



# **Monmouthshire Replacement Local Development Plan**

**2018-2033**

## **Appendix 3 - Schedule of Minor Changes to the Deposit RLDP**

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<b>Table of Contents</b>				
i-iv	Table of Contents	Correction	Updated inconsistencies throughout the table of contents and Deposit Plan with regards to the use of capitals and text appearing in bold in some instances.	Formatting / grammar
<b>Introduction</b>				
8	1.2.1	Correction	Several lines of text appear in a heavier font. Adjust font to match to other text.	Formatting
10	1.2.14	Update	<p>Delete paragraph 1.2.14 which sets out how to comment on the Deposit Plan and replace with the following text:</p> <p>The Deposit Plan was subject to community and stakeholder engagement and consultation over a six-week period from 4<sup>th</sup> November – 16<sup>th</sup> December 2024. Details of the consultation/engagement and responses received are set out in the RLDP Deposit Consultation Report (October 2025).</p>	Updated position
<b>Context</b>				
12	2.1.2 / 2.1.3	Correction	References to Bannau Brycheiniog appear in a heavier font. Adjust font to match to other text.	Formatting
13	2.1.7	Correction	References to Bannau Brycheiniog appear in a heavier font. Adjust font to match to other text.	Formatting
15	2.1.18	Update	<p>Delete “As of March 2023, of the 50.12ha of allocated SEA1 sites in the Adopted LDP, just over 40 hectares of land remained available for B1, B2 and B8. The employment land take-up rate has averaged 1.8 hectares per annum since the adoption of the LDP in 2014.”</p> <p>Replace with:  <i>As of March 2024, of the 50.12ha of allocated SAE1 sites in the Adopted LDP, just over 36ha of land remained available for B1, B2 and B8 uses. Details of employment take-up can be found in the latest Employment Monitoring Report on the Council’s website.</i></p>	Updated position
15	Footnote 14	Update	Update reference to the Employment Land Background Paper from December 2023 to 2024.	Updated position
<b>RLDP Strategic Framework</b>				
26	Objective 2	Amendment	Include the following additional wording to Objective 2: ‘along with the County’s local centres’ after the reference to Usk.	In response to representations received by Richborough Estates

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
			Objective 2 will read: <i>To sustain and enhance the centres of Abergavenny, Caldicot, Chepstow, Magor, Monmouth and Usk, along with the County's local centres, as vibrant and attractive centres serving the needs of their population and those of their surrounding hinterlands and supporting adaptation to meet the needs of the evolving role of the high street.</i>	(1663) which highlights that no reference is made to the designated local centres.
34	6.1.2	Correction	After the word 'responding', insert 'to'.	Grammar
34	6.1.3 – second bullet point	Correction	After reference to Table 2 at the end of the first bullet point insert 'Summary of Spatial Distribution of Housing Provision' and delete the word 'below'.	Factual correction to clarify what table 2 relates to.
35	S1	Correction	Delete the word 'indicative' noted in relation to the 15% flexibility under Strategic Policy S1 – Growth Strategy.	Factual correction
39-41	S2	Update	Update Strategic Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, to reflect consequential changes to the indicative percentage of distribution of residential growth and indicative number of homes following the 2024/25 housing monitoring period. The changes are as follows: <ul style="list-style-type: none"> <li>• Abergavenny – replace 1,362 indicative number of homes with 1,353.</li> <li>• Chepstow – replace 13% indicative percentage of distribution with 14% and 829 with 868 indicative number of homes.</li> <li>• Monmouth – replace 923 indicative number of homes with 913.</li> <li>• Caldicot (including Severnside) – replace 2,190 indicative number of homes with 2,161.</li> <li>• Secondary Settlements – replace 6% indicative percentage of distribution with 5% and 350 with 347 indicative number of homes.</li> <li>• Main and Minor Rural Settlements – replace 556 indicative number of homes with 561.</li> </ul>	Factual correction to reflect consequential changes as a result of the 2024/25 housing monitoring period.
39-41	S2	Amendment	Amend Policy S2 to refer to 'small-scale rounding off' in relation to Tier 4 settlements. The relevant part of the policy will now read: <i>'Within Tier 4 – Minor Rural Settlements, minor small-scale rounding off or infilling between existing buildings will be considered acceptable, subject to detailed policy considerations set out in the RLDP.'</i>	Updated for consistency with Policy H3 – Residential Development in Minor Rural Settlements, in response to representations made by Carney Sweeney Ltd (1366).
41	S2	Amendment	Delete the following text from Strategic Policy S2 – Spatial Distribution of Development – Settlement Hierarchy: Outside of Tiers 1 – 4, open countryside policies will apply where planning permission will only be allowed for the following types of development, subject to satisfying detailed planning criteria:	Updated to reflect that Strategic Policy S2 does not provide an exhaustive list of developments that could be considered in the

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
			<ul style="list-style-type: none"> <li>• Acceptable conversions of rural buildings</li> <li>• Sub-division of existing dwellings</li> <li>• Rural Enterprise Dwelling</li> <li>• One Planet Development</li> <li>• Rural diversification and rural enterprise uses</li> <li>• Affordable housing exception sites adjoining settlement boundaries to meet local needs</li> <li>• Gypsy and Traveller Sites</li> </ul> <p>Replace deleted text with the following:  <i>Outside of Tiers 1 – 4, open countryside policies will apply where planning permission will only be allowed where justified in national planning policy, subject to satisfying detailed planning criteria.</i></p>	open countryside. Reference to development justified by national planning policy is therefore considered to be a more appropriate approach and responds to representations raised by Cllr. Frances Taylor (1677), Sandra Lloyd (1779), Magor with Undy Town Council (3059), Claire Richards (3492).
41	S2	Correction	Delete the word 'indicative' noted in relation to the 15% flexibility under Strategic Policy S1 – Growth Strategy.	Factual correction
43	Table 2	Update	Update figures to reflect consequential changes to the housing supply components following the 2024/25 housing monitoring period.	Factual correction to reflect consequential changes as a result of the 2024/25 housing monitoring period.
43	Table 2	Correction	Delete the word 'indicative' noted in relation to the 15% flexibility under Strategic Policy S1 – Growth Strategy.	Factual correction
46	Links to Wider Policy Framework	Correction	Update reference to the Housing Background Paper to refer to October 2025.	Factual correction
46	Links to Wider Policy Framework	Correction	Update to reference to the Candidate Sites Assessment Report – Updated October 2025.	
<b>Managing Settlement Form</b>				
47	OC1	Amendment	Policy OC1, criterion a) – delete 'and complies with Policies LC1, GI1, T1, RE3, RE4 and NR1.'	To simplify the policy and consistent with the suggested

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
			<p>Criterion a) will read:</p> <p><i>a) the proposal is satisfactorily assimilated into the landscape;</i></p>	change to Policy S2, it is proposed to delete reference to a specific set of policies and apply national planning policy and RLDP policies as appropriate depending on the proposal being considered. The change responds to representations from Abergavenny District Society (1367), Sandra Lloyd (1779), Cllr. Dymock (2489) and Claire Richards (3492).
<b>Placemaking and Design</b>				
50	S3	Amendment	<p>Update Strategic Policy S3 to include reference to 'enhance' in the wording of the opening sentence: <i>Development will contribute to creating high quality, attractive and sustainable places that support and enhance the health and well-being of the community and respond to climate change.</i></p>	Updated to reflect the representations made by the Aneurin Bevan Health Board (1209) to acknowledge the importance of 'enhancing' the health and well-being of the community in addition to supporting it.
52	PM3	Correction	<p>Criterion f) - insert word 'be' after 'there would'. Criterion f) will read:</p> <p><i>f) there would be no adverse impact on public or highway safety.</i></p>	Grammar
<b>Climate Change</b>				
60	S4	Amendment	<p>Delete criterion i) which reads: Avoiding locating development in areas at risk of flooding, or where appropriate, minimising the risk of flooding including the incorporation of measures such as Sustainable Drainage Systems (SuDs) and flood resilient design;</p> <p>Replace with: <i>Avoiding locating development in areas at risk of flooding or, where appropriate and following national policy, ensure the risks and consequences of flooding are manageable while incorporating SuDs and flood resilient design;</i></p>	Updated to address the potential confusion of readers interpreting the criterion to indicate that the incorporation of SuDs or resilient design in areas of flood risk overcomes a flood risk constraint, in response to representations raised by Natural Resources Wales

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
				(NRW) (1412), Sandra Lloyd (1779) and Clare Richards (3492)
60	9.1.4	Correction	Replace reference to S9 – Sustainable Transport with S13 – Sustainable Transport and S17 – Green Infrastructure, Landscape and Nature Conservation with S5 – Green Infrastructure, Landscape and Nature Conservation.	Factual correction
61	9.1.5	Amendment	<p>Delete the following text at paragraph 9.1.5: Following new evidence regarding the environmental impacts of phosphate in watercourses Natural Resources Wales (NRW) has adopted tighter targets for the water quality of the River Usk and River Wye. In this respect, development proposals have to ensure that there will be no adverse effects on the site integrity of the two riverine SACs, the River Usk SAC and the River Wye SAC, regarding water quantity, level and flow. In particular, development will not be permitted if it cannot be accommodated under the Review of Consents for flow in these rivers, including the maximum permissible percentage reduction from naturalised flow levels and hands-off flow conditions.</p> <p>Replace with the following text:</p> <p><i>The River Wye and River Usk and many of their tributaries are designated as a riverine Special Area of Conservation (SAC). As a result, the habitats and species that exist there have been identified as being of a higher value and requiring more stringent river flow protection. This level of protection has been determined through a process known as the Habitats Directive Review of Consents (HDRoC). The conclusions of the River Wye and River Usk HDRoC process have been integrated with NRW's principles of Catchment Abstraction Management Strategy (CAMs) to set the licensing policy on the Wye and Usk.</i></p> <p><i>The most significant abstraction pressure in the River Usk catchment is public water supply. Abstraction for this purpose accounts for approximately 94% of the catchment's total annual abstraction. The catchment is a key strategic resource for supplying potable water to much of South-East Wales and an extensive system of water transfers has been developed to distribute this water across the region. Aside from public water supply, the main pressure on water resources in the catchments is from agricultural businesses where water is required for trickle and spray irrigation and other agricultural uses.</i></p>	Representations made by NRW (1412) note that the current wording confuses the issue of phosphates (i.e. nutrients and water quality) with water resources (i.e. water quantity and flows). NRW recommend focussing on water quantity and resources within the context of Strategic Policy S5 – Climate Change, while focussing on water quality and the on-going issue of nutrients in Strategic Policy S5 – Green Infrastructure, Landscape and Nature Recovery.
63	9.3.1	Amendment	Remove reference to 'highly vulnerable' from paragraph 9.3.1. The second sentence of paragraph 9.3.1 will read: <i>In accordance with national guidance, S4 seeks to steer development away from flood</i>	Updated to address representations made by NRW (1412) clarifying that national



Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
			<i>risk areas, to assess the implications of development in areas of flood risk and to ensure that new development does not increase that risk of flooding elsewhere.</i>	planning policy uses a precautionary framework which seeks to avoid all new development away from flood risk in the first instance.
63	9.3.1	Correction	<p>Replace reference to TAN15: Development and Flood Risk (July 2004) with TAN15: Development, Flooding and Coastal Erosion (2025) and reference to the Development Advice Maps with the Flood Maps for Planning.</p> <p>Delete the last sentence of paragraph 9.3.1 – An updated version of TAN15: Development, Flooding and Coastal Erosion was published in September 2021 for consultation with the intention of it coming into effect in December 2021.</p>	Factual correction to reflect the publication of TAN15 in March 2025.
63	9.3.2	Correction	<p>Delete paragraph 9.3.2 which sets out the background to the publication of TAN15 which was in preparation at the time.</p> <p>Replace with: <i>In assessing flood risk and development, development proposals will be required to satisfy national policy on flooding set out in PPW12 and TAN15.</i></p>	Factual correction to reflect the publication of TAN15 in March 2025.
63	9.3.4	Correction	Delete '(existing and draft) in the second sentence of paragraph 9.3.4 in relation to TAN 15.	Factual correction to reflect the publication of TAN15 in March 2025.
63	9.3.4	Correction	Within paragraph 9.3.4 add an 's' to 'Map' to correct 'Flood Map for Planning' to read 'Flood Maps for Planning' and change the following word 'has' to 'have'. The second sentence will read: <i>The SFCA, TAN 15 and Flood Maps for Planning have been used to help inform the spatial strategy and the identification of areas most suitable for development, with allocations made outside of flood risk areas.</i>	Grammar
65	9.5.1	Correction	Replace reference to CC4 in the final sentence to CC3.	Factual correction
69-70	Links to Wider Framework	Correction	<p>Delete reference to TAN15: Development and Flood Risk (2004) and replace with TAN15: Development, Flooding and Coastal Erosion (2025).</p> <p>Delete reference to Development Advice Maps (TAN 15) and replace with Flood Maps for Planning (TAN 15).</p>	Factual correction to reflect the publication of TAN15 in March 2025.

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
<b>Green Infrastructure, Landscape and Nature Recovery</b>				
71-90	10.1.1 – 10.15.5	Amendment	Replace term ‘phosphates’ in the Deposit Plan with term ‘nutrients’ as relevant.	Amended in response to comments made by Natural Resources Wales (NRW) (1412) to ensure all possible water quality attributes are reflected.
72	10.1.6	Amendment	Amend paragraph 10.1.6 to clarify the role the Local Planning Authority has in the preparation of Green Infrastructure Assessments. Paragraph 10.1.6 will read:  <i>‘Section 6 Duty and PPW12 also set out that development proposals must adopt a proactive placemaking approach to delivering multi-functional green infrastructure and ecosystem resilience, and this is required to be demonstrated by Local Planning Authorities through Green Infrastructure Assessments. These GI assessments involve an evidence base step wise approach addressing the DECCA themes to inform the design and implementation of projects. Guidance on GI assessments and the step wise approach is set out in PPW12, as well as NRW Area Statements. MCC has also undertaken a GI strategy and Local Nature Recovery Action Plan, which form part of the evidence base of the LPA’s GI Assessments.’</i>	Update to reflect representations noting the incorrect interpretation Planning Policy Wales and use of the term GI Assessments, which is a duty placed on the Council to undertake not developers/applicants. The change addresses comments submitted by HBF (1255), Carney Sweeney (1366), NRW (1412), Barwood Development (2463).
72-73	S5	Amendment	Amend Strategic Policy S5 – Green Infrastructure, Landscape and Nature Recovery to include reference to the Local Planning Authority and the addition of an ‘s’ in relation to reference to Green Infrastructure Assessments. The first paragraph of Strategic Policy S5 will read:  <i>‘Development proposals will adopt a strategic and proactive placemaking approach. The Local Planning Authority’s evidence based Green Infrastructure Assessments and step wise approach will inform design and long-term delivery of a multifunctional landscape; capable of delivering a wide range of social, economic, environmental, health and well-being benefits for local communities and the County as a whole, including climate change action, net benefit for biodiversity and ecosystem resilience.’</i>	Update to reflect representations noting the incorrect interpretation Planning Policy Wales and use of the term GI Assessments, which is a duty placed on the Council to undertake not developers/applicants. The change addresses comments submitted by HBF (1255), Carney Sweeney (1366), NRW (1412), Barwood Development (2463).
74	GI1	Amendment	Replace reference to GI Assessments to GI Statement in Policy GI1 – Green Infrastructure and remove reference to ‘all major development proposals will be required to submit a GI Assessment’ from criterion a). The Policy will read:	Update to reflect representations noting the incorrect interpretation Planning Policy Wales and use of the term GI Assessments, which is a duty placed on the Council to

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
			<p><i>'Development proposals will be expected to maintain, protect and enhance the integrity and connectivity of Monmouthshire's diverse GI network by:</i></p> <ul style="list-style-type: none"> <li><i>a) Undertaking an appropriate GI asset and opportunities statement and step wise approach based on the scale and complexity of development to inform development proposals.</i></li> <li><i>b) Ensuring that existing GI assets are protected, retained and integrated into new development. Where loss of GI is unavoidable, in order to secure sustainable development, appropriate mitigation and/or compensation of the lost assets will be required.</i></li> <li><i>c) Incorporating new and /or enhanced GI of an appropriate type, standard and size. Where on-site provision of GI is not possible, contributions will be sought to make appropriate provision for GI off-site.</i></li> </ul> <p><i>A GI statement must be provided with all planning applications. The statement will be proportionate to the scale, nature and complexity of the development proposed and will describe how GI has been incorporated into the proposal. The GI statement will need to demonstrate how a step wise approach as outlined in chapter 6 of PPW12 has been applied.'</i></p>	undertake not developers/applicants. The change addresses comments submitted by HBF (1255), Carney Sweeney (1366).
74	10.2.5	Amendment	Delete paragraph 10.2.5 which states <i>'In line with national policy all developments will be required to submit a GI assessment or GI statement, depending on the nature/scale of the development proposal.'</i>	Update to reflect representations noting the incorrect interpretation Planning Policy Wales and use of the term GI Assessments, which is a duty placed on the Council to undertake not developers/applicants. The change addresses comments submitted by HBF (1255), Carney Sweeney (1366).
74	10.2.7	Amendment	<p>Amend paragraph 10.2.7 to clarify the role the Local Planning Authority has in the preparation of Green Infrastructure Assessments. Paragraph 10.2.7 will read:</p> <p><i>'Development proposals should be informed by the GI priorities and principles identified in the LPA's GI assessments, which include MCC's GI Strategy, the South-East Wales Area Statement, Local Nature Recovery Action Plans, and MCC's GI SPG. The GI SPG will provide further advice on GI implementation and methodology as well as the content and delivery of GI statements.'</i></p>	Update to reflect representations noting the incorrect interpretation Planning Policy Wales and use of the term GI Assessments, which is a duty placed on the Council to undertake not developers/applicants. The change addresses comments submitted by

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
				HBf (1255), Carney Sweeney (1366).
76-77	10.3.2	Correction	Amend paragraph 10.3.2 to replace 'Wye Valley National Designated Landscape Area of Outstanding Nature Beauty (AONB)' to read 'Wye Valley National Landscape (AONB)'.	Factual correction raised by Wye Valley National Landscape (3588).
79	10.7.2	Amendment	Amend paragraph 10.7.2. to include reference to the Dyfodol Y Bannau, Bannau Brycheiniog National Park's Management Plan. Paragraph 10.7.2. will read:  <i>Although there are 12,000 hectares of National Park within the County, its planning is controlled by Bannau Brycheiniog National Park Authority. The current Management Plan, Dyfodol Y Bannau, for the BBNP 2023-2028 sets out future aspirations, protections and vision for the BBNP. Dyfodol Y Bannau sets out numerous themes, policies and priorities for managing change in the National Park. It is recognised that the BBNP provides an important backdrop to the Abergavenny area and wider landscape character of Monmouthshire protecting its setting from encroachment by inappropriate development.</i>	Updated to reflect comments raised by Bannau Brycheiniog National Park (1061).
79	LC3	Amendment	Amend Policy LC3 to replace the word 'preserve' in criterion a) with 'conserve'.  <i>Delete 'Development that would cause unacceptable harm to the qualities that justify the designation of the Bannau Brycheiniog National Park or its setting will not be permitted' and replace with 'Development that would cause unacceptable harm to the Bannau Brycheiniog National Park or its setting will not be permitted.'</i>  Policy LC3 – Bannau Brycheiniog National Park will read: <i>'Development in the vicinity of the Bannau Brycheiniog National Park will only be permitted where it would:</i> <ul style="list-style-type: none"> <li><i>a) Conserve or enhance the landscape setting, as defined through the LANDMAP process.</i></li> <li><i>b) Have no serious adverse effect on significant views into and out of the National Park.</i></li> <li><i>c) Have no adverse impact on the International Dark Skies Reserve designation.</i></li> </ul> <i>Development that would cause unacceptable harm to the Bannau Brycheiniog National Park or its setting will not be permitted.'</i>	Amended to reflect comments made by Bannau Brycheiniog National Park (1061).
82	10.10.8	Correction	Replace reference to 'NR3' in the final sentence of paragraph 10.10.8 with 'NR2'.	Factual correction

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
83	NR1	Amendment	Delete the second paragraph in Policy NR1 which states ' <i>Development proposals in sites containing protected species or habitats which are defined as irreplaceable by PPW12 are unacceptable.</i> '	Amended to reflect comments made by Natural Resources Wales (1412).
84	10.11.1	Amendment	Replace the first sentence of paragraph 10.11.1, which reads 'The Gwent Levels and Severn Estuary European Marine Site (EMS) are identified as a contiguous series of SSSI, SPA, Ramsar site, SAC and a Special Landscape of Historic Interest of Monmouthshire's coastal area' with:  <i>'Monmouthshire's coastline is special given its varying designations including the Gwent Levels which are a contiguous series of SSSIs; the Severn Estuary European Marine Site, a term which encompasses all its international designations including SAC, SPA and Ramsar; and a Special Landscape of Historic Interest.'</i>	Amended in response to comments made by Natural Resources Wales (NRW) (1412) suggesting an alternative wording for clarity.
85-86	10.13.1	Amendment	Amend the final sentence of paragraph 10.13.1, which states 'and requires good water quality status for all water bodies' with 'and requires good overall status for all water bodies.'  The sentence will read: <i>Full regard must be had to the Water Framework Directive (WFD) which sets out the requirements in relation to the water environment and requires good overall status for all water bodies.</i>	Amended in response to comments made by Natural Resources Wales (NRW) (1412) suggesting an alternative wording for clarity.
86	10.13.4	Correction	Delete the word 'programmed' in the last sentence of 10.13.4.	Grammar
86-87	10.13.5	Amendment	Amend title from 'Phosphate Water Quality in Riverine Special Areas of Conservation (SAC)' to ' <i>Nutrient Impacts on Water Quality in Riverine Special Areas of Conservation (SAC)</i> '.	Amended in response to comments made by Natural Resources Wales (NRW) (1412) to ensure all possible water quality attributes are reflected.
86	10.13.6	Amendment	Amend the wording of paragraph 10.13.6. to replace the final sentence with:  <i>'Development proposals need to ensure they would not result in an unacceptable impact of the water quality of our SAC rivers', with 'development proposals need to ensure no adverse effect on site integrity of our SAC rivers.'</i>	Amended in response to comments made by Natural Resources Wales (NRW) (1412) to reflect the Habitats Regulations terminology.
87	10.13.8	Amendment	Amendment paragraph 10.13.8 to replace the final sentence that reads ' <i>Development therefore that does not connect to the public sewer main network in SPZs will not be acceptable</i> ' with:	Amended in response to comments made by Natural Resources Wales (NRW) (1412) to reflect NRW's policy regarding

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
			<i>'All sewage effluent discharges to ground must have an environmental permit and proposals will be considered based on a risk assessment and the appropriateness of the discharge with respect to the local environmental setting.'</i>	development in a Source Protection Zone (SPZ).
87	10.13.9	Amendment	Amend the wording in paragraph 10.13.9 from 'sustainable resource management' to 'NRW groundwater protection policy'. The final sentence of paragraph 10.13.9 will read:  <i>'All development proposals within the SPZ must be able to demonstrate that the proposal complies with NRW's groundwater protection policy and that no contamination of the water supply will result from the development proposal.'</i>	Amended in response to comments made by Natural Resources Wales (NRW) (1412) to reflect NRW's ground water protection policy.
90	Links to Wider Policy Framework	Correction	Delete repetition of 'Green Infrastructure' in relation to the Green Infrastructure Strategy 2019.	Grammar
90	Links to Wider Policy Framework	Amendment	Amend the Links to Wider Policy Framework with the addition of reference to the 'Dyfodol Y Bannau, Bannau Brycheiniog National Park's Management Plan – 2023-2029.'	Amended to reflect comments made by Bannau Brycheiniog National Park (1061).
<b>Infrastructure</b>				
93	11.2.2	Correction	Replace 'where it is required' with 'where planning permission is required' in paragraph 11.2.2. The paragraph will read: <i>While many forms of electronic and telecommunications infrastructure are supported by extensive permitted development rights, Policy IN1 seeks to support any telecommunications and broadband infrastructure where planning permission is required, while at the same time ensuring there are no environmental impacts or adverse impacts on residential amenity and/or the historic and natural environment.</i>	Grammar
<b>New Housing</b>				
98	12.3.3	Amendment	Delete the last sentence of paragraph 12.3.3, which reads 'As noted above connection to non-mains sewer will not be acceptable in an SPZ due to risk to groundwater pollution' and replace with:	Amended in response to comments made by Natural Resources Wales (NRW) (1412) to reflect NRW's policy regarding

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
			<i>'All proposals will therefore be considered against NRW's guidance relating to proposals within SPZs.'</i>	development in a Source Protection Zone (SPZ).
98	12.3.3	Amendment	Insert the following text after paragraph 12.3.3:  <i>'New development within the settlement of Trellech must seek connection to the DCWW sewage works, instead of exploring non-mains options, which will likely require upgrading.'</i>	Amended in response to comments made by Natural Resources Wales (NRW) (1412) to clarify Trellech's foul drainage constraints.
<b>Affordable Housing</b>				
106	13.1.10	Correction	The final sentence of paragraph 13.1.10 refers to 'paragraphs 12.1.12 – 12.1.13'. This should read 'paragraph 13.1.12'.	Factual correction
107	S7	Correction	Add the words 'Strategic Policy' as a suffix to the policy title 'S7 – Affordable Housing'	Formatting / Consistency
110	Links to Wider Policy Framework	Correction	Update the date of the Housing Background Paper to October 2025.	Factual correction
<b>Residential Allocations</b>				
111	Table HA1 – HA18	Correction	Amend reference to 'Land at Penlanlas' with 'Land at Penlanlas Farm'.	Factual correction
113-114	S8	Amendment	Under the sub-heading Sustainable Communities, replace the third bullet point with the following text:  <i>Dwellings built to net zero carbon standards, as set out in Policy NZ1.</i>	Amended in response to comments raised in relation to consistency with Policy NZ1 – Monmouthshire Net Zero Carbon Homes, made by Richborough Estates (1633) and Barwood Development Securities (2463).
<b>Policy HA1 – Land to the East of Abergavenny</b>				
116	HA1	Amendment	Insert 'residential led' to criterion a) of HA1 – Land to the East of Abergavenny. Criterion a) will read:  <i>a) To provide a residential-led, mixed use development containing the following key issues:</i>	Amended in response to comments raised in relation to the accuracy of the development

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
				description by Monmouthshire Housing Association (1965).
117	HA1	Correction	Delete the second bullet point of criterion m), which reads ' <i>Emergency secondary access on to Garth Road</i> ' and replace with ' <i>the provision of a secondary access</i> '.	Factual correction.
<b>Policy HA2 – Land to the East of Caldicot/North of Portskewett</b>				
121	HA2	Amendment	Amend the first bullet point of criterion a) of Policy HA2 with the addition of 'approximately'. The bullet point will read:  <i>Approximately 770 homes including 50% affordable homes.</i>	Amended for consistency with the wider HA2 policy in response to comments received from MCC Estates (1461) and Richborough Estates (1663).
122	HA2	Correction	Criterion l) – replace 'on to' with 'onto'.	Grammar
<b>Policy HA3 – Land at Mounton Road, Chepstow</b>				
125	14.5.1	Amendment	Amend the second sentence of paragraph 14.5.1 to reference Mounton Road as well as the A466 in relation to National Cycle Network (NCN4). The sentence will read:  <i>Public Rights of Ways (PROWs) are located just outside the northern boundary of the site (off Mounton Road) and National Cycle Network 4 (NCN4) runs along the A466 and Mounton Road.</i>	Amended in response to comments made by Barwood Development Securities (2463).
<b>Policy HA4 – Land at Leasbrook, Monmouth</b>				
130	HA4	Amendment	Criterion d) and e) of Policy HA4 will be amended to replace reference to the Juvenile Sustenance Zone with Core Sustenance Zone. They will read:  d) <i>The proposal must be accompanied by a lighting scheme. Dark corridors should be maintained and light spillage on to wildlife corridors minimised, with particular regard to the Greater Horseshoe Bat Core Sustenance Zone and corridors used by bats.</i> e) <i>A S.106 agreement must be signed and include the requirement for additional woodland buffer planting with well-designed public access to be provided on the eastern edge of the site (in the blue line of ownership) to protect the Greater Horseshoe Bat Core Sustenance Zone and the wider landscape character due to the site's proximity to the Dixon Conservation Area and Lower Wye Valley Landscape of Historic Interest. This is required in addition to any on-site GI provision.</i>	Amended in response to comments received from Gwent Wildlife Trust (1787).



Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
130	HA4	Correction	Insert bullet points for the three sentences noted below criterion i) of Policy HA4 – Land at Leasbrook, Monmouth	Formatting
<b>Policy HA5 – Land at Penlanlas Farm, Abergavenny</b>				
133	14.7	Correction	Amend the title ‘Land at Penlanlas, Abergavenny’ to read ‘Land at Penlanlas Farm, Abergavenny’.	Factual correction
133	14.7.1	Correction	Amend the first sentence of paragraph 14.7.1 that refers to ‘Land at Penlanlas, Abergavenny’ to read ‘Land at Penlanlas Farm, Abergavenny’.	Factual correction
<b>Policy HA6 – Land at Rockfield Road, Monmouth</b>				
135	HA6	Amendment	Amend criterion b) of Policy HA6 to include reference to ‘Core Sustenance Zone’. Criterion b) will read:  <i>b) Provision of a lighting strategy that considers and mitigates for visual impact on landscape character and setting and minimises light spillage on to wildlife corridors and habitats, with particular reference to corridors and the Core Sustenance Zone used by horseshoe bats.</i>	Amended in response to comments received from Gwent Wildlife Trust (1787).
<b>Policy HA8 – Land at Tudor Road, Wyesham, Monmouth</b>				
138	HA8	Amendment	Amend criterion e) of Policy HA6 to include reference to ‘Core Sustenance Zone’. Criterion e) will read:  <i>e) Provision of a lighting strategy that considers and mitigates for visual impact on landscape character and setting and minimises light spillage on to wildlife corridors and habitats, including corridors and the Core Sustenance Zone used by bats.</i>	Amended in response to comments received from Gwent Wildlife Trust (1787).
<b>Policy HA10 – Land South of Monmouth Road, Raglan</b>				
140	14.12.1	Amendment	Amend paragraph 14.12.1 to refer to 4.5ha instead of 7.6ha.	Amended to address a drafting error noted by Richborough Estates (1663).
141	HA10	Correction	Amend criterion e) of Policy HA10 – Land South of Monmouth Road, Raglan to replace reference to ‘include new planting of native species of local provenance’ with ‘ <i>including</i> new planting of native species of local provenance’.	Grammar

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
<b>Policy HA11 – Land East of Burrium Gate, Usk</b>				
141	14.13.1	Correction	Replace reference to 2.9ha in paragraph 14.13.1 to 2.6ha.	Factual correction
142	HA11	Correction	Remove the hyphen between 'Land-east' in the title of Policy HA11 – Land east of Burrium Gate, Usk and capitalise the word 'East'.	Grammar
<b>Policy HA12 – Land west of Trem yr Ysgol, Penperlleni</b>				
143	HA12	Correction	Capitalise the word 'West' in the title of Policy HA12 – Land west of Trem yr Ysgol, Penperlleni and capitalise the word 'Yr'.	Grammar
<b>Policy HA14 – Land at Churchfields, Devauden</b>				
145	14.16.1	Correction	Replace reference to 1.4ha in paragraph 14.16.1 to 1ha.	Factual correction
<b>Policy HA15 – Land east of Little Mill</b>				
147	HA15	Correction	Capitalise the word 'East' in the title of Policy HA15 – Land east of Little Mill	Grammar
<b>Policy HA18 – Land west of Redd Landes, Shirenewton</b>				
150	HA18	Correction	Capitalise the word 'West' in the title of Policy HA18 – Land west of Redd Landes, Shirenewton	Grammar
<b>Employment &amp; Economy</b>				
158	16.3.1	Amendment	Amend reference to Policy S12 in paragraph 16.3.1 to Policy S10.	Amended to address a drafting error noted by Abergavenny & District Civic Society (1367).
160	16.3.5	Correction	<p>Include a new paragraph before paragraph 16.3.5 to reference that Site EA1e – Land Adjoining Oak Grove Farm, Caldicot is located within a Source Protection Zone. The following text is to be added:</p> <p><i>Site EA1e – Land Adjoining Oak Grove Farm, Caldicot is located within a Source Protection Zone. All development proposals within the SPZ must be able to demonstrate that the proposal complies with NRW's groundwater protection policy and that no contamination of the water supply will result from the development proposal.</i></p>	Factual correction

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
160	16.3.7	Amendment	<p>Include a new paragraph after 16.3.7 to provide reference to employment allocation EA1b – Poultry Units, Rockfield, Monmouth, being within the 3km Core Sustenance Zone associated with the Greater Horseshoe Bat. The following text to be added:</p> <p><i>A key consideration in relation to allocation EA1b – Poultry Units, Rockfield, Monmouth, is its location within the Core Sustenance Zone associated with the Greater Horseshoe bat. Particular regard should be given to light spillage on to wildlife corridors and corridors used by bats.</i></p>	Amended in response to comments received from Gwent Wildlife Trust (1787).
163	16.6.1	Amendment	<p>Remove reference to ‘single-site users / specific large employers’ from paragraph 16.6.1, which will read:</p> <p><i>‘Policy E2 below seeks to enable proposals for employment use on non-allocated sites by non-speculative employers that cannot be accommodated on existing or proposed business/industrial sites and sets out the criteria against which such proposals will be assessed.’</i></p>	Amended to have regard to comments made by Abergavenny & District Civic Society (1367).
163	E2	Amendment	<p>Remove reference to ‘single-site’ in Policy E2. The opening sentence of Policy E2 will read:</p> <p><i>Proposals for industrial and business development (Use Classes B1, B2 and B8) by non-speculative users will be permitted provided that all the following conditions are met:</i></p>	Amended to have regard to comments made by Abergavenny & District Civic Society (1367).
163	16.6.2	Amendment	<p>Remove reference to ‘specific large employers’ from the second sentence of paragraph 16.6.2, which will read:</p> <p><i>‘However, there may be instances where an employer cannot find a suitable site either on an existing or allocated industrial/business site, or within other local authority areas within the employer’s area of search.’</i></p>	Amended to have regard to comments made by Abergavenny & District Civic Society (1367).
<b>Rural Enterprise</b>				
170	RE5	Amendment	<p>Amend Policy RE5 with the addition of criterion e) <i>‘there are no unacceptable cumulative impacts in combination with existing or consented development.’</i></p>	Amended to address comments that the policy does not adequately reflect national guidance raised by the Countryside Protection for Rural Wales (CPRW) (1001) and Jill Cantor (3749).

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
<b>Visitor Economy</b>				
175	T1	Correction	Delete the full stop at the end of criterion e).	Grammar
<b>Sustainable Transport</b>				
186	ST3	Correction	Move hyphen in title bar of Policy ST3 – Freight to after ‘ST3’.	Grammar
187	19.8.1	Correction	Delete the final sentence of paragraph 19.8.1 to remove the following ‘ <i>Where known, the safeguarded routes are shown on the Proposals Map.</i> ’	Correction
<b>Retail &amp; Commercial Centres</b>				
193-194	RC2	Correction	Amend Policy RC2 – Primary Shopping Frontages to correct the numbering of the Primary Shopping Frontages (PSF) as follows: PSF4 to read PSF3 PSF5 to read PSF4 PSF6 to read PSF5 PSF7 to read PSF6 PSF8 to read PSF7	
198	Links to Wider Policy Framework	Correction	Update date of the Retail Background Paper – January 2024 to Retail Background Paper 2025.	Factual correction.
<b>Community Infrastructure</b>				
200	21.1.3	Correction	Amended to correct inconsistencies with the application of upper-case letters in the bullet list that accompanies paragraph 21.1.3.	Grammar
201	21.2.1	Correction	Replace reference to Policy CRF1 in the final sentence of paragraph 21.2.1 with reference to ‘Policy CI1’.	Factual correction
201	CI1	Amendment	Amend Policy CI1 – Retention of Existing Community Facilities to include reference to ‘ <i>cultural facilities</i> ’. The first sentence of Policy CI1 will read:	Amended to include reference to cultural facilities following comments made by Theatres Trust (1002).

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason								
			<i>‘The change of use or conversion of neighbourhood or village shops, halls, public houses, cultural facilities and other community facilities to other uses will only be permitted where all of the following criteria are met:’</i>									
202	21.3.2	Amendment	Amend wording in paragraph 21.3.2 from ‘playing fields, outdoor sport courts and children’s play areas’ to ‘outdoor sports and play space’. The second sentence of paragraph 21.3.2 will read:  <i>This sets out the Fields in Trust (FIT) standard, which is categorised into; formal spaces such as outdoor sports and play space; and informal spaces, such as parks, communal green spaces and infrastructure, woodland and scrubland areas.</i>	Amended to reflect the updated Fields in Trust Standards raised in comments made by Redrow Homes (1503).								
202	21.3.3	Amendment	Amend wording in paragraph 21.3.3 to remove reference to <i>‘The FIT standard sets out the median level of provision for allotments, community gardens and urban farms in Wales as 0.3 hectares per 1000 population. The Council will use this standard for such provision’</i> and replace with:  <i>‘There is a corporate objective to increase allotment provision and community food growing, as set out in the Council’s Corporate and Community Plan (2022-2028) and the Council’s Local Food Strategy (2024) and, therefore, it is considered appropriate to strive for new provision of 0.3 ha per 1,000 population, as part of Policy CI2.’</i>	Amended to reflect the updated Fields in Trust Standards raised in comments made by Redrow Homes (1503).								
202	CI2	Amendment	<div>Update the standards set out in Policy CI2 – Provision of Formal and Informal Open Space and Allotments / Community Growing Areas with a new table based on the updated Fields in Trust Standards published in November 2024.</div> <div><div>Policy CI2 – Provision of Formal and Informal Open Space and Allotments / Community Growing Areas</div><div>New development proposals will be assessed against the Council’s standards for formal outdoor space, informal outdoor space, allotments and community growing, as set out below:</div><table><thead><tr><th></th><th>Open Space Typology</th><th>Quantity Guideline (hectares per 1,000 population)</th><th>Definition</th></tr></thead><tbody><tr><td colspan="4">FORMAL PUBLIC SPACE</td></tr></tbody></table></div>		Open Space Typology	Quantity Guideline (hectares per 1,000 population)	Definition	FORMAL PUBLIC SPACE				Amended to reflect the updated Fields in Trust Standards raised in comments made by Redrow Homes (1503).
	Open Space Typology	Quantity Guideline (hectares per 1,000 population)	Definition									
FORMAL PUBLIC SPACE												

Page	Paragraph, Table or Policy	Type of Change	Details of Change				Reason	
				Outdoor Sports	Sports Pitches	1.20 ha	Sports pitches including football rugby, hockey, cricket, lacrosse, and American football	
					Courts and Greens, Tracks and Trails.	0.40ha	Courts and greens comprising natural or artificial surfaces, including tennis, netball, basketball, padel ball, volleyball, and bowling greens. Tracks and trails including, athletics, graded mountain biking, canoeing, open water swimming and outdoor gym trails.	
					Subtotal	1.60 ha		
				Play Space	Equipped Designated Play Spaces	0.25ha	Local Area of Play (LAPs) and Locally Equipped Areas of Play (LEAPs) aimed at children who can play independently, as well as Neighbourhood Equipped Areas of Play (NEAPs).	
					Other Play Provision	0.30ha	All weather multi-use games areas (MUGAs) including skateboard parks and pump tracks.	
					Subtotal	0.55ha		

Page	Paragraph, Table or Policy	Type of Change	Details of Change				Reason																																		
			<table><tr><td colspan="4">INFORMAL PUBLIC SPACE</td></tr><tr><td rowspan="5">Open Space</td><td>Parks and Gardens</td><td>0.80ha</td><td colspan="2">Urban parks and squares, country parks, regional parks, forest parks, and formal gardens.</td></tr><tr><td>Amenity Greenspace</td><td>0.60ha</td><td colspan="2">Informal recreation spaces, communal green spaces in and around housing, village greens, urban commons, and other incidental places which may include areas of hard spaces as well as green spaces.</td></tr><tr><td>Natural and Semi-natural</td><td>1.80 ha</td><td colspan="2">Woodland, scrub, grassland, heath or moor, wetlands, open and running water and open access land.</td></tr><tr><td>Subtotal</td><td>3.20ha</td><td colspan="2"></td></tr><tr><td>Total</td><td>5.35ha</td><td colspan="2"></td></tr><tr><td colspan="4"></td></tr><tr><td>ALLOTMENTS &amp; COMMUNITY GROWING PROVISION</td><td>Allotments &amp; Community Growing</td><td>0.3ha</td><td colspan="2">Allotments, community gardens and community orchards.</td></tr></table>				INFORMAL PUBLIC SPACE				Open Space	Parks and Gardens	0.80ha	Urban parks and squares, country parks, regional parks, forest parks, and formal gardens.		Amenity Greenspace	0.60ha	Informal recreation spaces, communal green spaces in and around housing, village greens, urban commons, and other incidental places which may include areas of hard spaces as well as green spaces.		Natural and Semi-natural	1.80 ha	Woodland, scrub, grassland, heath or moor, wetlands, open and running water and open access land.		Subtotal	3.20ha			Total	5.35ha							ALLOTMENTS & COMMUNITY GROWING PROVISION	Allotments & Community Growing	0.3ha	Allotments, community gardens and community orchards.		
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ALLOTMENTS & COMMUNITY GROWING PROVISION	Allotments & Community Growing	0.3ha	Allotments, community gardens and community orchards.																																						
204	21.3.4 – 21.3.6	Correction	Replace reference to ‘Open Space Audit’ to ‘Open Space Study’ in paragraphs 21.3.4 – 21.3.6.				Factual correction																																		

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
204	21.3.8	Amendment	Replace the final sentence of paragraph 21.3.8 which reads ' <i>Recreational facilities should not be included within areas of SUDS.</i> ' With:  <i>Formal open space uses, such as sports pitches and equipped play areas should not be included within areas of SuDs.'</i>	To add further clarification in response to comments received by the Home Builders Federation (1255).
205	CI3	Correction	Delete reference to the second 'Policy' in the policy heading.	Grammar
207	Links to Wider Policy Framework	Correction	Delete reference to Fields in Trust: Guidance for outdoor sport and play: Beyond to six acre standard (2017) and replace with Fields in Trust Standards – November 2024.	Factual correction
<b>Minerals</b>				
210	22.3.2	Amendment	Delete 'In most instances' from the start of paragraph 22.3.2. The first sentence of paragraph 22.3.2 will read:  <i>Development may proceed within safeguarding areas as long as developers demonstrate the resource in question is either of poor quality/quantity and would not be economical to exploit, or the nature of the development in question would not prejudice exploitation of the resource.</i>	Amended in response to comments made by the Minerals Products Association (1819).
212	Links to Wider Policy Framework	Correction	Replace 'October 2024' in relation to the Minerals Background Paper with 'October 2025'.	Factual correction
<b>Waste</b>				
217	23.4.3	Amendment	Amend paragraph 23.4.3 to reference that Site W3f – Land Adjoining Oak Grove Farm, Caldicot is within a Source Protection Zone. The first sentence of paragraph 24.4.3 will read:  <i>Site W3f – Land Adjoining Oak Grove Farm, Caldicot is located within a Source Protection Zone and site W3g – Five Lanes, Caerwent lies within the Great Spring Source Protection Zone and on a limestone principal aquifer.</i>	Amended in response to comments made by Brian Williams (1646).
217	23.4.3	Correction	Replace the third sentence of paragraph 23.4.3 to delete reference to the flood risk zone associated with the Development Advice Maps which have been replaced by the Flood Maps for Planning. Replace the third sentence of paragraph 23.4.3 with the following:	Factual correction to reflect the publication of TAN15 and the Flood Maps for Planning.



Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
			<i>Existing Waste Site W3h Llanfoist Civic Transfer Station lies within Flood Zone 2 Rivers on the Flood Map for Planning.</i>	
<b>Monitoring and Review</b>				
219	Monitoring & Review	Correction	Insert new chapter numbering to the Monitoring and Reviewing Chapter.	Formatting
222	S4 Monitoring Indicators	Correction	<p>Replace the indicator, target and trigger for further investigation in relation to the amount of development permitted in a flood risk area with the following:</p> <p><i>Indicator: Key Indicator: Amount of development not satisfying TAN 15 requirements.</i></p> <p><i>Target: No applications permitted not satisfying TAN 15 requirements.</i></p> <p><i>Trigger for Further Investigation: 1 or more applications permitted not satisfying TAN 15 requirements.</i></p> <p><i>Source Data / Monitoring Method: Planning application database.</i></p>	Factual correction to reflect the publication of TAN15 in March 2025.
<b>Appendix 4 – Legislative and Policy Context</b>				
253-254	Local Policy Context	Correction	Delete the third row of the Local Policy Context relating to the ‘Climate and Nature Emergency Strategy May 2024’ as it is in the table twice.	Correction
254	Local Policy Context	Correction	Replace ‘(LTP) in the text accompanying the Monmouthshire Local Transport Strategy to refer to ‘(LTS)’.	Correction
<b>Appendix 5 – Regional Collaboration and Linkages with Neighbouring Local Authorities</b>				
256	Appendix 5	Correction	Delete reference to ‘Table x’ in the third paragraph on page 256.	Correction
256	Appendix 5	Correction	Delete last line on page 256 which reads: ‘Table 1 sets out the regional collaboration work which has been undertaken and, where appropriate, has informed the RLDP process to date.’	Amended to reflect that the table would need regular review/updating and reflect comments received from BBNP (1061).

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
256	Appendix 5	Amendment	Replace reference to 10 LPAs in the fourth paragraph of Appendix 5 to read 11 LPAs.	Amended to reflect comments received from BBNP (1061).
257	Appendix 5	Amendment	Delete Table 1 of Appendix 5. Renummer Table 2, on Page 262, to become Table 1. Change reference to Table 2 on page 262 penultimate paragraph to refer to Table 1.	Amended to reflect that the table would need regular review/updating and reflect comments received from BBNP (1061).
<b>Appendix 6 – RLDP Issues</b>				
269	Appendix 6	Correction	Amend the font style associated with point H(iii) on page 269 to reflect the rest of the table.	Formatting
<b>Appendix 8 – Infrastructure Delivery Plan</b>				
277-371	Appendix 8	Correction	Appendix updated to correct missing apostrophes in the GI and Recreation and Open Space sections of the table. For example, Council's and children's.	Grammar
306	Appendix 8	Amendment	Update the 'Notes' column in relation to Water Supply/Sewerage section of Policy HA5 – Land at Penlanlas Farm, Abergavenny in Appendix 8 – Infrastructure Delivery Plan to reflect the need for a Hydraulic Modelling Assessment to determine the point of connection to the water network. Include additional paragraph after the first paragraph to read:  <i>Hydraulic Modelling Assessment required to determine the point of connection to the water network.</i>	Amended to reflect comments received from Dŵr Cymru Welsh Water (1024) clarifying infrastructure requirements.
311	Appendix 8 - HA6	Amendment	Update the 'Notes' column in relation to Water Supply/Sewerage section of Policy HA6 – Land at Rockfield Road, Monmouth in Appendix 8 – Infrastructure Delivery to reflect the need for a Hydraulic Modelling Assessment to determine the point of connection to the water network.  Include additional paragraph after the first paragraph to read:  <i>Hydraulic Modelling Assessment required to determine the point of connection to the water network.</i>	Amended to reflect comments received from Dŵr Cymru Welsh Water (1024) clarifying infrastructure requirements.
350	Appendix 8 – HA14	Correction	Amend the first sentence in the 'Notes' column in relation to Education – Primary and Secondary Schools of Policy HA14 – Land at Churchfields, Devauden in Appendix 8 to read 'Education suggests there are capacity issues in some year groups in the catchment primary school so may need to attend alternative schools in the cluster but quantum of children not sufficient to increase capacity and therefore no contribution currently required. MCC Education suggests there is currently capacity in secondary schools in the locality'.	Correction

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
359	Appendix 8 – HA16	Correction	Amend the title of the table to read 'HA16 – Land north of Little Mill' and insert a heading box for the site.	Correction
371	Appendix 8 – HA18	Amendment	Update the 'Notes' column in relation to Water Supply/Sewerage section of Policy HA18 – Land west of Redd Landes, Shirenewton in Appendix 8 – Infrastructure Delivery Plan to reflect the need for a Hydraulic Modelling Assessment to determine the point of connection to the water network. Include additional paragraph after the first paragraph to read:  <i>Hydraulic Modelling Assessment required to determine the point of connection to the water network.</i>	Amended to reflect comments received from Dŵr Cymru Welsh Water (1024) clarifying infrastructure requirements.
<b>Appendix 9 – Housing Trajectory</b>				
372-377	Appendix 9	Correction	Replace Table 1: The Timing and Phasing of Allocations (2018-2033), Table 2: The Timing and Phasing of Sites with Planning Permission (2028-2033), Table 3: Anticipated Annual Build Rate Calculation and Figure 1: Housing Development Trajectory 2018 – 2033 with updated figures to reflect representations noted below and consequential changes as a result of the 2024/25 housing monitoring period.	Updated to reflect the 2024/25 housing monitoring period.
372	Appendix 9	Amendment	Update the Housing Trajectory (Table 1: The Timing and Phasing of Allocations (2018-2033)) in relation to HA2 – Land to the East of Caldicot / North of Portskewett with following delivery rates:  130 homes in 2028/29; 135 homes per annum in 2029/30, 2030/31, 2031/21 and 2032/33, and 100 in 2033 +9 months.	Amended in response to comments received from Barratt David Wilson Homes (1281), Melin Homes (1301), Vistry Homes Limited (1493), Richborough Estates (1663), Llanarth Estates (1683), Tirion Homes (2951), Candleston Homes (2952) and Sero Homes (2954).
372	Appendix 9	Amendment	Update the Housing Trajectory (Table 1: The Timing and Phasing of Allocations (2018-2033)) in relation to HA14 – Land at Churchfields, Devauden with following delivery rates:  10 units in 2028/29 and 10 units in 2029/30.	Amended in response to comments received from Monmouthshire Housing Association (1305) and in response to an updated position in relation to Devauden Wastewater Treatment Works.

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
<b>Appendix 12: Glossary of Terms</b>				
380 – 384	Appendix 12	Amendment	Include the following definition of exemplar development in the glossary to provide clarity: <i>‘Exemplar development relates to development of a high standard. It relates to more than just good design, it considers social, economic, environmental and cultural aspects as well as physical appearance.’</i>	Amended in response to representations made in relation to the ambiguity of the term ‘exemplar’ in the RLDP Vision and objectives by Carney Sweeney Ltd (1366), Barwood Development Securities Ltd (2463) and Shirenewton Community Council (2548)
380-384	Appendix 12	Amendment	Include the following definition of the terms Green Infrastructure Assessment in the glossary to provide clarity:  <i>‘Green Infrastructure (GI) Assessments: Green Infrastructure (GI) Assessments include up-to-date inventories and maps of existing GI and ecological assets and networks prepared by the Council. The assessments include MCC’s GI Strategy, MCC’s GI Supplementary Planning Guidance and Local Nature Recovery Action Plans (NRAPs).’</i>	Update to reflect representations noting the incorrect interpretation Planning Policy Wales and use of the term GI Assessments, which is a duty placed on the Council to undertake not developers/applicants. The change addresses comments submitted by HBF (1255), Carney Sweeney (1366), NRW (1412), Barwood Development (2463).
380-384	Appendix 12	Amendment	Include the following definition of the terms Green Infrastructure Statements in the glossary to provide clarity:  <i>‘Green Infrastructure (GI) Statement: Green Infrastructure Statements are to be prepared by developers/applicants to support their development proposals as set out in Policy GI1 – Green Infrastructure. The statement will be proportionate to the scale, nature and complexity of the development proposed.’</i>	Update to reflect representations noting the incorrect interpretation Planning Policy Wales and use of the term GI Assessments, which is a duty placed on the Council to undertake not developers/applicants. The change addresses comments submitted by HBF (1255), Carney Sweeney (1366), NRW (1412), Barwood Development (2463).

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
380-384	Appendix 12	Amendment	Include the following definition of the term nutrients in the glossary to provide clarity:  'Captures all possible water quality attributes which SAC rivers are assessed against, including phosphates.'	Added in response to representation from NRW regarding the use of the term nutrients.
<b>Proposals Map</b>				
N/A	Proposals Map	Correction	Amend the Llanover settlement boundary to correct a drafting error.	Correction
N/A	Proposals Map	Correction	Amend the settlement boundary in the vicinity of Rockfield Grove to correct a drafting error.	Correction
N/A	Proposals Map	Amendment	Remove Open Space designations from the Proposals Map and Inset Maps.	Amended to simplify the Proposals Map. Open Space designations are identified within the Open Space Study, which is a 'live' document. This approach allows changes to be made as necessary.
N/A	Proposals Map	Correction	Include Overmonnow Neighbourhood Centre onto the Proposals Map.	Correction
<b>Integrated Sustainability Assessment – Deposit Plan – September 2024</b>				
105	8.12.24	Amendment	Update reference in paragraph 8.12.24 of the Integrated Sustainability Assessment to delete reference to the 'BBNP Management Plan' and replace with 'Dyfodol Y Bannau: The Future (The Management Plan for Bannau Brycheiniog National Park 2023-2028)'.	Amended in response to comments received from the BBNP (1061).
N/A	N/A	Correction	Update 'Brecon Beacons National Park' references to 'Bannau Brycheiniog National Park', as relevant.	Factual correction
N/A	N/A	Correction	Technical Annex Candidate Sites Assessment: Updated to reflect drafting errors related to GIS assessment. Update 'Brecon Beacons National Park' references to 'Bannau Brycheiniog National Park', as relevant.	Factual correction
<b>Habitats Regulations Assessment – Deposit Plan – September 2024</b>				
N/A	N/A	Addendum	Preparation of an Addendum to the Deposit Plan Habitats Regulation Assessment.	Prepared in response to comments received from NRW (1412).

Page	Paragraph, Table or Policy	Type of Change	Details of Change	Reason
<b>Background Papers / Evidence Base</b>				
N/A	Housing BP	Update	Housing Background Paper: Updated to take account of the 2024/25 housing monitoring period.	Factual correction
N/A	Minerals BP	Update	Minerals Background Paper: Updated to take account of comments submitted by the Minerals Products Association (MPA) and the reflect updates in the Former Gwent Sub-Region (Monmouthshire County Council, Blaenau Gwent County Borough Council and Newport City Council and Torfaen County Borough Council) with regards to minerals applications and candidate sites.	Updated in response to comments received from MPA (1819) and to reflect the latest position in the LPAs making up the Former Gwent Sub-Region.
N/A	Candidate Site Assessment Report	Correction	Candidate Site Assessment Report: Updated to reflect drafting errors.	Correction
N/A	Open Space Study	Update	Open Space Study: Update following the publication of the Fields in Trust (FIT) Standards in November 2024.	Updated to respond to the publication of the FIT Standards in November 2024.
N/A	AAI Review	Correction	Areas of Amenity Importance Review: updated to reflect drafting errors.	Correction
N/A	Settlement Boundary Review	Correction	Settlement Boundary Review: Update to reflect drafting errors.	Correction