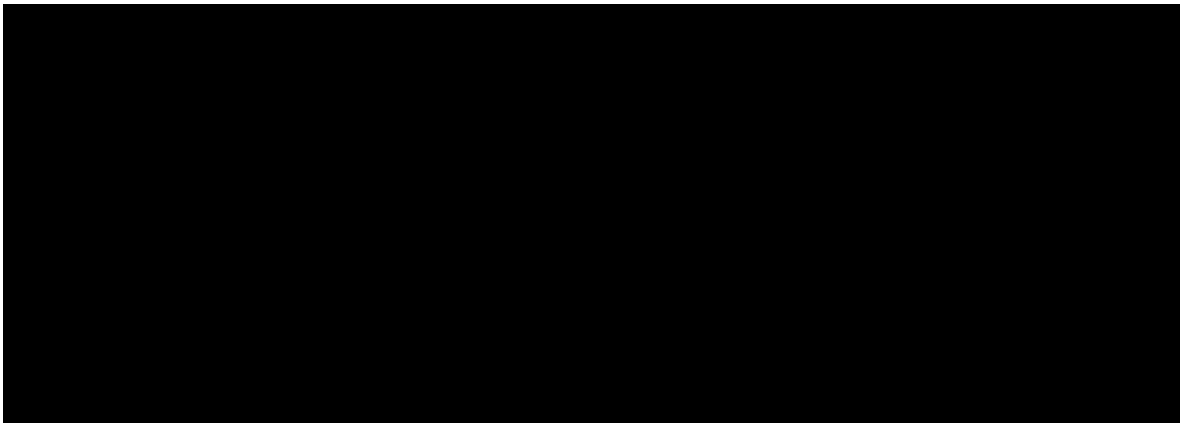
## Part 5: Welsh Language

38. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Unable to comment

39. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

Unable to comment



**3893**

**Mr Ollie Richardson**

## View results

Respondent

322

Anonymous

10:15

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Objection Statement: Proposed Development of New houses.

Dear Members of the Council,

I write to formally object to the proposed development of new housing at the Lark Field roundabout. While I acknowledge the need for additional housing in Chepstow, the proposed development will exacerbate existing challenges in our local infrastructure and negatively impact the quality of life for current residents.

1. Inadequate Infrastructure and Amenities

The local amenities in Chepstow are already under significant strain, with schools, healthcare facilities, and recreational spaces struggling to meet the needs of the existing population. Adding more houses in this location will only increase this pressure without providing corresponding investments in infrastructure or services.

2. Traffic Congestion and Pollution

The roads in and around Chepstow are currently unable to cope with the volume of traffic, particularly at peak times. The Lark Field roundabout area is already a known bottleneck, and further development will lead to even more congestion. Pollution levels at key entry points to Chepstow are at an all-time high, impacting air quality and public health. This has rendered the area unsuitable for outdoor activities such as walking or jogging during peak hours, as the fumes are simply unbearable.

3. Impact on Green Belt Land

The destruction of green belt land for housing development is deeply concerning. Green spaces are vital for the well-being of residents and the environment. Prioritising housing on undeveloped land contradicts the principles of sustainable development and fails to preserve the character and natural beauty of our community.

4. Neglect of Existing Properties

Chepstow already has numerous empty properties in the town centre and surrounding areas. Why are these buildings not being prioritized for redevelopment? By focusing on repurposing and revitalizing these spaces, the council could address housing needs without expanding into green belt areas or overburdening infrastructure.

5. A Better Vision for Chepstow's Future

Instead of focusing solely on housing, Chepstow needs a thoughtful plan to develop the town centre. Investment in family-friendly areas, recreational spaces, and amenities would benefit residents and create a vibrant community hub. Any housing development should be accompanied by clear commitments to improving local infrastructure and reducing traffic congestion.

I urge the council to reconsider this development and explore more sustainable and community-focused alternatives. Chepstow deserves thoughtful planning that enhances the town's livability rather than undermining it.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

As per previous statement

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

17. Is your representation in support or objection? \*

Support

Objection

18. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

As per previous statement

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

19. Would you like to comment on this question \*

Yes

No

20. Is your representation in support or objection? \*

Support

Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

As per previous statement

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

30. Would you like to comment on this question \*

Yes

No

31. Is your representation in support or objection? \*

Support

Objection

32. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

As per previous statement - development of Chepstow's town centre is required

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

33. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

34. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

35. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

36. Do you consider that the Plan is sound? \*

Yes

No

### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

37. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

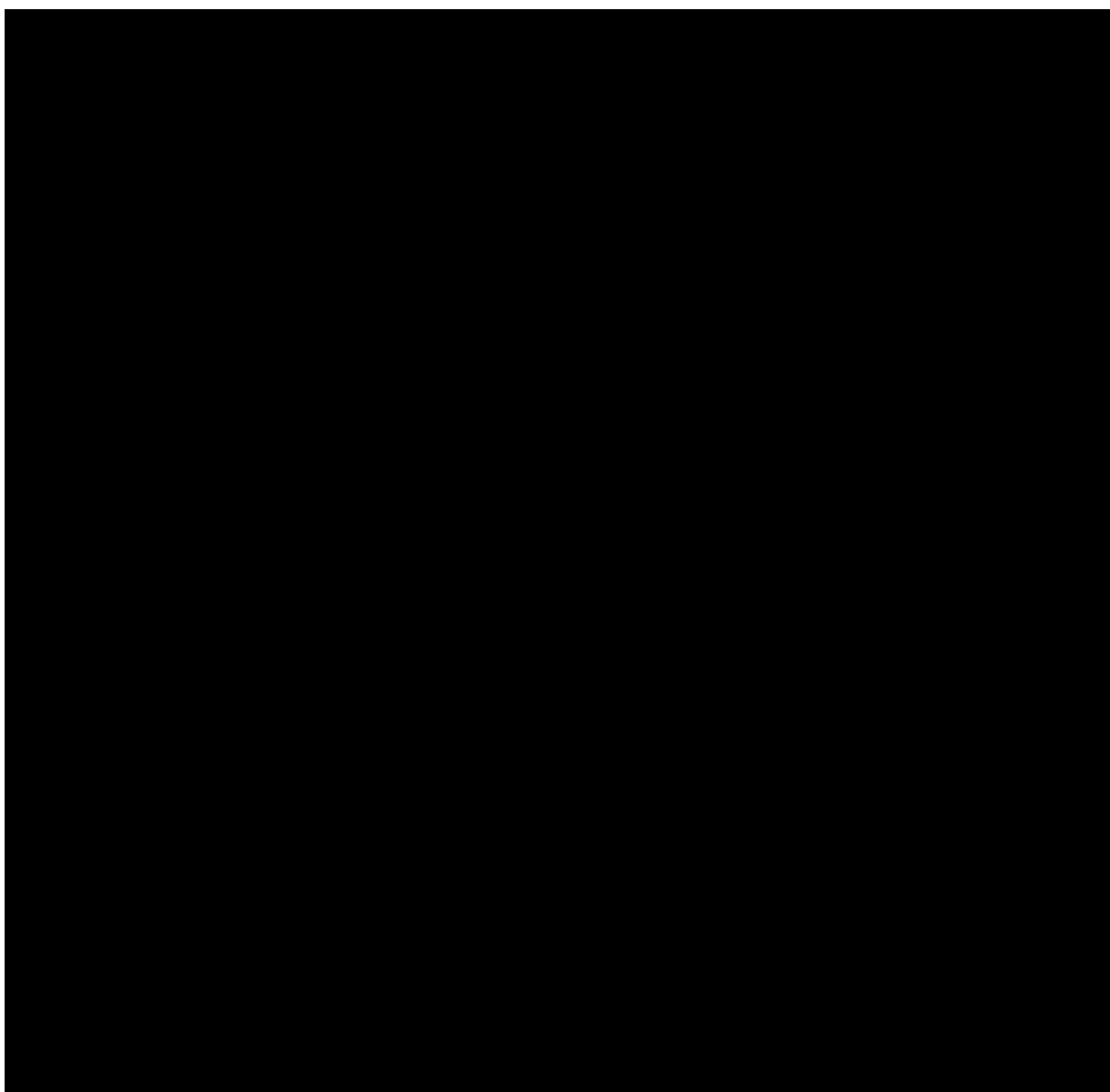
No

### Part 5: Welsh Language

38. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

School infrastructures

39. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3894**

**Mrs P A Davies**

## View results

Respondent

448

Anonymous

17:15

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Chepstow is already congested and polluted - the air quality will worsen if these developments go ahead. Climate change is a huge issue, should so many houses be built in an area which will serve as a dormitory because there are no local jobs for the number of people who will move into these houses? The Gwent Levels should be preserved, would concreting over them not mean more flooding? Where will the increased traffic go from all these proposed developments? There are hundreds of thousands of empty houses in the country in need of renovation - would it not be better to renovate and sell these?

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

If growth is desirable, plans should include infrastructure too. A by-pass to Chepstow is needed urgently as more and more homes are built and proposed in Monmouthshire and Gloucestershire.

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

More building = more traffic, more pollution, more liability for flooding.  
Wildlife needs a home too - do we not care about the extinction of so many species?

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

31. Would you like to comment on this question \*

Yes

No

32. Is your representation in support or objection? \*

- Support
- Objection

33. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Just a comment that this form has put off many people who wish to object to yet more building without the local jobs and infrastructure to go with it.  
People are concerned about over-development leading to more climate change, building on reclaimed land and the loss of habitat for rare species.

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

34. Do you consider that the Plan is sound? \*

- Yes
- No

35. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

36. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

Self-evident

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

37. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

## Part 5: Welsh Language

38. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Pointless question, nothing to do with the concerns.

39. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

NA

**3895**

**Ms Pamela Robinson**

## View results

Respondent

594

Anonymous

22:07

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

1-4 this is a fair summary

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

15. Would you like to comment on this question \*

Yes

No

16. Is your representation in support or objection? \*

Support

Objection

17. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

NZ1

I applaud the stipulation that all homes must be carbon neutral. However if Chepstow continues to be a commuter town it is essential that public transport is transformed. This needs equally bold policies.

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I applaud the requirement that 50% of homes be affordable/social and hope this will be enforced. However it is also important to free up larger housing stock by building homes appropriate for older people wishing to downsize.

**Do you have any comments on the residential site allocations?  
(Policies S8, HA1 – HA18)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies  
S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

24. Would you like to comment on this question \*

Yes

No

25. Is your representation in support or objection? \*

Support

Objection

26. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

It would be good to see more employment sites within town centres.

**Do you have any comments on the employment site allocations?  
(Policies EA1 & EA2)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies?  
(Policies S12, T1 & T2)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies?  
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

29. Would you like to comment on this question \*

Yes

No

30. Is your representation in support or objection? \*

Support

Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

We need more emphasis on public transport

**Do you have any comments on the retail and commercial centres  
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

32. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

33. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

34. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

35. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

36. Do you consider that the Plan is sound? \*

Yes

No

### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

37. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

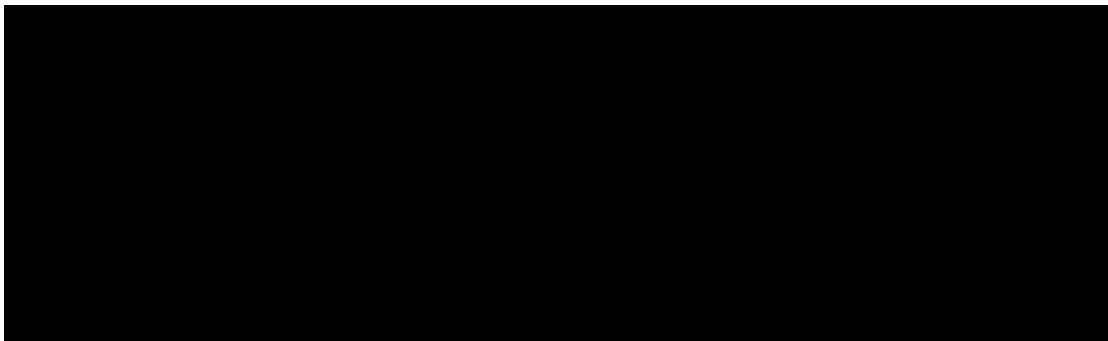
Yes

No

## Part 5: Welsh Language

38. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

39. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3896**

**Mrs Pamela Williams**

## View results

Respondent

213

Anonymous

30:16

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The proposed building of 770 new houses on land adjacent to Crick Road.

There is insufficient infra-structure in the area to sustain this number of new houses - namely roads, NHS dentists, doctors, schools. I have to wait 4 weeks for an appointment to see the doctor and I have to travel to Monmouth to see a dentist, deal with the infra-structure first THEN build the houses!

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

12. Would you like to comment on this question \*

Yes

No

13. Is your representation in support or objection? \*

Support

Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

We already have had road changes due to the development on land outside Portskewett, this has worked well but add to that the proposed new development adjacent to a very narrow lane at Crick and the result would be catastrophic to an area which is basically our countryside, Where are the laws regarding keeping green areas?

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

- Support
- Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

It's all very well building houses that are energy efficient but what about the extra number of cars that will be in the area and also the extra sewerage and waste water that is already clogging up the reem.

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

20. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the infrastructure polices? (Policies S6, & IN1)**

21. Would you like to comment on this question \*

- Yes
- No

22. Is your representation in support or objection? \*

- Support
- Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

As I previously stated you are not doing enough to address the failures in the infra-structure.

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

31. Would you like to comment on this question \*

Yes

No

32. Is your representation in support or objection? \*

Support

Objection

33. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Insufficient plans in place to future proof our area.

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

34. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

35. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

36. Do you consider that the Plan is sound? \*

Yes

No

37. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

38. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

Already answered.

#### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

39. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- Yes
- No

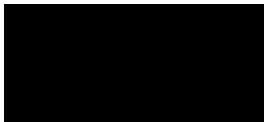
#### Part 5: Welsh Language

40. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

In my opinion this question is irrelevant as this area is Non Welsh speaking. However, I do believe that our language needs to be preserved.

41. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

Same response as above.



**3897**

**Mr Paul Bradley**

## View results

Respondent

349

Anonymous

46:54

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

## Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

9. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

10. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

11. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

12. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

13. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

Support

Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

HA5 - Penlanlas Farm site Abergavenny

- I believe that the area surrounding this site has previously been considered and dismissed by MCC due to a number of very serious issues, planning constraints that it would contravene and its impact on the designated local SSSI and Special Area of Conservation.

- Much of the area has been increasingly affected by flooding, which has mostly been alleviated by natural defences that the proposed housing would remove, resulting in a hugely increased risk (in Firs Road in particular) of groundwater runoff to properties lower down the Deri.

- The creation of housing without supporting schools, medical facilities such as GPs and necessary communications infrastructure will break already saturated systems.

- As a walker of Old Hereford Road between Pen y Pound and Pantygelly, I know how dangerous it can be already due to the volume of traffic along this narrow country road with no pavements at its higher points. Increased traffic converging on the proposed housing, from both directions, would be increasing the risk to foot travellers hugely for the entire length of the road. Traffic would also flood the small roads between Old Hereford and Hereford Road to an unsustainable level.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

21. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

22. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

27. Would you like to comment on this question \*

Yes

No

## Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

28. Do you consider that the Plan is sound? \*

Yes

No

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

29. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

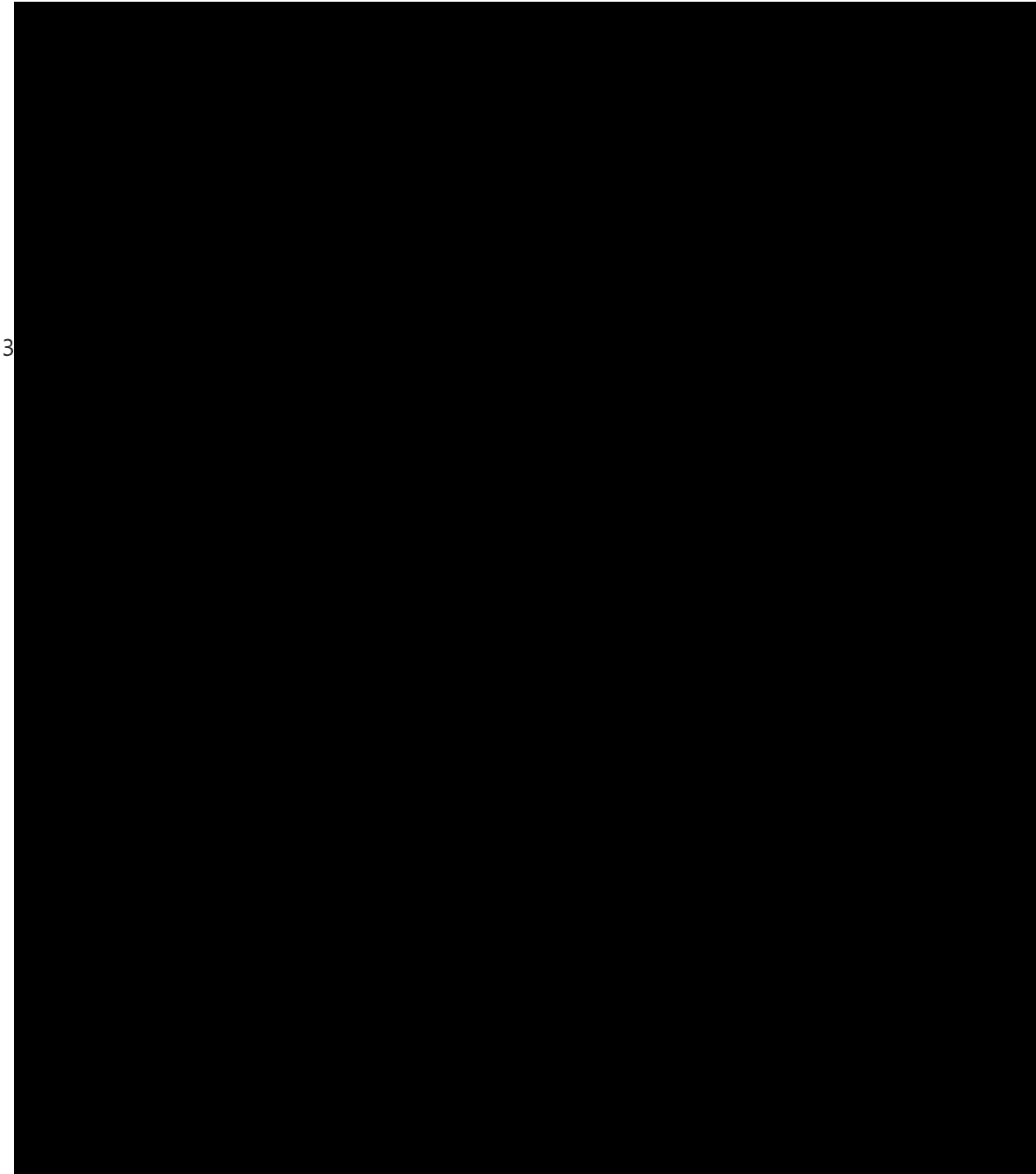
Yes

No

## Part 5: Welsh Language

30. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

31. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



3



**3898**

**Mr Paul Fletcher**

## View results

Respondent

113

Anonymous

21:35

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Policy HA3 land at Mounon Road Chepstow. Until something is done about the Traffic in Chepstow there should be no further building works. [REDACTED] Every day the Social media sites in Chepstow bemoan our once beautiful town. People used to say such positive things about Chepstow but not anymore. I do not use Larkfield roundabout anymore it is constantly congested from 7am to sometimes 7pm and it can be just as bad at the weekends. Until there have been serious changes to the traffic set up there should not be any further consideration given to housing development. Everyone knows what the problem is - everyone knows it will be a huge job to create a bypass - nothing happens. It is just becoming so bad and it saddens me that this is what people think of when they discuss Chepstow. Any concert / race day etc it's 3 hours in queues past my house. This is not to mention the fumes and air pollution. It's horrendous

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

I just wanted to say I have repeatedly looked through the table of contents for the replacement local development plan and cannot see Policy S1 or any mention of Growth. The layout of this plan is quite confusing to read and I wonder if that is to try to stop people bothering to read it.

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

21. Would you like to comment on this question \*

Yes

No

22. Is your representation in support or objection? \*

- Support
- Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

HA3 and HA13  
Policy HA3 land at Mounton Road Chepstow. Until something is done about the Traffic in Chepstow there should be no further building works. [REDACTED]  
[REDACTED] Every day the Social media sites in Chepstow bemoan our once beautiful town. People used to say such positive things about Chepstow but not anymore. I do not use Larkfield roundabout anymore it is constantly congested from 7am to sometimes 7pm and it can be just as bad at the weekends. Until there have been serious changes to the traffic set up there should not be any further consideration given to housing development. Everyone knows what the problem is - everyone knows it will be a huge job to create a bypass - nothing happens. It is just becoming so bad and it saddens me that this is what people think of when they discuss Chepstow. Any concert / race day etc it's 3 hours in queues past my house. This is not to mention the fumes and air pollution. It's horrendous

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

24. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

25. Would you like to comment on this question \*

- Yes
- No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

30. Would you like to comment on this question \*

- Yes
- No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

31. Would you like to comment on this question \*

- Yes
- No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

32. Do you consider that the Plan is sound? \*

- Yes
- No

33. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

- Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- Fails Test 3: Will the Plan deliver (is it likely to be effective)?

34. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

Policy HA3 land at Mounton Road Chepstow. Until something is done about the Traffic in Chepstow there should be no further building works. [REDACTED] Every day the Social media sites in Chepstow bemoan our once beautiful town. People used to say such positive things about Chepstow but not anymore. I do not use Larkfield roundabout anymore it is constantly congested from 7am to sometimes 7pm and it can be just as bad at the weekends. Until there have been serious changes to the traffic set up there should not be any further consideration given to housing development. Everyone knows what the problem is - everyone knows it will be a huge job to create a bypass - nothing happens. It is just becoming so bad and it saddens me that this is what people think of when they discuss Chepstow. Any concert / race day etc it's 3 hours in queues past my house. This is not to mention the fumes and air pollution. It's horrendous

### Part 4: Appearance at Examination Hearing Sessions

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Please indicate below if you would like to speak at the public examination.

35. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

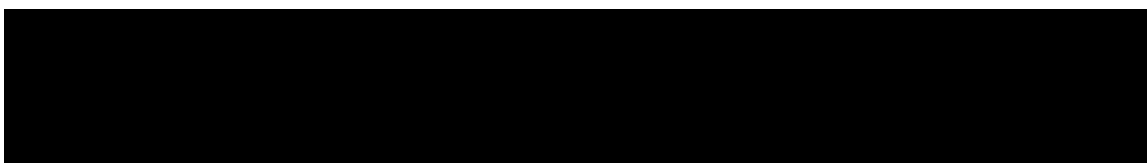
Yes

No

## Part 5: Welsh Language

36. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

37. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3900**

**Mr Peter Cresswell**

## View results

Respondent

147

Anonymous

06:19

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The traffic problems in Chepstow do not allow for any development, and any proposals should be delayed until there is a Chepstow bypass road in place.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

More housing, shops and fast food outlets will encourage more traffic to Chepstow, when the high street is neglected. The high street should be developed before any more out of town fast food outlets are allowed.

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

20. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

21. Would you like to comment on this question \*

Yes

No

22. Is your representation in support or objection? \*

Support

Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

The traffic issues in Chepstow does not allow for more housing.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space polices? (Policies S15, CI1, CI2, CI3 & CI4)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

31. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

32. Do you consider that the Plan is sound? \*

Yes

No

33. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

34. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

No more houses or businesses please without a Chepstow bypass road

### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

35. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

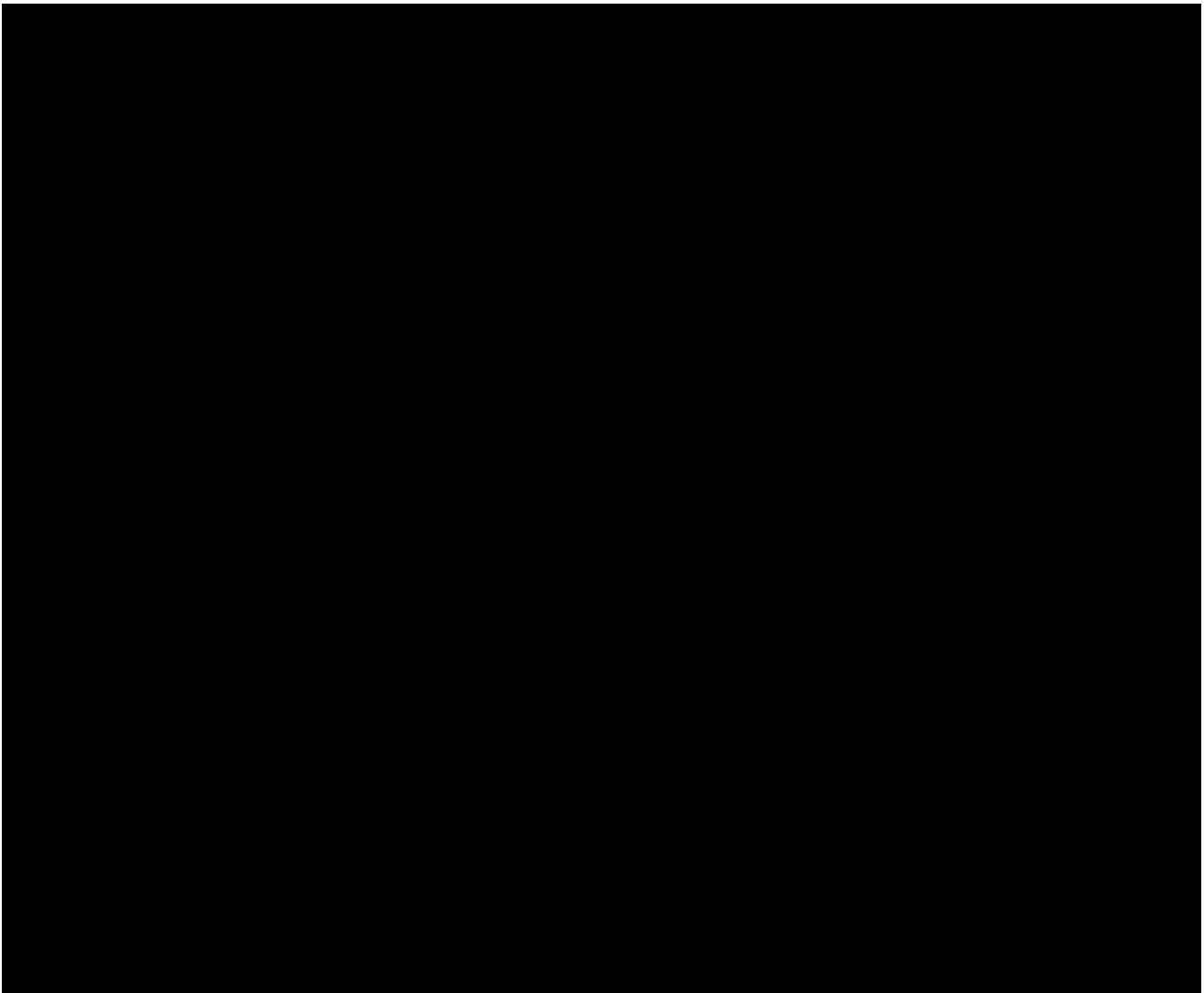
Yes

No

## Part 5: Welsh Language

36. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

37. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3901**

**Mr Peter Donne Jones**

## View results

Respondent

263

Anonymous

41:37

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

I am objecting to Policy HI Settlement Boundary and Policy HA3 Land at Mounon Road.  
my objections are as follows;

The RLDP as presently outlined will destroy the only open and clear green field aspect between High Beech roundabout and Mounon Road. This area has for over 30 years been an essential part of the gateway to the Wye Valley.

It has confirmed the town of Chepstow with a sense of place, a former market town with its own character.

Of importance the area has been designated as a green space/wedge since its designation in the Gwent Structure Plan 1981. I believe it is important this designation is upheld. This is particularly relevant when alternative sites for development exist which are suitable, available and deliverable eg The Bayfield site near Spar supermarket; which if developed would also help to lessen the traffic congestion at High Beech roundabout.

The RLDP in the current form starts to link Chepstow to the village of Pylmeric; a coagulation that means neither community can retain its individuality.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

As above my objection concerns the Land between High beech roundabout and Mounon Road.  
Whilst appreciating the need for additional housing in Wales I believe solutions which do not impinge on an already overloaded traffic situation should be exhausted first.

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

15. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

16. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

17. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)**

18. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

19. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

20. Would you like to comment on this question \*

Yes

No

21. Is your representation in support or objection? \*

Support

Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

There are currently over 70 affordable house allocated on the High Beech to Moun-ton Road site. in as much as housing associations are struggling to fund such developments whilst having other obligation s I would request the Planning Authorities response to this conundrum.

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

23. Would you like to comment on this question \*

Yes

No

24. Is your representation in support or objection? \*

Support

Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Alternatives more suitable sites exist as previously allocated.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

27. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

28. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

29. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

31. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

32. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

33. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

34. Do you consider that the Plan is sound? \*

Yes

No

35. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

36. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

It is not appropriate in the designated location

#### Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

37. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

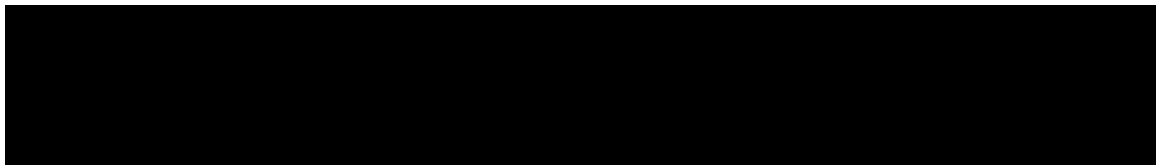
Yes

No

#### Part 5: Welsh Language

38. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

39. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



**3903**

**Mr Peter Morgan**

## View results

Respondent

159

Anonymous

160:16

Time to complete

### Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title \*

2. Name \*

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address \*

6. Telephone number \*

7. Email \*

### Part 2: Your Representation

**Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDLP?**

8. Would you like to comment on this question \*

Yes

No

9. Is your representation in support or objection? \*

Support

Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

RDLP objective 2 Town Centres Issue 8 the proposed Mounton Site fails to make Chepstow an attractive centre "serving the needs of their population" or "supporting the needs of the evolving role of the high street". This site will inevitably add to existing traffic congestion around the town and the High St. Research is needed to fully study the traffic around Chepstow on horse racing dates, musical events, accidents on M4 etc. High Beech roundabout adjacent to this site already suffers from traffic congestion causing problems for the flow of traffic and increases the noxious particulate levels which are already elevated in this area. Recommended amendment to RDLP. If any "improvements" to the roundabout do actually happen these "improvements" need to be specified and once accepted have to be in place prior to any work beginning at the Mounton Site. The railway station lacks any improvement, nor is there adequate parking there if residents or tourists are encouraged to use public transport rather than private car.

**Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)**

11. Would you like to comment on this question \*

Yes

No

12. Is your representation in support or objection? \*

Support

Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

Paragraph 6.3.19 There is no evidence to substantiate that the Mounon Site will "help reduce levels of commuting". The site is located close to the M4 and will obviously appeal mainly to people needing to work in Bristol or Cardiff and it will therefore increase levels of commuting achieving the very opposite result. This has to be considered in conjunction with the proposed developments in Caldicot and Portskewett. There will also be an increase in traffic using the High Beech roundabout and add to existing numbers of cars and Heavy Goods Vehicles. Greater attention has to be paid by MCC in ascertaining the full impacts on traffic changes rather than making it a hoped for aim without substantiating data.

**Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)**

14. Would you like to comment on this question \*

Yes

No

15. Is your representation in support or objection? \*

Support

Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

6.4.6 "to encourage the promotion of sustainable and resilient communities." The addition of 146 houses at the Mounon Site fails to make Chepstow more resilient. An unknown percentage of the new residents will not work in Chepstow. However new residents at the site would definitely need to use the roads, the schools, the hospital, GP surgeries and dentists. Data needs to be forthcoming to prove that each these services is currently able to meet the existing residents. I propose that full studies are taken to illustrate where the stresses and strains already exist and what the impact on these services could be with an increased population.

**Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)**

17. Would you like to comment on this question \*

Yes

No

18. Is your representation in support or objection? \*

- Support
- Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

GW1 The Mounton site is very close to an existing Green Belt/Wedge and this new site will be detrimental to the character of the town which appeals to visitors by its history (castle), horse racing events and wedding venues. A new bland modern development will not be appropriate. Suggestion- that new houses should reflect the character of the town. The Mounton Site is also very close to the Racecourse and there are already problems with parking along existing roads and in town centre. I suggest better parking should be created near the railway station and small buses put into service to transport race goers and event goers.

**Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

20. Would you like to comment on this question \*

- Yes
- No

21. Is your representation in support or objection? \*

- Support
- Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

PM2 Air pollution. The Mounton site is located to roads with recorded high levels of toxic particulates. Suggestion - To solve existing traffic congestion on all roads feeding into the High Beech roundabout prior to any work being started at the site

**Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)**

23. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

24. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the infrastructure policies? (Policies S6, & IN1)**

25. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

26. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)**

27. Would you like to comment on this question \*

Yes

No

28. Is your representation in support or objection? \*

Support

Objection

29. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

H3. There have already been several new developments in this area without any changes to the roads. This has to be considered in the light of increased traffic since the removal of the Severn Bridge tolls when there was insufficient preparation for the changes in the flow of traffic around Chepstow. Suggestion - a detailed study of the effects of any increase in traffic both at the Mounton site and the Portskewett site at peak times.

**Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

30. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the employment site allocations? (Policies EA1 & EA2)**

31. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)**

32. Would you like to comment on this question \*

Yes

No

33. Is your representation in support or objection? \*

Support

Objection

34. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

T1 (j) necessary infrastructures. 18.2.3. Proposals need to consider sustainable travel. The additional houses and a hotel will increase existing traffic problems. Suggestion - Impartial studies need to investigate existing all problems caused by increased congestion since the removal of the Severn Bridge tolls.18.2.4. There are existing problems with sewage disposal. Suggestion - existing issues must be resolved prior to work on a new development.

**Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

35. Would you like to comment on this question \*

Yes

No

36. Is your representation in support or objection? \*

Support

Objection

37. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

\*

ST2 Arterial routes. High Beech roundabout. The RDLP indicates that it serves Newport however this does not adequately reflect the variety of destinations of traffic using the roundabout. Suggestion - include Bristol, Lydney, Gloucester and Cardiff in this section. ST3 Freight ST5 p) The problems have been ignored for several years and the roads remain unchanged. Suggestion - any improvements must be in situ prior to the start of any building work at the Mounton site.

**Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)**

38. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

39. Would you like to comment on this question \*

Yes

No

**Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

40. Would you like to comment on this question \*

Yes

No

**Do you have any other comments to make on the Deposit RLDP and/or supporting documents?**

41. Would you like to comment on this question \*

Yes

No

### Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

42. Do you consider that the Plan is sound? \*

Yes

No

43. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? \*

Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

Fails Test 3: Will the Plan deliver (is it likely to be effective)?

44. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): \*

The Mounton site does not address policy S4 Climate change and Health and Wellbeing. 23.4.8. Suggestion - commitment to address the existing high particulate levels at High Beech where there should be constant readings in place.

## Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

45. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

Yes

No

## Part 5: Welsh Language

46. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

There could be an increase in English speaking residents at the Mounton site due to its proximity to the M4 for residents needing to commute to Bristol. Chepstow is a border town and the use of neither Welsh nor English needs to be promoted.