

Draft Infill Development (H1, H2 & H3) SPG Consultation Responses

Representor Number	Representor	Object/Support/Comment	Comment	LPA Response
1.1	Mrs Lynne Morgan	Comment	My comments relate to sites CO.6 and CO.7 which are sites around the village of Mathern (identified as a Main Village in Monmouthshire Policy S1). Both sites are described as being of high/medium landscape sensitivity with low housing capacity. They include existing parkland, grazing and conservation areas mainly as part of the former Wyeland Estate.	Comment noted. The aim of this SPG is to set out further guidance on the main planning material considerations that will be taken into account by the Council when reaching decisions for infill development. This comment is related to two specific sites rather than commenting on the content of the SPG itself.
1.2		Objection	The introduction of any proposed infill sites would adversely affect the “distinctiveness” of the village and would start the insidious process of Mathern being engulfed by Chepstow with the piecemeal development of land around Chepstow. My objections are based on item 1.3c in the Supplementary Planning Guidance. Additional infill housing would not “make a positive contribution to the creation of distinctive communities”.	Objection noted. Infill development should make a positive contribution to the creation of distinctive communities (para 1.3c). The aim of this objective is to assist in the delivery of placemaking, which aligns with the concepts embraced throughout the latest edition of Planning Policy Wales, PPW10.
1.3		Objection	The introduction of any proposed infill sites would adversely affect the “distinctiveness” of the village and would start the insidious process of Mathern being engulfed by Chepstow with the piecemeal development of land around Chepstow. My objectors are based on item 1.3d in the Supplementary Planning Guidance. Additional infill housing would not “respond to the context and character of the area”.	Objection noted. Infill development should make a positive contribution to the creation of distinctive communities (para 1.3c). The aim of this objective is to assist in the delivery of placemaking, which aligns with the concepts embraced throughout the latest edition of Planning Policy Wales, PPW10.
1.4		Objection	The introduction of any proposed infill sites would cause a loss in biodiversity by the destruction of hedgerows and deciduous woodland.	Objection noted. Each planning application will be treated on its merits. If an infill development involves the removal of existing trees and hedgerows, appropriate biodiversity mitigation may be possible to replace them. Infill development may sometimes enhance the biodiversity of the site as the applicants will be encouraged to plant native species in their proposals, even where there is to be no loss of existing trees and hedgerows.