

APPENDIX 3



Monmouthshire Replacement Local Development Plan 2018-2033

Report Of Consultation: Appendix 12
Deposit RLDP Representation Responses

Volume 3 – Placemaking and Design

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Placemaking And Design

Strategic Policy S3 – Sustainable Placemaking & High Quality Design

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1209 / Aneurin Bevan University Health Board / Objection	Suggested word changes to Policy S3 to add 'enhance' health and wellbeing.	The Council recognises the importance of enhancing the health and well-being of the community, and supporting this in new developments and it is, therefore, considered appropriate to amend the policy wording in line with the suggestion.	Update Strategic Policy S3 to include reference to 'enhance' so that it reads: 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.
1209 / Aneurin Bevan University Health Board / Objection	Quality of housing stock should also be covered by a policy titled 'Safe Quality and Appropriate Housing for All' which could sit under Strategic Policy S3. In line with the Town and Country Planning Association guidance this would cover key design features including access to natural light, good ventilation, climate resilience and adapting to changing needs.	It is considered that this level of detail would best fit within Supplementary Planning Guidance (SPG) associated with Strategic Policy S3 and Policy PM1. Appendix 11 identifies that a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.	No change required.
1209 / Aneurin Bevan University Health Board / Objection	Note streets and public spaces should be designed so that women and other groups with protected characteristics feel safe and are able to access facilities that meet their needs.	It is considered that this is appropriately covered by criterion i) which recognises that development must incorporate high quality, sustainable, safe and inclusive design that offers ease of access for all and provides connectivity between uses.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1803 / Councillor Dr Louise Brown / Objection	Please add the words “conservation area” to S3 iv) Also add to S3 v) Protect and enhance the character and density spacing of dwellings particularly in or close to conservation areas	It is not considered necessary/appropriate to refer specifically to the Conservation Areas within Strategic Policy S3. The reference to historic and built environments encompasses Conservation Areas and is, therefore, considered to be sufficient. Of note, detailed Policy HE1 specifically relates to Conservation Areas.	No change required.
2497 / Councillor Paul Pavia / Objection	Housing Allocation HA3 Mounton Road conflicts with policy objectives particularly potential high-rise buildings for a care home, hotel, may alter the town's historic and rural character.	This comment does not have direct relevance to the content of Strategic Policy S3. These comments have been addressed in response to representations received on Policy HA3 Land at Mounton Road, Chepstow.	No change required.
3118 / Councillor Meirion Howells / Support	Ensuring that new development is designed to a high standard that creates buildings and places that are sustainable, well-integrated and contribute to the economic, social, environmental and cultural well-being of strong, vibrant and healthy communities.	Support welcomed. Strategic Policy S3 and detailed policies set out within the RLDP provide a positive planning framework for sustainable placemaking and high quality design across the County.	No change required.
1056 / Abergavenny Town Council / Support	Relating to policies S3, PM1, PM2 and PM3: currently in the consultation phase of creating a Placemaking Plan for Abergavenny. Hope to have this integrated to the wider plans for the County and support the policies within the RLDP which will enable the implementation of the projects that are identified.	Support welcomed. It is noted the Placemaking Plan for Abergavenny process is on-going, Strategic Policy S3 and detailed policies set out within the RLDP provide a positive planning framework for sustainable placemaking and high quality design across the County, including Abergavenny. A Placemaking Wales Charter has been developed by Welsh Government and the Design Commission for Wales in collaboration with the Placemaking Wales Partnership: The Council is a charter signatory to these principles.	No change required.
1239 / The Canal & River Trust (Glandwr Cymru) / Support	Glandwr Cymru is fully supportive of these policies which is in line with our own guidance.	Support welcomed.	No change required.
1367 / Abergavenny and District Civic	Policy S3 is generally supported however, it is unclear what the distinctive identity of Monmouthshire is and continue to	Monmouthshire’s identity varies by settlement, and this policy provides sufficient flexibility to respond to local design considerations. The policy framework set out in Strategic Policy S3 and detailed policies within the chapter, including PM1, cover a	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
Society / Objection	question the approach to design should always be led by Green Infrastructure; good design responds to all aspects of the context, opportunities and needs of the site. Policy rewording suggested to address this including referring instead to a landscape and biodiversity-led approach.	<p>range of circumstances to enable a local response to design. Reflecting national planning policy guidance, the supporting text in paragraph 8.1.2 notes a green infrastructure (GI) led approach to design is essential to delivering placemaking, a GI led approach encompasses both landscape and biodiversity considerations. Accordingly, criterion iii) of Policy S3 states 'development must incorporate a green infrastructure-led approach that respects local distinctiveness and the character of the site and its surroundings'. Criterion iv) relates to the natural, historic and built environment.</p> <p>The RLDP must also be read as a whole, in accordance with national planning policy Strategic Policy S5 notes all development must adopt a strategic and proactive placemaking approach with a GI led approach design and follow a step wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity. This will be evidenced through Green Infrastructure Statements, however it is recognised that these will be proportionate to the scale and nature of the development.</p> <p>Further detailed guidance in relation to placemaking and design will be set out in supplementary planning guidance (SPG) associated with Strategic Policy S3 and Policy PM1. Appendix 11 identifies that a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.</p> <p>A Placemaking Wales Charter has been developed by Welsh Government and the Design Commission for Wales in collaboration with the Placemaking Wales Partnership: The Council is a charter signatory to these principles.</p> <p>For the reasons set out above, it is not considered appropriate to amend the policy wording as suggested.</p>	
1376 / Abergavenny Transition Town / Objection	Green infrastructure led' - will be development contexts that will have no Green infrastructure. Better approach might be that the quality and amount of green infrastructure will vary considerably to differing degrees and any new development should work to extend and empathise with the qualities of that existing distinct landscape. Good practice	The policy framework set out in Strategic Policy S3 and detailed policies within the chapter, including PM1, cover a range of circumstances to enable a local response to design. Reflecting national planning policy guidance, the supporting text in paragraph 8.1.2 notes a green infrastructure (GI) led approach to design is essential to delivering placemaking, a GI led approach encompasses both landscape and biodiversity considerations. Accordingly, criterion iii) of Policy S3 states 'development must incorporate a green infrastructure-led approach that respects local distinctiveness and the character of the site and its surroundings'. Criterion iv) relates to the natural, historic and built environment.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	that any layout should be 'landscape-led' in the sense that landscape considerations should govern the form of the masterplan.	<p>The RLDP must also be read as a whole, in accordance with national planning policy Strategic Policy S5 notes all development must adopt a strategic and proactive placemaking approach with a GI led approach design and follow a step wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity. This will be evidenced through Green Infrastructure Statements, however it is recognised that these will be proportionate to the scale and nature of the development.</p> <p>Further detailed guidance in relation to placemaking and design will be set out in supplementary planning guidance (SPG) associated with Strategic Policy S3 and Policy PM1. Appendix 11 identifies that a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.</p> <p>A Placemaking Wales Charter has been developed by Welsh Government and the Design Commission for Wales in collaboration with the Placemaking Wales Partnership: The Council is a charter signatory to these principles.</p> <p>For the reasons set out above, it is not considered appropriate to amend the policy wording as suggested.</p>	
2532 / Cwmpas Community Housing / Objection	Community led affordable housing has indirect relevance and contribution to the policy. Direct and overt reference to community led housing could provide a positive contribution in furthering the diverse means by which affordable housing can be delivered in Monmouthshire.	Strategic Policy S3 relates to all forms of development. Community led housing only reflects one type of development and, therefore, it is not considered appropriate to change the wording to include reference to this type of development.	No change required.
3276 / Gwent Police / Comment	Promoting good design and layout is one of the most important ways in which the LPA can address crime issues. Number of links provided with guides to considering crime in the design of developments.	It is agreed that good design and layout can help address crime issues and prevent them in future. Criterion i) of Strategic Policy S3 refers to safe and inclusive design. The additional references provided are welcomed. It is considered that this level of detail would best fit within supplementary planning guidance (SPG) associated with Strategic Policy S3 and Policy PM1. Appendix 11 of the RLDP identifies that a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3602 / Llanbadoc Community Council / Objection	HA16 is contrary to S3 - criterion iii) requiring a green infrastructure-led approach. Any further expansion of Little Mill will not incorporate a green infrastructure-led approach as set out in the policy.	This comment does not have direct relevance to the content of Strategic Policy S3. These comments have been addressed in response to representations received on Policy HA16 Land north of Little Mill.	No change required.
3902 / Usk Civic Society / Objection	HA11 Burrium gate - Policy S3 is not being applied here as not mixed use and only residential. Residents won't walk into Usk Town.	This comment does not have direct relevance to the content of Strategic Policy S3. These comments have been addressed in response to representations received on Policy HA11 Land east of Burrium Gate, Usk.	No change required.
1467 / Hallam Land / Support	Broadly agree with the wording and rationale of S3.	Support welcomed.	No change required.
1480 / Edenstone Homes / Support	Broadly agree with the wording and rationale of Strategic Policy S3.	Support welcomed.	No change required.
1596 / MHA / Support	MHA broadly agree with the wording and rationale of Strategic Policy S3.	Support welcomed.	No change required.
1663 / Richborough / Objection	Broadly support S3 however suggest criterion ii) should be expanded to acknowledge the role promoting the ability to work from home can play in terms of minimising the need to travel.	Strategic Policy S3 relates to all forms of development it does not relate solely to housing development. While it is agreed promoting the ability to work from home has a role to play in minimising the need to travel, it only reflects one type of development and therefore it is not considered appropriate to change the wording.	No change required.
1663 / Richborough / Objection	Broadly support S3 but suggest the supporting text should recognise that criterion ii) could be achieved either through bringing forward mixed-use developments or through the appropriate location of new development alongside other existing uses to allow the co-location of existing and new uses.	Paragraph 8.1.1 refers to Policy S3 noting its intention is to protect and enhance the quality of the County's settlements and countryside by ensuring that new development is designed to a high standard that creates buildings and places that are sustainable, well-integrated within their context and contribute to the economic, social, environmental and cultural well-being of strong, vibrant and healthy communities. Criterion ii) relates to development incorporating a mix of uses, where applicable, to minimise the need to travel and to maximise opportunities for sustainable travel. It is not considered necessary to elaborate further on this point within the supporting text.	No change required.

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		It is, therefore, not considered appropriate to amend the supporting text in this respect.	
1663 / Richborough / Objection	State criterion iv) should be amended to include where possible within the text.	New developments, depending on their context, sit within either the natural, historic or built environment, as a consequence it is considered to be of importance to ensure these environments are protected. It is, therefore, not considered appropriate to amend the policy wording in this respect.	No change required.
1736 / Bellway Homes / Support	Broadly agree with the wording and thrust of policy.	Support welcomed.	No change required.
1965 / Monmouthshire Housing Association (MHA) / Support	In principle, MHA support the Plan's design and sustainable placemaking policies.	Support welcomed.	No change required.
1383 / Taylor Wimpey / Support	Broadly agree with the wording and thrust of emerging Strategic Policy S3.	Support welcomed.	No change required.
1739 / Save Our Unique Landscape (SOUL) / Support	Welcome and support the new and updated policies dealing with the climate emergency, green infrastructure, biodiversity and landscape.	Support welcomed.	No change required.
1284 / Mr G Alan Horne / Comment	S3 could benefit from adding in 1) ease of access enhancing but not degrading existing traffic flows. V) incorporates where required, services to meet the needs of increased residents and commercial activities.	Support in principle welcomed. The RLDP should be read as a whole, and it is considered that Strategic Policies S13 relating to Sustainable Transport and S6 relating to Infrastructure cover both suggestions. It is not, therefore, considered necessary/appropriate to make the suggested changes,	No change required.
1693 / Miss Sylvia Stevens / Support	I welcome the commitment of the council in formulating these policies and the ambitions outlined. Good design, protected environment, protection of historical areas	Support welcomed.	No change required.

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	are all things that will enhance Monmouthshire.		
1813 / Mr Jeremy Callard / Support	Full support for these policies.	Support welcomed.	No change required.
2633 / Mr Martyn Reed / Objection	Sustainable development should include a minimum of two PV solar panels and 2 solar thermal panels added to each suitable domestic property to offset house base loads. Property should be designed with heat pumps (ground source preferably) to provide heating (underfloor) and hot water.	Strategic Policy S3 provides the overarching framework to Sustainable Placemaking and High Quality Design. Strategic Policy S4 relates to Climate Change with a detailed policy - Policy NZ1 - relating specifically to Monmouthshire Net Zero Carbon Homes. Policy NZ1 seeks to ensure that all new homes are built to the highest energy efficiency and provides detailed criteria that all new build residential development must comply with, including on-site renewable energy generation.	No change required.
2885 / Mr Jeffrey Parfitt / Objection	High quality does not equate with affordability. Usk has virtually no public transport. Building on a greenfield does not equate with green infrastructure. The development will not protect and enhance the local environment.	This comment does not have direct relevance to the content of Strategic Policy S3. These comments have been addressed in response to representations received on Policy HA11 Land east of Burrium Gate, Usk.	No change required.
3336 / Mrs Carolyn Chapman / Objection	HA3 would constitute both insensitive and inappropriate infilling. Does nothing to promote health nor would it enhance a “green infrastructure led approach”. This development/ urban sprawl will be the first sight visitors from the south, west and east will be greeted with as they approach the medieval, walled town of Chepstow, of course, this combined with lengthy queues/gridlocked traffic. In fact it would likely deter visitors from returning or promoting the town.	This comment does not have direct relevance to the content of Strategic Policy S3. These comments have been addressed in response to representations received on Policy HA 3 Land at Mouton Road, Chepstow.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3340 / Mrs Cheryl Cummings / Objection	Policies are unrealistic	It is not clear from the comments made which specific policy this relates to. The preparation of the RLDP has been guided by a framework of key inputs that includes national legislation and policy, local and regional policies and strategies and an evidence base relating to key local issues for the Plan to address.	No change required.
3390 / Mr Craig / Objection	All of it. Badly designed.	It is not clear from the comments made which specific policy this relates to. The preparation of the RLDP has been guided by a framework of key inputs that includes national legislation and policy, local and regional policies and strategies and an evidence base relating to key local issues for the Plan to address.	No change required.
3407 / Mr Ian Glen / Objection	Concerns new builds are unsustainable unless natural materials are being used not including concrete and tarmac.	The type and use of materials is considered a detailed planning consideration that will be determined on a case by case basis at the planning application stage. It is considered that the policy framework set out in Strategic Policy S3 and detailed policies within the chapter including PM1 cover a range of circumstances to enable a local response to design. Further detailed guidance in relation to Placemaking and Design will be set out in supplementary planning guidance (SPG) associated with Strategic Policy S3 and Policy PM1. Appendix 11 identifies that a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan. Strategic Policy S4 is also of relevance relating to climate change and provides specific criteria relating to sustainable construction.	No change required.
3439 / Dr Joshua Thomas-Parr / Objection	Object due to flooding and loss of green field sites	It is not clear from the comments made which specific policy this relates to. Therefore, the Council is unable to respond to this representation.	No change required.
3444 / Mr Graham Parker / Objection	All designs should be environmentally friendly and cost and energy effective with low impact on surrounding areas.	It is considered that the policy framework set out in Strategic Policy S3 and detailed policies within the chapter including PM1 cover a range of circumstances to enable a local response to design. Further detailed guidance of Placemaking and Design will be set out in supplementary planning guidance (SPG) associated with Strategic Policy S3 and Policy PM1. Appendix 11 identifies that a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan. Strategic Policy S4 is also of relevance relating to climate change and provides specific criteria relating to energy efficiency and sustainable construction along with Policy NZ1. Policy NZ1 specifically relates to Monmouthshire Net Zero Carbon Homes which seeks to ensure that all new homes are built to the highest energy	No change required.

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		efficiency and provides detailed criteria that all new build residential development must comply with, including on-site renewable energy generation.	
3550 / Mrs Amanda Graham / Objection	The placemaking goals all look fine on paper but Magor and Undy, Caldicot and Severnside have already lost much and continue to lose things that are promised here. It is hard to see this area as anything other than more and more overdeveloped and lacking the possibility to retrospectively build in “ - attractive, safe and accessible places to live, work and visit..” as outlined in the document.	The comments relate specifically to development that has taken place in the past in the Severnside area. Strategic Policy S3 and detailed policies set out within the RLDP provide a positive planning framework for sustainable placemaking and high quality design across the County for all types of development.	No change required.
3570 / Mr Anthony John Hall / Objection	These are just policies for policies sake. Not relevant for people living in the real world and should be cancelled.	It is not clear from the comments made which specific policy this relates to. The preparation of the RLDP has been guided by a framework of key inputs that includes national legislation and policy, local and regional policies and strategies and an evidence base relating to key local issues for the Plan to address.	No change required.
3575 / Professor Brian Duerden / Objection	Much of it, like the title, is incomprehensible jargon	It is not clear from the comments made which specific policy this relates to. The preparation of the RLDP has been guided by a framework of key inputs that includes national legislation and policy, local and regional policies and strategies and an evidence base relating to key local issues for the Plan to address.	No change required.
3606 / Mr David Williams / Objection	The design and layout of modern developments tends towards being more intensive in terms of dwellings per unit of area and higher build-height to maximise occupancy. This necessarily means more new hard surface area is created; the "higher" this new impermeable surface is, the more force/volume the surface run-off will be in places like Monmouth where the vital infrastructure links and services are located for historical reasons.	Strategic Policy S3 relates to all new development noting it must respond to climate change and also incorporate a green infrastructure-led approach that respects local distinctiveness and the character of the site and its surroundings. Strategic Policy S4 is also of relevance relating to climate change and has a specific criterion relating to both the avoidance of locating development in areas at risk of flooding and minimising the risk of flooding elsewhere. The Council is committed to implementing sustainable approaches to surface water drainage and expects development to incorporate Sustainable Drainage Systems (SuDS). This is reflected in the Sustainable Drainage Systems policy (Policy CC1) within the Climate Change section of the Plan which should be referred to accordingly.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3615 / Mrs Elaine Moore / Objection	<p>Refers to paragraph 8.2.1 noting the site selections (HA18 / CS0232) do not consider options of smaller developments within a settlement. This may be the most sensitive approach to the existing settlement.</p> <p>Refers to paragraph 8.3.2 noting site selections (HA18 / CS0232)) do not seem to have consistently taken this into account, particularly Light and Noise pollution, particularly for main rural settlements.</p> <p>Refers to paragraph 8.6.4 noting this policy has not been consistently applied to site selection (HA18 / CS0232) particularly regarding important views in, and out, of conservation areas and vistas within and out of the area</p>	<p>This comment does not have direct relevance to the content of Strategic Policy S3.</p> <p>In terms of site selection the Deposit Plan allocates those sites that are the best connected, most sustainable, best deliver placemaking and are least harmful, which has required balanced planning considerations and decisions with a preference for promoting the most sustainable sites. The Plan seeks to ensure that all new development incorporates the principles of sustainable placemaking and good design.</p> <p>These comments have been addressed in the relevant section relating to Policy HA18 Land west of Redd Landes, Shirenewton.</p>	No change required.
3634 / Dr Greg Palka / Objection	<p>Concerns regarding Policies S3, PM1, PM2, PM3, HE1, HE2, and HE3). While these policies aim to promote sustainable development, they fail to sufficiently prioritise the preservation of existing green spaces. Additionally, the policies lack robust mechanisms to ensure developments reduce their carbon footprint, align with net-zero goals, and integrate efficient, low-impact public transport systems.</p> <p>There is also insufficient emphasis on retaining the character and heritage of local areas. The policies do not adequately address the cumulative environmental impacts of proposed developments, undermining their commitment to</p>	<p>Strategic Policy S3 and detailed policies set out within the RLDP provide a positive planning framework for sustainable placemaking and high quality design across the County for all types of development. The RLDP should be read as a whole, Policy S3 along with other Strategic Policies along with their detailed policies appropriately address the matters referred to and must be considered. These include Strategic Policies; S4 relating to Climate Change, S5 relating to Green Infrastructure, Landscape and Nature Recovery, and Strategic Policy S13 relating to Sustainable Transport. Policy NZ1 should also be referred to which specifically relates to Monmouthshire Net Zero Carbon Homes which seeks to ensure that all new homes are built to the highest energy efficiency and provides detailed criteria that all new build residential development must comply with, including on-site renewable energy generation.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	sustainable placemaking and long-term ecological resilience.		
3748 / Ms Jill Bond / Support	All this relies on good infrastructure to support existing communities even before considering expanding those communities.	Support welcomed. This comment does not have direct relevance to the content of Strategic Policy S3. These comments have been addressed in response to representations received on Strategic Policy S6 relating to Infrastructure.	No change required.
3763 / Natalie Sandercock / Support	No comment made.	Support welcomed.	No change required.
3867 / Mr /Mrs White / Objection	Consider appropriate place making policies suitable for the area.	It is not considered appropriate to include specific placemaking policies for each settlement. Strategic Policy S3 and detailed policies set out within the RLDP provide a positive planning framework for sustainable placemaking and high quality design across the County for all types of development. Specific Placemaking Plans are being undertaken for areas across the County in partnership with Monmouthshire County Council and relevant Town and Community Councils, while this sits outside the RLDP process such plans should align with the RLDP.	No change required.
3886 / Mrs Nerys Wilson / Comment	Should emphasise importance of preserving character and heritage of conservation areas.	It is not considered appropriate to refer specifically to Conservation Areas within Strategic Policy S3. The reference to historic and built environments encompasses Conservation Areas and is, therefore, considered to be sufficient. Of note, detailed Policy HE1 relates specifically to Conservation Areas.	No change required.
3933 / Mr Robert Maidment-Wilson / Objection	Sustainability is a complete red herring. It is not and never will be compatible with development of greenfield sites.	Reflecting national planning policy, the RLDP policy framework is underpinned by sustainable development principles, balancing social, economic, environmental and cultural considerations to ensure that development is delivered as sustainably as possible. In accordance with the site search sequence set out in PPW12, development proposals are expected to make full and appropriate use of land, with preference given to the development of previously developed land. It is, however, recognised that there are limited opportunities for further significant brownfield development in Monmouthshire. Accordingly, the Deposit Plan allocates those sites that are the best connected, most sustainable, best deliver placemaking and are least harmful, which has required balanced planning considerations and decisions with a preference for promoting the most sustainable sites..	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3972 / Mrs Sue Young / Objection	<p>The right development in the right place???</p> <p>a) scale - this proposed development is far too big for the infrastructure</p> <p>b) safety - Will the police station be able to re-open with the monies from the additional council tax revenue?</p> <p>connectivity to the wider environment - potential increased problems at Highbeech roundabout, already issues with flooding on A48 and A4245</p> <p>f) ensure existing residential areas are protected from OVERDEVELOPMENT</p>	<p>This comment does not have direct relevance to the content of Strategic Policy S3. These comments have been addressed in response to representations received in relation to Policy HA2 Land to the East of Caldicot/North of Portskewett.</p>	No change required.
3980 / Mr Thomas Hooper / Objection	No comment made notes too much to type	<p>It is not clear from the comments made which specific policy this relates to. Therefore, the Council is unable to respond to this representation.</p>	No change required.

Policy PM1 – Creating well-designed places

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1209 / Aneurin Bevan University Health Board / Objection	Suggest that requirements of development proposals also reflect placemaking principles with suggested word changes to the policy to address this.	It is not considered appropriate to include the change proposed in relation to inclusion of health to repeat the reference made in Strategic Policy S3 as this relates to all types of development. The remainder of suggested inclusions are considered more appropriate in the context of future supplementary planning guidance (SPG) associated with Strategic Policy S3 and Policy PM1 as they are more detailed matters that would not be of relevance to all development proposals. Appendix 11 of the Plan identifies that a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.	No change required.
3106 / National Gas Transmission / Comment	Refer to new development around underground gas transmission pipelines and other National Gas Transmission assets. Recommend inclusion of additional wording to ensure consistency with national policy to ensure a comprehensive and co-ordinated approach to placemaking including respecting existing site constraints such as utilities situated within sites.	National Gas are a statutory consultee and along with the Health and Safety Executive are consulted on any planning applications within a specified distance of their existing infrastructure. Specific details relating to site and context, including the relationship to existing utility infrastructure is more appropriately considered within supplementary planning guidance (SPG) associated with Strategic Policy S3 and Policy PM1. Appendix 11 of the Plan identifies that a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan. It is, therefore, not considered appropriate to amend the policy wording in this respect.	No change required.
1803 / Councillor Dr Louise Brown / Objection	Add the words density and spacing to it.	Criterion c) includes reference to density of development it is therefore not considered necessary to repeat this in criterion a). It is, therefore, not considered appropriate to amend the policy wording in this respect.	No change required.
1239 / The Canal & River Trust (Glandwr Cymru) / Support	Glandwr Cymru is fully supportive of these policies which is in line with our own guidance.	Support welcomed.	No change required.
1367 / Abergavenny and	Policy PM1 is supported as a concise statement and we hope that early	Support welcomed. Supplementary planning guidance (SPG) associated with Strategic Policy S3 and Policy PM1 will be prepared. Appendix 11 identifies that a	No change required.

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District Civic Society / Support	preparation of the SPG will amplify policy. Pleased that the policy does not use the word 'beauty'. Policy needs to recognise that the county has little overall distinctive urban character and that even locally it is only a result of historic townscapes and building materials. This variety is a strength that adds character and allows a more flexible application of policy than in some other parts of the UK.	Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.	
1376 / Abergavenny Transition Town / Objection	Criterion a) requirement to 'respect' could mean copy, mimic, or simply repeat what exists and potentially contrary to continuing the 'distinct character' of some places that planning policy asks to respect.	The interpretation of 'respect' will be considered on a case-by-case basis in the determination of planning applications. Further detail relating to Policy PM1 will be included within supplementary planning guidance (SPG) associated with Strategic Policy S3 and Policy PM1. Appendix 11 of the Plan identifies a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.	No change required.
1765 / National Grid Electricity Transmission (NGET) / Comment	NGET advocates the high standards of design and sustainable development forms promoted through national planning policy and understands that contemporary planning and urban design agenda require a creative approach to new development around high voltage overhead lines and other NGET assets. Therefore, to ensure that Proposed Policy PM1 Creating Well Designed Places is consistent with national policy we would request the inclusion of a policy strand such as: ' takes a comprehensive and co-ordinated approach to placemaking including respecting existing site constraints including utilities situated within sites.'	Details relating to site and context are more appropriately considered within Supplementary Planning Guidance (SPG) associated with Strategic Policy S3 and Policy PM1. Appendix 11 of the Plan identifies a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2532 / Cwmpas Community Housing / Objection	Community led affordable housing has indirect relevance and contribution to the policy. Direct and overt reference to community led housing could provide a positive contribution in furthering the diverse means by which affordable housing can be delivered in Monmouthshire.	Policy PM1 relates to all forms of development. Community led housing only reflects one type of development and therefore it is not considered appropriate to change the wording to include reference to this type of development.	No change required.
1123 / MCC Cleansing and Waste Team / Objection	Policy PM1 should also include an environment where development does not contribute to litter and a degraded environment due to poor waste management. Discrete on street storage facilities in conservation town centres.	This comment relates to the operational aspect of waste management and is therefore outside the scope of the RLDP. It is, therefore, not considered appropriate to amend the policy wording in this respect.	No change required.
1467 / Hallam Land / Support	Broadly agree with the wording and rationale of PM1.	Support welcomed.	No change required.
1480 / Edenstone Homes / Support	Broadly agree with the wording and rationale of Strategic Policy PM1.	Support welcomed.	No change required.
1596 / MHA / Support	MHA broadly agree with the wording and rationale of Policy PM1 (Creating Well-Designed Places)	Support welcomed.	No change required.
1736 / Bellway Homes / Support	Broadly agree with the wording and thrust of policy.	Support welcomed.	No change required.
1383 / Taylor Wimpey / Support	Broadly agree with the wording and thrust of emerging policy PM1.	Support welcomed.	No change required.
1779 / Mrs Sandra Lloyd / Objection	Should not include the word "should" as implies rules can be ignored and makes it a	It is not considered appropriate to replace should with must, as there may be certain circumstances where the requirements of this policy are not achievable, any such cases will need to be evidenced accordingly.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	guideline, rather than a policy. Suggest replacing with must instead.	It is, therefore, not considered appropriate to amend the policy wording in this respect.	
2324 / Mrs Susan Sandford / Objection	Mounton Road development goes against respecting local character and distinctiveness	This comment does not have direct relevance to the content of Policy PM1. These comments have been addressed in response to representations received in relation to Policy HA3 Land at Mounton Road, Chepstow.	No change required.
2885 / Mr Jeffrey Parfitt / Objection	Refer to HA11 in Usk noting PMI a) and c) the natural adverse plane of the field severely impacts existing housing and new housing baseline would be approximately 3-4m above adjacent existing housing.	This comment does not have direct relevance to the content of Policy PM1. These comments have been addressed in response to representations received in relation to Policy HA11 Land east of Burrium Gate, Usk.	No change required.
3492 / Claire Richards / Objection	The first line of policy PM1 should be changed from "All development should..." to "All development must..." Usage of the word 'should' makes it a guideline not a policy.	It is not considered appropriate to replace should with must, as there may be certain circumstances where the requirements of this policy are not achievable, any such cases will need to be evidenced accordingly. It is, therefore, not considered appropriate to amend the policy wording in this respect.	No change required.
3873 / Mr V G Danks / Objection	Refers to Severnside specifically noting PM1 criterion f) this is a massive overdevelopment that is being forced upon the existing areas given the disproportionate sprawling growth over the past 5 years in the Portskewett area. Moreover, this fails the 3 mile rule for travel to a significant hub as based on the TFW report they are their Do Something is to make Severn Tunnel Junction that hub has an average on this development 3.74 miles away – actual not LoS, The Metro system has minimal upgrade to this area of South East Monmouthshire and Caldicot is not suitable for the existing population either by access or facilities and especially	This comment does not have direct relevance to the content of Policy PM1. These comments have been addressed in response to representations received in relation to Policy HA2 Land to the East of Caldicot/North of Portskewett.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	NOT disabled friendly. d) – Given the scale of the site and thus housing density this will not be in keeping with any of the original aspects of the Severnside settlement. g) – This has neither been demonstrated or indicatively proposed. In fact this has been described as a new residential environment with the bare minimum legally mandated aspects heavily leveraging the already over-subscribed existing infrastructure		
3886 / Mrs Nerys Wilson / Comment	Refers to the Shirenewton site specifically noting it should prioritise sustainable growth, ensuring that infrastructure improvements, pedestrian safety and ecological protections are incorporated into any new development.	This comment does not have direct relevance to the content of Policy PM1. These comments have been addressed in response to representations received in relation to Policy HA18 Land west of Redd Landes, Shirenewton.	No change required.

Policy PM2 – Environmental Amenity

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1412 / Natural Resource Wales (NRW) / Support	Policy PM2 - Environment Amenity - support this policy which aligns with out well-being objective to minimise pollution (point 89).	Support welcomed.	No change required.
1803 / Councillor Dr Louise Brown / Objection	Remove the following words: unless it can be demonstrated that measures can be taken to overcome any significant risk. needs to also include the wording of the current adopted plan policy EP1 in the first paragraph to make it clear that it should not have a detrimental impact on neighbouring properties.	It is not considered appropriate to remove this wording from Policy PM2, as there may be certain circumstances where appropriate mitigation can overcome significant risk. Any such circumstances would need to be thoroughly evidenced as part of the planning application process. Regarding the additional wording suggested, it is not considered appropriate to include this within Policy PM2 as this is included in criterion e) of Policy PM1. It is, therefore, not considered appropriate to amend the policy wording as suggested.	No change required.
3118 / Cllr Meirion Howells / Support	The are no alternative sites in Usk, creating the right development in the right place is essential. Proposals must take into account any unacceptable risk or harm due to air, light, noise or water pollution or contamination. Bridge St, in Usk is an Air Quality Management Area however there has been a progressive decrease in levels of air pollution, so much so that monitoring will be revoked next April 2025 as nitrogen dioxide levels have, in all areas monitored, been below Welsh Government guidelines for the past 7 years. Any new development would be required to show no reverse of this air quality improvement	This comment does not have direct relevance to the content of Policy PM2. These comments have been addressed in response to representations received on Policy HA11 Land east of Burrium Gate, Usk.	No change required.
1239 / The Canal & River Trust	Support this policy.	Support welcomed.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
(Glandwr Cymru) / Support			
3902 / Usk Civic Society / Objection	Resident's distrustful of Welsh Waters ability to protect water purity in the river. Existing SuDS are inadequate in extreme weather conditions.	This comment does not have direct relevance to the content of Policy PM2. These comments have been addressed in response to representations received on Policy HA11 Land east of Burrium Gate, Usk. The RLDP should be read as a whole, other policies are of relevance to the matters raised, including Strategic Policy S6 relating to Infrastructure, and detailed policies NR3 relating to the Protection of Water Sources and the Water Environment and CC1 relating to Sustainable Drainage Systems.	No change required.
1123 / MCC Cleansing and Waste Team / Objection	Add waste and litter to the list of risks resulting from development	This is considered to be more of a localised issue and is beyond the scope of Policy PM2. Strategic Policy S17 relates to Sustainable Waste Management which includes a specific criterion relating to the sustainable management, sorting, storage and collection of waste in all new development. It is, therefore, not considered appropriate to amend the policy wording in this respect.	No change required.
3068 / Mrs M. Gibbs / Objection	Chepstow will inevitably suffer from light pollution if the proposed development takes place. Air pollution - increased traffic will exacerbate the AQMA at Hardwick Hill/Mount Pleasant	This comment does not have direct relevance to the content of Policy PM2. These comments have been addressed in response to representations received in relation to Policy HA3 Land at Mounon Road, Chepstow.	No change required.
3873 / Mr V G Danks / Objection	This plan does not in anyway demonstrate how it will address any of the aspects of PM2	This comment does not have direct relevance to the content of Policy PM2. These comments have been addressed in response to representations received on Policy HA2 Land to the East of Caldicot/North of Portskewett.	No change required.
3886 / Mrs Nerys Wilson / Comment	Refers to the Shirenewton site noting should prioritise sustainable growth, ensuring that infrastructure improvements, pedestrian safety and ecological protections are incorporated into any new development.	This comment does not have direct relevance to the content of Policy PM2. These comments have been addressed in response to representations received on Policy HA18 Land west of Redd Landes, Shirenewton.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3937 / Mr Robin Waite / Objection	There is discussion about light pollution, any business and housing estate built in the countryside will impact this.	Policy PM2 seeks to prevent development proposals that would result in an unacceptable risk or harm due to a number of factors, including light pollution. All new developments must therefore provide evidence to show that they would not result in any unacceptable risk or harm to local amenity, health, the character/quality of the countryside or interests of nature conservation, landscape or built heritage importance due to light pollution, unless it can be demonstrated that measures can be taken to overcome any significant risk. In addition to this policy, Policy LC5 relates specifically to Dark Skies and Lighting providing detailed considerations for any development proposals.	No change required.

Policy PM3 - Advertisements

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1803 / Councillor Dr Louise Brown / Objection	Note while it is helpful to have a distinct policy for advertising PM3 needs to be changed to - Development including proposals for new buildings, extensions to existing buildings and advertising should have regard to the privacy, amenity and health of occupiers of neighbouring properties.	Criterion e) of Policy PM1 should be referred to which refers to maintaining reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable. As the Plan should be read as a whole, there is no need to duplicate this in Policy PM3. Policy PM3 relates specifically to advertisements. The proposed wording changes are not of relevance to advertisements.	No change required.
3168 / Roadchef Motorways Limited / Objection	Broadly supports policy PM3, however, para 8.4.3 should note the importance of signage to serve the strategic road network in relation to services available at Junction 23a on the M4 (Magor Services).	Any proposals relating to advertisements will need to be considered against public or highway safety as noted in criterion f) of Policy PM3. These will be assessed on a case by case basis with consultation through both colleagues in Monmouthshire County Council Highways Team and Welsh Government Highways depending on the route that they are proposed. It is not considered necessary to include any additional supporting text in relation to this matter, however, this will be considered as part of the supplementary planning guidance (SPG) associated with Strategic Policy S3 and detailed policies including Policy PM3. Appendix 11 of the Plan identifies that a Placemaking and Design SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.	No change required.
3886 / Mrs Nerys Wilson / Comment	Refers to the Shirenewton site noting this should prioritise sustainable growth, ensuring that infrastructure improvements, pedestrian safety and ecological protections are incorporated into any new development.	This comment does not have direct relevance to the content of Policy PM3. These comments have been addressed in response to representations received on Policy HA18 Land west of Redd Landes, Shirenewton.	No change required.

Policy HE1 – Conservation Areas

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1803 / Councillor Dr Louise Brown / Objection	needs to add in paragraph c) colour. Bright colours not only impact the conservation area but can also have a poor impact on the landscape. Also that appropriate landscaping will be added to enhance the character of the conservation area including areas adjacent to conservation areas. In other words, improving on the wording of a).	Colour is a consideration of development in the Conservation Area, this is supported and identified in the existing adopted LDP Supplementary Planning Guidance (Conservation Area Appraisals) which will be updated as relevant to reflect and support the updated RLDP policy framework. Colour can also be a welcome addition, and bright colours are a key characteristic of different architectural periods. Criterion c) is considered to address a range of change such as colour.	No change required.
1367 / Abergavenny and District Civic Society / Objection	Policy HE1 is supported however note that it omits Adopted LDP policy that 'good modern design may be acceptable, particularly where new compositions and points of interest are created'. Something similar may be helpful in the accompanying text - 'high quality design', 'good modern design' needs to be defined.	HE1 seeks to maintain the legal requirement to preserve or enhance conservation areas. High quality design could mean a number of different approaches depending on the character and context of the conservation area in question. The definition of high-quality development would be best defined in supplementary planning guidance.	No change required.
1376 / Abergavenny Transition Town / Objection	Policy HE1 is supported however note that it omits Adopted LDP policy that 'good modern design may be acceptable, particularly where new compositions and points of interest are created'. Something similar may be helpful in the accompanying text - 'high quality design', 'good modern design' needs to be defined.	General support is welcomed. HE1 seeks to maintain the legal requirement to preserve or enhance conservation areas. High quality design could mean a number of different approaches depending on the character and context of the conservation area in question. The definition of high-quality development would be best defined in supplementary planning guidance.	No change required.
1575 / Ms Janet Horton / Objection	Historic Environment - please can consideration be given to including St Brides Netherwent as a key area of Historic importance. It already has a number of designated Scheduled Ancient Monuments and there are a number of additional sites	Consideration as to whether an area should be designated a Conservation area is separate process to the RLDP. An area is designated a Conservation Area due to the architectural and historic interest mainly around groups of buildings that collectively have a special character that it is important to preserve. Consideration	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	of historic significance across the parish. Its location to the north of the town of Magor and Undy means its peace and tranquillity is exceedingly vulnerable to pressure from through traffic and to pressure for housing development, as evidenced by the proposal (subsequently rejected as part of the earlier RLDP process) that it should be designated as a site for a new settlement.	of St Brides Netherwent would be subject to specific criteria for a Conservation Area outside of the RLDP process.	
3873 / Mr V G Danks / Objection	There is no detail as to how this is to be addressed thus this report has failed in that aspect.	This comment does not have direct relevance to the content of Policy HE1. These comments have been addressed in response to representations received on Policy HA2 Land to the East of Caldicot/North of Portskewett.	No change required.
3886 / Mrs Nerys Wilson / Objection	Refers to the Shirenewton site noting policies must remain at forefront of the plan to protect Conservation Areas, like Shirenewton.	This comment does not have direct relevance to the content of Policy HE1. These comments have been addressed in response to representations received on Policy HA18 Land west of Redd Landes, Shirenewton.	No change required.

Policy HE2 – Design of Shop Fronts in Conservation Areas

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1367 / Abergavenny and District Civic Society / Objection	Policy HE2 is supported but needs reference to the treatment of shopfronts that are to be retained when policy allows the retail use to be replaced by residential, business or other uses.	<p>Policy HE2 seeks to maintain high standards of shop front design in Conservation Area. The policy wording refers to the protection of traditional shop fronts regardless of the use of the building, noting in Conservation Areas the removal of traditional shop fronts will not be permitted.</p> <p>In addition to this Policy HE2 provides a number of criteria in relation to non-traditional shop fronts, any proposals to replace such shop fronts will only be permitted where the criteria listed are met.</p>	No change required.
3873 / Mr V G Danks / Comment	As this is a new development on a working greenfield site HE2 does not really apply to Severnside.	This comment does not have direct relevance to the content of Policy HE2.	No change required.
3886 / Mrs Nerys Wilson / Support	Refers to the Shirenewton site noting policies must remain at forefront of the plan to protect Conservation Areas, like Shirenewton.	This comment does not have direct relevance to the content of Policy HE2.	No change required.

Policy HE3 – Roman Town of Caerwent

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3279 / Dr Sian E Rees / Support	On a more positive note, the provision in the Plan for protecting the Blaenafon world heritage site (LC2) and Caerwent Roman town (HE3) and the Wye Valley AONB (LC4) is welcome. These sites are immensely important assets bequeathing a positive benefit to the county's landscape, historic character and tourism.	Support welcomed.	No change required.
3873 / Mr V G Danks / Comment	As this is a new development on a working greenfield site HE3 does not really apply to Severnside.	This comment does not have direct relevance to the content of Policy HE3. These comments have been addressed in response to representations received on Policy HA2 Land to the East of Caldicot/North of Portskewett.	No change required.
3886 / Mrs Nerys Wilson / Support	Refers to the Shirenewton site noting policies must remain at forefront of the plan to protect Conservation Areas, like Shirenewton.	This comment does not have direct relevance to the content of Policy HE3.	No change required.