

APPENDIX 3



Monmouthshire Replacement Local Development Plan

2018-2033

Report Of Consultation: Appendix 12 **Deposit RLDP Representation Responses**

Volume 1 - Key Issues, Challenges and Opportunities

Key Issues, Challenges and Opportunities

Key Issues, Challenges and Opportunities

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1196 / Torfaen County Borough Council / Support	The Key Issues, Challenges and Opportunities facing Monmouthshire have been well articulated and the position of the RLDP in addressing these issues, including the Vision and Objectives is understood. In particular, the need for affordable housing is recognised as a key challenge and a reason for the high housing growth proposed in the plan area.	Support welcomed.	No change required.
1209 / Aneurin Bevan University Health Board / Comment	Explicit reference should be made to health inequalities within the list of challenges.	Paragraph 3.1.1 of the Plan provides a summary of the key issues, challenges and opportunities that the RLDP will address, it is not an all-encompassing list. The RLDP objectives build upon the objectives of the Adopted LDP taking into account a range of policy drivers that have emerged in recent years, including the Well Being of Future Generations Act 2025, the Gwent Public Service Board (PSB) Well-being Plan and the Council's Community and Corporate Plan. Objective 8 relates specifically to Health and Well-being with the Gwent PSB Well-being Plan Step included which refers to inequities in relation to health. Given the health inequalities are included in Objective 8 it is not considered appropriate to include an additional challenge in 3.1.1 as suggested.	No change required.
1209 / Aneurin Bevan University Health Board / Support	Welcome the focus on the ageing population as a key challenge and opportunity. Also think that there is a need to ensure that places are designed in a way that enables people to live their whole lives there and that all ages and life stages are catered for.	Support welcomed.	No change required.
1209 / Aneurin Bevan University	Welcome the focus on sustainable development principles of active travel, green infrastructure and local food	Support welcomed.	No change required.

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Health Board / Support	production. Focus on locating housing development within walking distance of town centres is also welcomed.		
1209 / Aneurin Bevan University Health Board / Comment	Regional Strategic Partnerships (para 3.2.5) - suggest inclusion of Gwent PSB.	The Regional Strategic Partnerships listed in paragraph 3.2.5 relate to regional economic partnerships more so than other partnerships. The Gwent Public Service Board (PSB) is however recognised of importance and is one of the key policy drivers included in the RLDP objectives with the PSB steps incorporated into Table 1: RLDP Objectives. It is not, therefore, considered appropriate to amend the wording of paragraph 3.2.5 as suggested.	No change required.
1299 / Gloucestershire County Council / Comment	Refer to flooding noting there is no major development planned near the watercourses that border Gloucestershire.	There are no major development proposals adjacent the watercourses that border Gloucestershire as noted by the representor. As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and most sustainable lower tier settlements. The closest areas of development to Gloucestershire are Monmouth in the north of the County and Chepstow in the south.	No change required.
1356 / Welsh Government / Support	The WG has considered the approach taken through the plan preparation to date regarding how BMV land has been considered and, where there is loss, justified. Specifically key stages of consideration and justification are evidenced at: Growth Options Paper (impact on BMV land considered for all options); Spatial Strategy and Appraisal (BMV is considered for all options and the constraint that many settlements are surrounded by BMV. The Deposit plan considers and balances overriding need for allocations involving BMV); Evidence Base (Predictive ALC map for Wales has been used and supported by	Support welcomed.	No change required.

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	detailed ALC surveys where required); Preferred Strategy, Appendix 4; Site Search Sequence (BMV policy and sequential test approach followed). In conclusion, although significant areas of BMV will be developed, the WG considers the Authority has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy.		
1412 / Natural Resources Wales (NRW) / Comment	Sensitive Nutrient SAC River Catchments - Useful to have an update on the planned works to Monmouth and Llanfoist WWTW prior to submission with upgrades finalised prior to adoption.	The Council will continue to work with Dŵr Cymru Welsh Water throughout the remainder of the RLDP process and beyond at the planning application stage of allocated sites.	No change required.
1412 / Natural Resources Wales (NRW) / Comment	Sensitive Nutrient SAC River Catchments - assumed we have discussed HA10, HA11, HA12, HA15 and HA17 with DCWW given their location and checked that the sites can be accommodated within the existing capacity of the relevant permit following NRW advice relating to the review of LDPs.	<p>Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process. DCWW note that for HA10 (Land South of Monmouth Road, Raglan), HA12 (Land west of Trem yr Ysgol, Penperlleni) and HA17 (Land adjacent to Llanellen Court Farm, Llanellen) there is sufficient capacity with regard to phosphates at the relevant WWTW to accommodate foul flows.</p> <p>Regarding HA11 (Land east of Burrium Gate, Usk) and HA14 (Land at Churchfields, Devauden) DCWW are delivering schemes at the respective WWTWs (Usk and Devauden) which will enable foul water flows from each of the sites to be accommodated. Information received from DCWW is set out in the Infrastructure Delivery Plan (IDP) which is included within Appendix 8 of the RLDP.</p> <p>The Council will continue to work with Dŵr Cymru Welsh Water throughout the remainder of the RLDP process and beyond at the planning application stage of allocated sites.</p>	No change required.
2031 / Peter Fox OBE MS Senedd Member for the Monmouth	Key issue - affordable housing - seen firsthand where targets for affordable housing (at lower levels than the RLDP aspires too) have not been delivered due to viability. How does the Council ensure	In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.	No change required.

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Constituency / Objection	developers don't make viability cases once they have secured sites.	<p>In conformity with Welsh Government guidance set out in the Development Plans Manual Wales (2020) Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. Accordingly, a High- Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, this is included within the background evidence reported at the Deposit RLDP stage. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable.</p> <p>In addition to the HLVA site promoters for site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan.</p> <p>Detailed comments on S7 relating to the level of growth are considered in the relevant section of the Report.</p>	
1803 / Councillor Dr Louise Brown / Objection	RLDP Deposit Plan fail to mention the issue of developments in the nearby Forest of Dean impacting Chepstow and surrounding area. The 1700 additional houses in Lydney in the last plan has resulted in additional traffic coming into town from the Gloucestershire side joining the motorway in Chepstow.	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP. While reference to the Forest of Dean is not listed as a specific issue, issues relating to increased traffic are appropriately included within the Plan. As set out in Appendix 6 Issue 10 refers to air pollution noting Chepstow has an Air Quality Management Area while Issue 36 refers to the volume of traffic within the County.</p> <p>In addition, paragraphs 2.2.2 and 2.2.3 in the Influences on the RLDP section refer to neighbouring local authorities. Paragraph 2.2.5 refers to additional information being set out in Appendix 5. Appendix 5 relates to regional collaboration and linkages with neighbouring local authorities. This includes recognition that the Forest of Dean's (FoD) Draft Plan 2024 indicates strategic growth in the settlement of Lydney, which is located in close proximity to Chepstow connected by the A48 trunk road. As part of the consultation for this growth Monmouthshire has been working with FoD LPA to ensure cross-boundary issues, including transport and air</p>	No change required.

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		quality, are fully considered and addressed. It is not, therefore, considered appropriate to include a specific issue in the summary in relation to the Forest of Dean as suggested.	
1803 / Councillor Dr Louise Brown / Objection	MCC is not seen as a growth area in the Future Wales Plan 2040 with the growth areas being Cardiff, Newport, and the Valleys.	In their response to the Deposit Plan consultation Welsh Government note 'Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region but reflects the urgent need to increase the supply of affordable housing in Monmouthshire'. The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency.	No change required.
1803 / Councillor Dr Louise Brown / Objection	RLDP ignores the requirement of Future Wales 2040 plan policy 34 which recognises that there is a large green belt around Bristol and likewise the need to protect Chepstow and the surrounding area by a similar large green belt area (see page 172).	The RLDP Strategy has regard to Policy 34 and the indicative Green Belt boundary set out in Future Wales 2040. Potential Green Belt land is to be assessed and designated as part of a Strategic Development Plan (SDP) for the South East Wales Region.	No change required.
3118 / Councillor Meirion Howells / Support	The RLDP addresses provision of affordable housing, climate change, improvements to water quality.	Support welcomed.	No change required.
1138 / Raglan Community Council / Objection	It is clear that NRW water quality targets has been mis-calculated therefore failing to meet the required target. Therefore, this will impact on Raglan and the wider community.	Paragraphs 3.1.3 to 3.1.5 provide an overview of the water quality in the riverine Special Areas of Conservation (SAC). Further information is held on the Council's website on the Planning page. Appendix 8 of the plan relates to the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the	No change required.

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		<p>infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process. Where any specific improvements are needed to ensure improvements have taken place, these are noted within the IDP.</p> <p>The Council will continue to work with Dŵr Cymru Welsh Water throughout the remainder of the RLDP process and beyond at the planning application stage of allocated sites.</p>	
3454 / Chepstow Society / Objection	No mention of industry/ technology industry. Vital sectors for growth and should be explicitly recognised and targeted through policy framework.	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p> <p>The Monmouthshire Economy, Employment and Skills Strategy is listed as one of the key opportunities to realising some of the issues and challenges within Monmouthshire. The RLDP aligns with the strategy and includes a supportive policy framework to facilitate economic growth in a range of sectors and by identifying sufficient land to enable the growth of the B use class sector.</p>	No change required.
1281 / Barratt David Wilson Homes (LRM Planning) / Objection	Key issues of housing affordability not being met due to not enough housing growth and previous undelivered homes.	The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. In response to the Deposit consultation, Welsh Government has concluded the proposed level of growth is in general conformity with Future Wales and has not raised an objection to this level in principle. The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational.	No change required.

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		<p>Regarding the suggestion of previously undelivered homes, the RLDP has been prepared in accordance with Development Plans Manual's (March 2020) front loading principle, whereby a significant level of evidence base has been submitted in relation to site allocations to reduce the risk of a slower delivery rate than anticipated.</p> <p>Detailed comments on S1 relating to the level of housing growth are considered in the relevant section of the Report.</p>	
1281 / Barratt David Wilson Homes (LRM Planning) / Objection	Supportive of the aspiration but question whether this is achievable with the approach to growth sought.	<p>The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. In response to the Deposit consultation, Welsh Government has concluded the proposed level of growth is in general conformity with Future Wales and has not raised an objection to this level in principle. The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational.</p> <p>Detailed comments on S1 relating to the level of economic growth are considered in the relevant section of the Report.</p>	No change required.
1281 / Barratt David Wilson Homes (LRM Planning)/ Objection	Key issue of addressing ageing population and re-balancing Monmouthshire's demographic not being met due to insufficient growth.	<p>The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. In response to the Deposit consultation, Welsh Government has concluded the proposed level of growth is in general conformity with Future Wales and has not raised an objection to this level in principle. The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational.</p> <p>Detailed comments on S1 relating to the level of growth are considered in the relevant section of the Report.</p>	No change required.

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1281 / Barratt David Wilson Homes (LRM Planning) / Objection	Previous objection by the WG to PS 2021 ought to be noted as a key challenge.	The previous objection by Welsh Government to the Preferred Strategy is documented in relevant Council reports but it is not considered to either be appropriate or necessary to include this as a key challenge of Monmouthshire. It is not, therefore, considered appropriate to amend the wording as suggested.	No change required.
1301 / Melin Homes / Objection	No question that Monmouthshire is facing significant challenges over the course of the RLDP, with particular areas of concern being affordability and the demographic trend towards an ageing population. These have been caused and worsened by under-delivery of new homes and require a step change in policy approach if they are to be addressed. Preferred Strategy (2021) supported a level of growth to that reflected the evidence base. Disappointing that Welsh Government objected and question whether the assumptions behind FW are now out of date. Without a positive approach towards the future of the Authority key issues will be exacerbated.	<p>The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. In response to the Deposit consultation, Welsh Government has concluded the proposed level of growth is in general conformity with Future Wales and has not raised an objection to this level in principle. The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational.</p> <p>Regarding the suggestion of under-delivery of new homes, the RLDP has been prepared in accordance with Development Plans Manual's (March 2020) front loading principle, whereby a significant level of evidence base has been submitted in relation to site allocations to reduce the risk of a slower delivery rate than anticipated.</p> <p>Detailed comments on S1 relating to the level of growth are considered in the relevant section of the Report.</p>	No change required.
1305 / Monmouthshire Housing Association (MHA) (LRM Planning) / Support	Supports the issues - considered that the issues can be addresses through the delivery of a robust pool of deliverable and suitable housing sites in appropriate locations. The Plan recognises the Well Being of Future Generations Act and believe that the Deposit Plan should reflect the Monmouthshire 2040: Growth and Ambition Statement.	Support welcomed.	No change required.
1305 / Monmouthshire Housing	Considered issues can be addressed through the delivery of a robust pool of deliverable and suitable housing sites in appropriate	Support welcomed.	No change required.

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Association (MHA) (LRM Planning) / Support	locations. New housing built in sustainable towns and villages provides the opportunities to retain younger generations in the communities in which they have grown up. Also creates a critical mass of population to support both existing and new facilities in these locations.		
1467 / Hallam Land Ltd (Boyer Planning) / Support	Agree the key issues, drivers, vision and objectives have been positively prepared. Support the evidence base and recognition that Monmouthshire demonstrates capacity for sustainable growth.	Support welcomed.	No change required.
1493 / Vistry Homes Limited / Objection	RLDP fails to mention that the failure to deliver housing through the LDP is a key contributing factor to the County's affordability issues.	The RLDP has been prepared in accordance with Development Plans Manual's (March 2020) front loading principle, whereby a significant level of evidence base has been submitted in relation to site allocations to reduce the risk of a slower delivery rate than anticipated. Detailed comments on S1 relating to the level of growth are considered in the relevant section of the Report.	No change required.
1596 / Monmouthshire Housing Association (MHA) (Boyer Planning) / Support	Agree that key issues and drivers, vision and objective identified in the Replacement LDP has been positively prepared. It sets out how places are expected to change in land use terms to accommodate development needs over the plan period as set out within legislation and national policy and guidance, whilst also clearly identifying the relevant evidence base used to formulate the emerging plan and how this has evolved since the Preferred Strategy (PS).	Support welcomed.	No change required.
1663 / Richborough / Comment	Refer to the key issues, challenges and opportunities noting many of the points listed are interlinked. Provide comments on	General support for key issues is welcomed. Regarding Best and Most Versatile (BMV) land, in their representation on the Deposit RLDP Welsh Government provide support for the approach the Council has	No change required.

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	housing affordability and rebalancing demography, opportunities to increase the number of affordable homes, the range/choice of homes as well as wider issues such as the climate, landscape and the environment. Support recognition of limited brownfield land and welcome the acceptance of given the widespread distribution of BMV agricultural land throughout Monmouthshire it will inevitably require appropriate development on some greenfield BMV land. Agree the need to sustain rural communities is an important issue for the RLDP. Refer to the number of opportunities to address challenges/issues and state the importance of ensuring the spatial strategy and level of growth taken forward capitalises on these opportunities.	<p>taken in relation to the consideration of Best and Most Versatile (BMV) agricultural land and where there is a loss of BMV how this is justified. Welsh Government note the Deposit RLDP considers and balances the overriding need for allocations involving BMV and, recognise that while significant areas of BMV will be developed the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy.</p> <p>The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. In response to the Deposit consultation, Welsh Government has concluded the proposed level of growth is in general conformity with Future Wales and has not raised an objection to this level in principle. The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational.</p>	
1663 / Richborough / Objection	Refer to third bullet point in paragraph 3.1.1 and request this is updated to read within walking/cycling distance.	In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives. The Council's preference is for housing sites to be in walking distance rather than cycling distance from town centres. It is not, therefore, considered appropriate to amend the wording as suggested.	No change required.
1683 / Llanarth Estates / Objection	No question that Monmouthshire is facing significant challenges over the course of the RLDP, with particular areas of concern being affordability and the demographic trend towards an ageing population. These have been caused and worsened by under-delivery of new homes and require a step change in policy approach if they are to be	The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. In response to the Deposit consultation, Welsh Government has concluded the proposed level of growth is in general conformity with Future Wales and has not raised an objection to this level in principle. The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by	No change required.

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	addressed. Preferred Strategy (2021) supported a level of growth to that reflected the evidence base. Disappointing that Welsh Government objected and question whether the assumptions behind FW are now out of date. Without a positive approach towards the future of the Authority key issues will be exacerbated.	robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational. Regarding the suggestion of under-delivery of new homes, the RLDP has been prepared in accordance with Development Plans Manual's (March 2020) front loading principle, whereby a significant level of evidence base has been submitted in relation to site allocations to reduce the risk of a slower delivery rate than anticipated. Detailed comments on S1 relating to the level of growth are considered in the relevant section of the Report.	
1692 / Edenstone Homes (Highlight Planning) / Support	We support the Council's identification of key issues, challenges and opportunities, which point towards the need to secure growth at appropriate sustainably located deliverable sites.	Support welcomed.	No change required.
1965 / Monmouthshire Housing Association (MHA) (GJPlanning) / Support	In principle, MHA support the key issues, challenges, vision and objectives of the RLDP.	Support welcomed.	No change required.
2416 / Edenstone Homes (Highlight Planning) / Support	We support the Council's identification of key issues, challenges and opportunities, which point towards the need to secure growth at appropriate sustainably located deliverable sites.	Support welcomed.	No change required.
2419 / Edenstone Homes (Highlight	We support the Council's identification of key issues, challenges and opportunities, which point towards the need to secure	Support welcomed.	No change required.

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Planning) / Support	growth at appropriate sustainably located deliverable sites.		
2951 / Tirion Homes / Objection	No question that Monmouthshire is facing significant challenges over the course of the RLDP, with particular areas of concern being affordability and the demographic trend towards an ageing population. These have been caused and worsened by under-delivery of new homes and require a step change in policy approach if they are to be addressed. Preferred Strategy (2021) supported a level of growth to that reflected the evidence base. Disappointing that Welsh Government objected and question whether the assumptions behind FW are now out of date. Without a positive approach towards the future of the Authority key issues will be exacerbated.	<p>The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. In response to the Deposit consultation, Welsh Government has concluded the proposed level of growth is in general conformity with Future Wales and has not raised an objection to this level in principle. The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational.</p> <p>Regarding the suggestion of under-delivery of new homes, the RLDP has been prepared in accordance with Development Plans Manual's (March 2020) front loading principle, whereby a significant level of evidence base has been submitted in relation to site allocations to reduce the risk of a slower delivery rate than anticipated.</p> <p>Detailed comments on S1 relating to the level of growth are considered in the relevant section of the Report.</p>	No change required.
2952 / Candleston Homes (LRM Planning) / Objection	No question that Monmouthshire is facing significant challenges over the course of the RLDP, with particular areas of concern being affordability and the demographic trend towards an ageing population. These have been caused and worsened by under-delivery of new homes and require a step change in policy approach if they are to be addressed. Preferred Strategy (2021) supported a level of growth to that reflected the evidence base. Disappointing that Welsh Government objected and question whether the assumptions behind FW are now out of date. Without a positive approach towards	<p>The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. In response to the Deposit consultation, Welsh Government has concluded the proposed level of growth is in general conformity with Future Wales and has not raised an objection to this level in principle. The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational.</p> <p>Regarding the suggestion of under-delivery of new homes, the RLDP has been prepared in accordance with Development Plans Manual's (March 2020) front loading principle, whereby a significant level of evidence base has been submitted</p>	No change required.

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	the future of the Authority key issues will be exacerbated.	<p>in relation to site allocations to reduce the risk of a slower delivery rate than anticipated.</p> <p>Detailed comments on S1 relating to the level of growth are considered in the relevant section of the Report.</p>	
2954 / Sero / Objection	No question that Monmouthshire is facing significant challenges over the course of the RLDP, with particular areas of concern being affordability and the demographic trend towards an ageing population. These have been caused and worsened by under-delivery of new homes and require a step change in policy approach if they are to be addressed. Preferred Strategy (2021) supported a level of growth to that reflected the evidence base. Disappointing that Welsh Government objected and question whether the assumptions behind FW are now out of date. Without a positive approach towards the future of the Authority key issues will be exacerbated.	<p>The growth level set out in Policy S1, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. In response to the Deposit consultation, Welsh Government has concluded the proposed level of growth is in general conformity with Future Wales and has not raised an objection to this level in principle. The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational.</p> <p>Regarding the suggestion of under-delivery of new homes, the RLDP has been prepared in accordance with Development Plans Manual's (March 2020) front loading principle, whereby a significant level of evidence base has been submitted in relation to site allocations to reduce the risk of a slower delivery rate than anticipated.</p> <p>Detailed comments on S1 relating to the level of growth are considered in the relevant section of the Report.</p>	No change required.
3399 / Mrs Hannah Taylor / Objection	How do you plan to reach the goal of keeping younger people in the county?	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p>	No change required.

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		The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. The retention and attraction of younger adult population age groups is key to this, we need to therefore ensure we unlock opportunities for a range of homes, both size and type, to meet their needs. The RLDP can provide measures to encourage the younger population to live and work in Monmouthshire.	
1366 / Carney Sweeney Ltd / Support	Agree that Water Quality in Riverine Special Areas of Conservation (SAC) is an appropriate 'Key Issues and Challenge' for the RLDP. Welcome that DCWW have confirmed that a workable and achievable solution to phosphates has been identified for both the Monmouth WwTW and Llanfoist WwTW. Welcome the firm commitment by DCWW to implement these improvements.	Support welcomed.	No change required.
1383 / Taylor Wimpey (Boyer Planning) / Comment	Taylor Wimpey agree in principle that Monmouthshire is subject to a number of challenges which have caused significant delay in the plan making process, and note the vision.	Comment noted.	No change required.
3824 / Sentiem / Comment	We recognise that tourism plays a significant part in the Monmouthshire economy, and the development proposals at the Abbey Hotel will contribute to the sustaining the County's historic town centres by bringing back into use a key site which has been closed for 14 years and had been considered lost for housing.	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire.</p>	No change required.

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1284 / Mr G Alan Horne / Objection	Agreement with the 5 goals but believes something is missing regarding services and access. An increase in housing and employment should go hand in hand with improvements to roads and services to reduce congestion and meet increased demand.	<p>It is unclear what five goals are being referred to. The Well-being of Future Generations (Wales) Act 2015 seven well-being goals have been used to group the RLDP objectives. The RLDP objectives include a specific objective (objective 14) that relates to infrastructure.</p> <p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development providing the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations.</p> <p>The IDP is included within Appendix 8 of the RLDP.</p>	No change required.
1646 / Mr Brian Williams / Objection	Paragraph 3.1.1: Plan does not adequately describe how affordable housing prices will be kept low in the medium and longer term given the pressure of incoming migration from areas such as Bristol where average salaries are higher. Chepstow area has the highest growth in prices (LHMA). Attracting employment is a laudable aim but the house building approach seems a 'Field of Dreams' strategy. Out commuting is already significant, and focusing development in the southeast of the county will only increase this pattern - or enable home working related to employers based outside Monmouthshire rather than attracting	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p> <p>Objective 10 relates to Housing noting there is an urgent need for affordable housing for existing and future residents while objective 11 relates to communities</p>	No change required.

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	<p>employment. Given the known high proportion of older people I don't feel the plan focuses explicitly enough on this group. The highest priority type of housing needed is single bed dwellings (LHMA), but the focus seems to be on young people not recognising that 40% of single households are the over 65's(Our Strategy for an Ageing Society, Age Friendly Wales). There should be more explicit focus on age integration within housing mix assessment of new developments rather than separating out into 'specialist housing' H7.</p>	<p>to ensure Monmouthshire is a connected place where people feel part of a community. The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations.</p> <p>As noted in paragraph 13.1.4 of the RLDP the LHMA identifies the greatest social rent need is for one-bed homes which has been influenced by the significant increase in homelessness presentations since the COVID pandemic. While the planning process can support the delivery of affordable housing. the Council's Housing Team provide the appropriate mix and tenure based on the latest available information on the housing register at the planning application stage to ensure the needs of local residents are met.</p> <p>Policy S7 intentionally relates solely to affordable housing. However, elsewhere in the RLDP Paragraph 12.10.4 refers to a range of household types including older households. It also refers to bungalows and innovative single storey homes which may be suitable for older person living. Policy H7 - Specialist Housing is specifically focussed on specialist housing. In accordance with Planning Policy Wales (2024), paragraph 12.9.1 sets out the type of specialist housing Policy H7 refers to, this includes age-restricted general market housing, generally aimed at those over 55 as well as other types such as sheltered housing and residential care/nursing homes.</p> <p>Detailed comments on S7 relating to affordable housing H7 relating to Specialist Housing and H8 relating to Housing Mix are considered in the relevant sections of the Report.</p>	
1653 / John Bromley / Comment	<p>The proposed solution is more social housing and local employment sites. Correct demographics, wrong solution. Young working age adults go to London, Cardiff and Bristol and it's a global phenomenon and there is nothing MCC planning department can do about it.</p>	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p>	No change required.

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		The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. The retention and attraction of younger adult population age groups is key to this, we need to therefore ensure we unlock opportunities for a range of homes, both size and type, to meet their needs. The RLDP can provide measures to encourage the younger population to live and work in Monmouthshire.	
1817 / Mrs Amie Symes / Objection	Concerns Welsh Water are unable to implement proposed improvements as promised and therefore should not be relied upon by the local authority when considering development plans. Suggests plan should include an agreement that development will not commence until the anticipate works by Welsh Water have been fully implemented and also include sufficient evidence that Welsh Water have the resources to deliver its plans.	Appendix 8 of the plan relates to the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process. Where any specific improvements are needed to ensure improvements have taken place, these are noted within the IDP.	No change required.
1823 / Mr Michael Bosley / Objection	Don't agree with the text in relation to explanation with regards to water quality in SAC rivers and phosphate neutrality. Would like further detail in relation to planned treatment works improvements - specifically Llanfoist WWTW.	<p>Paragraphs 3.1.3 to 3.1.5 provide an overview of the water quality in the riverine Special Areas of Conservation (SAC). While pertinent to site allocations and other development within the Monmouthshire area, the Plan would become rapidly out of date if detailed information was included in relation to the planned treatment works improvements across the County. Further information is however held on the Council's website on the Planning page.</p> <p>Appendix 8 of the plan relates to the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process. Where any specific improvements are needed to ensure improvements have taken place, these are noted within the IDP.</p>	No change required.

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		The Council will continue to work with Dŵr Cymru Welsh Water throughout the remainder of the RLDP process and beyond at the planning application stage of allocated sites.	
2739 / Janine Amos / Objection	Believes the National Plan 'Future Wales 2040' concern about the climate and nature emergency has not been given due significance. Paragraphs 4, 5 and 6 should be prioritised (what is MCC's hope/expectation of the county's carbon reduction?).	Paragraphs 3.2.3 and 3.2.4 relate to the climate and nature emergency. As recognised in Planning Policy Wales (2024), the planning system can play an important part in improving sustainability of new developments whilst also tackling climate change. The RLDP provides a positive planning policy framework to support and enable this approach. The RLDP includes a specific chapter in relation to Climate Change and includes a specific Climate Change Strategic Policy (S4). Welsh Government in their comments on the Deposit RLDP also recognised that further work on the contribution renewable energy can make to assist with climate change and decarbonisation has been undertaken and raised no concern.	No change required.
2739 / Janine Amos / Objection	Suggests there is conflict between page 13 and Appendix 1 noting the Council is working with NRW and Welsh Water (an organisation ordered to pay a £23.1m underperformance penalty) State should specify what DCWW has committed to and the time frame/penalty if they do not comply.	The suggestion that there is a conflict of interest is unfounded. It is not known what the representor is objecting to within Appendix 1 as this relates to RLDP supporting documents. As noted in paragraph 3.1.5 the Council is working collaboratively with both NRW and Dŵr Cymru Welsh Water (DCWW) in relation to the phosphate issue within the County. In addition, Appendix 8 of the plan relates to the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process. Where any specific improvements are needed to ensure improvements have taken place, these are noted within the IDP.	No change required.
2739 / Janine Amos / Objection	Refers to page 22 in relation to the climate and nature emergency. The representor contests the statement in paragraph 3.2.3 referring to PPW12 and states that building on green sites and on the edge of small rural towns before adequate infrastructure is in	Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as	No change required.

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	place can't be seen to address causes and effects of climate change.	sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. In conformity with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.	
2739 / Janine Amos / Objection	Refers to page 23 first bullet point in relation to the Monmouthshire Economy, Employment and Skills Strategy, the representor states the RLDP in its current form cannot make claim to this.	The Monmouthshire Economy, Employment and Skills Strategy is listed as one of the key opportunities to realising some of the issues and challenges within Monmouthshire. The reference referred to is one of the four key priority themes of the strategy, the RLDP aligns with this approach and includes a supportive policy framework to facilitate economic growth in a range of sectors and by identifying sufficient land to enable the growth of the B use class sector.	No change required.
3195 / Mark Cottle / Support	Broadly supports the key issues, challenges and vision but has concerns about how these are translated into detail in the plan and how they might be interpreted in future.	Support welcomed.	No change required.
3319 / Nr A Andrew Hubert von Staufer / Objection	The impossibility of building new homes or a health centre where flooding will be affected	The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP. Flooding is referenced as a specific headline issue, furthermore objective 4 relates specifically to flood risk taking into account the risk of existing and future flooding. The RLDP ensures new built development is located away from flood risk areas and includes policies such as S4 to respond to the climate emergency and CC1 relating to sustainable drainage systems.	No change required.
3340 / Mrs Cheryl Cummings / Objection	Job creation targets unrealistic. Would require a 23% increase in the workforce by 2033. 50% social housing. Based on data from other regions of Wales only 10% is achievable. Demographic change. This	The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.	No change required.

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	cannot be dramatically affected just by building more houses.	<p>The RLDP vision notes in that by 2033 Monmouthshire will be home to well-connected, exemplar affordable housing-led, net zero carbon places that provide employment and support demographically balanced sustainable and resilient communities for all.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p> <p>The jobs figure contained in the RLDP is based on demographic-led modelling which is considered to be robust and includes reasonable assumptions. The associated jobs figure represents the number of jobs that could be supported by the population and housing growth planned for over the Plan period. Enabling sustainable economic growth is reflected in Strategic Policy S10, detailed comments on S10 are provided in the relevant section of the report.</p> <p>The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations, this is reflected in objective 10. The retention and attraction of younger adult population age groups is key to this as recognised in objective 9, we need to therefore ensure we unlock opportunities for a range of homes, both size and type, to meet their needs.</p> <p>In conformity with Welsh Government guidance set out in the Development Plans Manual Wales (2020) Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. Accordingly, a High- Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, this is included within the background evidence reported at the Deposit RLDP stage. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable. Detailed comments on S7 are provided in the relevant section of the report.</p>	

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3353 / Dr Alison Weightman / Support	Supports the provision of affordable housing so long as infrastructure issue are addressed.	Support welcomed.	No change required.
3353 / Dr Alison Weightman / Comment	Sewage infrastructure improvements in Usk are not addressed.	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p> <p>Appendix 8 of the plan relates to the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process. Where any specific improvements are needed, these are noted within the IDP, for Usk specifically it notes that foul flows can be accommodated at the site provided development takes place after March 2025.</p>	No change required.
3432 / Mr Andrew Sutton / Support	Welcome the generally excellent Development Plan, but from experience it is missing a key opportunity to provide new housing for wealth and employment creators. Monmouthshire needs to provide small developments for wealth creators. It's a missed opportunity to bring these people to our wonderful communities. Entice wealth creators to Monmouthshire and I mean wealth created by providing outstanding properties that will integrate	<p>Support welcomed.</p> <p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP. As recognised in Paragraph 3.1.1 of the Plan Monmouthshire has the highest average house prices in Wales. The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. The retention and attraction of younger adult population age groups is key to this, we</p>	No change required.

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	visionaries and high achievers to live in Monmouthshire and to embrace them into our communities.	<p>need to therefore ensure we unlock opportunities for a range of homes, both size and type, to meet their needs.</p> <p>While it is appreciated there may be some market demand for larger properties it is considered that there is a sufficient stock of executive house types within Monmouthshire and to include a specific policy relating to executive homes would go against what the Plan is seeking to achieve.</p>	
3459 / David Gill / Objection	Believes that the average house price quoted is too high and should be closer to £300k.	Issue 25 in Appendix 6 references where the house price figures have been derived from and sets this out in a footnote. This is a standardised approach and provides a comparison with the Welsh average using the same standardised approach.	No change required.
3497 / Mrs Abigail Harden / Comment	Supports as long as agricultural is treated equally as a key business as providing local people with safe, locally grown, affordable food should be priority. Often environmental policies linked to biodiversity and climate at expense of agricultural businesses.	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP. The issues include reference to challenges of rural isolation and sustaining rural economies, including regenerating the rural economy. This is reflected in objective 13 in relation to rural communities.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p> <p>Supporting sustainable economic growth is a key Council priority, the RLDP recognises that food growing and agriculture plays an important role in Monmouthshire's economy.</p>	No change required.
3540 / Mr Matthew Jones / Support	Whilst support the vision and objectives of the Deposit RLDP, many of the developments that are proposed in smaller rural areas (Tier 3 & 4) do not support the vision or objectives of the plan. Proposing new housing allocations in areas where there are no sustainable transport links or key services (in some small rural villages not	<p>Support welcomed.</p> <p>Regarding the location of development, as stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy,</p>	No change required.

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	even a local shop) leads to car focused development, which increases carbon emissions and will not aid in achieving net zero targets.	which focuses new development in the primary settlements and most sustainable lower tier settlements.	
3565 / Mrs Angela Sandles / Support	<p>This whole plan is exciting and has the potential to ensure the future of Monmouthshire as a vibrant and forward thinking county is ensured.</p> <p>Particularly the net zero carbon plans, the affordable homes and new employment opportunities. There are still uncertainties over new housing settlements leading to increased traffic, congestion and lower air quality, which must be addressed, this is a serious issue for Chepstow residents. There are many concerted campaigns being run on social media, the voices of many are not being heard.</p>	<p>Support welcomed. The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP. While Chepstow is not specifically referenced in relation to traffic, issues relating to increased traffic and air quality are included within the Plan. As set out in Appendix 6 Issue 10 refers to air pollution noting Chepstow has an Air Quality Management Area while Issue 36 refers to the volume of traffic within the County.</p> <p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan. Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development.</p>	No change required.
3577 / Mrs Bonnie Carpenter / Objection	My concern relates primarily to your objectives which appear to be mainly environmental and not focused on improving local infrastructure to support these proposed developments. There is no information about new schools, doctors' surgeries and other key services which will need to be put in place to support the influx of new residents. If these houses are built, where will the children who live in them go to school, how will they get there (what considerations have been given to road	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p>	No change required.

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	infrastructure and buses). There is no link either to other council policies such as school admissions.	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan. Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development.</p> <p>Any site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the Infrastructure Delivery Plan. The Infrastructure Delivery Plan (IDP) included in Appendix 8 identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations.</p>	
3611 / Mrs Debra Golden / Objection	Until the roads are changed to accommodate the traffic that is already a problem and there are large supermarkets to serve the population, this area cannot cope with more people. Hard to get a doctor's appointment. (Location referred to not identified by Representor).	<p>It is not clear from the comments made which area and specific site policy this relates to. Therefore, the Council is unable to respond to this representation.</p> <p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 RLDP Issues of the Deposit RLDP.</p> <p>The site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP.</p>	No change required.
3745 / Mrs Jenny Carpenter / Comment	The issues and challenges appear to have covered relevant points but I cannot see how and where these are all being addressed in your policy.	The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set	No change required.

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		<p>out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>It is not clear from the comments made which area and specific policy this relates to. Therefore, the Council is unable to respond to this representation.</p>	
3752 / Mr John Major / Support	Proposed residential and community infrastructure for Monmouth. This is essential to provide a commercial active and viable high street, help to restore the age structure of the town and restore a lacklustre and failing community.	Support welcomed.	No change required.
3754 / Mr John Wells / Support	Supports the building of new homes to alleviate housing shortage but any development must be supported with amenities such as schools, shops, infrastructure. Too many developments are just built without the local area able to cope.	<p>Support welcomed. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p> <p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan. Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development.</p> <p>Any site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the Infrastructure Delivery Plan. The Infrastructure Delivery Plan (IDP) included in Appendix 8 identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations.</p>	No change required.

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3804 / Mr Luke Thompson / Support	Support much of the ethos set out in the RLDP	Support welcomed.	No change required.
3887 / Mr Nicholas Clayton-Ford / Support	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.	Support welcomed.	No change required.
3891 / Mr Nigel Millichap / Objection	<p>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 Mounton Road will create even more pressure on traffic at the Highbeech roundabout. 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 Mounton 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. 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.</p>	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p> <p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan. Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development.</p> <p>Any site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the Infrastructure Delivery Plan. The Infrastructure Delivery Plan (IDP) included in Appendix 8 identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues,</p>	No change required.

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		constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. Detailed comments on HA2 and HA3 are provided in the relevant sections of the Report.	
3895 / Ms Pamela Robinson / Support	1-4 this is a fair summary	Support welcomed.	No change required.
3907 / Mr Philip Waggett / Objection	Need to put in place sufficient measures to protect all the relevant waterways, doing the bare minimum you can get away with is not good enough. The river Usk does not need anymore untreated sewage discharged into it. Llanfoist sewage must be fully upgraded to take any additional sewage.	Paragraphs 3.1.3 to 3.1.5 provide an overview of the water quality in the riverine Special Areas of Conservation (SAC). Objective 3 relates to green infrastructure, biodiversity and landscape noting the importance of protecting, enhancing and managing the resilience of Monmouthshire's natural environment, biodiversity and ecosystems and the connectivity between them. Appendix 8 of the plan relates to the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process. Where any specific improvements are needed, these are noted within the IDP.	No change required.
3915 / Mrs Rebecca Reed / Objection	The plan needs to force infrastructure in towns to be in place prior to commencement of any development.	The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives. Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP	No change required.

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		<p>recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan. Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development.</p> <p>Any site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the Infrastructure Delivery Plan. The Infrastructure Delivery Plan (IDP) included in Appendix 8 identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations.</p>	
3938 / Mr Roger Murrow / Objection	Water quality of the Gavenny and Usk must be improved - improve wildlife. Issues with trusting Welsh Water and believe they are not fit for purpose. Against building on green belt land. There are enough derelict houses in brownfield sites.	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p> <p>Paragraphs 3.1.3 to 3.1.5 provide an overview of the water quality in the riverine Special Areas of Conservation (SAC). Objective 3 relates to green infrastructure, biodiversity and landscape noting the importance of protecting, enhancing and managing the resilience of Monmouthshire's natural environment, biodiversity and ecosystems and the connectivity between them.</p> <p>Appendix 8 of the plan relates to the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the</p>	No change required.

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		<p>infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process. Where any specific improvements are needed, these are noted within the IDP.</p> <p>Paragraph 3.1.6 of the RLDP refers to the site search sequence outlined in PPW (2024) which prioritises the use of suitable and sustainable previously developed land before considering greenfield sites. While there is a preference for maximising opportunities for development on previously developed land it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire.</p>	
3965 / Mr Steve Jones / Objection	<p>All county average of house prices is skewed by the premium pricing in catchments such as the Wye Valley and some more affluent secondary settlements. Primary settlements are 10% below the county average, particularly in Chepstow and Severnside. Growth will be quickly absorbed by out of county demand, exacerbating long-standing issues for Chepstow and Severnside becoming a dormitory belt. Appears to be very little evidence of commuter inflow. Little evidence of tangible benefits of regional partnerships for areas such as Chepstow. Key missing issue is the proposed redevelopment of Beachley Barracks with a range of 600-2,000 homes. The RLDP under-represents key issues on the realities of the pressure on the M4 corridor and overplays the benefits of participating in regional strategic partnerships.</p>	<p>The key issues, challenges and opportunities have been identified through the RLDP preparation process with a summary of the key economic, environmental, social and cultural issues included within Paragraph 3.1.1 of the Plan. Further detail is set out in the RLDP Issues, Vision and Objectives Paper and Appendix 6 of the Deposit RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) the key issues, objectives and supporting evidence base for the plan provide the basis for the RLDP strategy, policies and allocations. The key issues and challenges therefore set the context while the policies and allocations provide the planning framework to help deliver the objectives.</p> <p>Issue 25 in Appendix 6 references where the house price figures have been derived from and sets this out in a footnote. This is a standardised approach and provides a comparison with the Welsh average using the same standardised approach.</p> <p>Paragraphs 2.2.2 and 2.2.3 in the Influences on the RLDP section refer to neighbouring local authorities. Paragraph 2.2.5 refers to additional information being set out in Appendix 5. Appendix 5 relates to regional collaboration and linkages with neighbouring local authorities.</p> <p>Monmouthshire County Council has and will continue to liaise with Gloucestershire County Council and the Forest of Dean District Council on cross border issues, including in relation to proposed growth and spatial strategies and associated issues.</p>	No change required.