

APPENDIX 3



Monmouthshire Replacement Local Development Plan 2018-2033

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

Volume 5 - Green Infrastructure, Landscape & Nature Recovery

Contents

Green Infrastructure, Landscape and Nature Recovery.....	1
Strategic Policy S5 – Green Infrastructure, Landscape and Nature Recovery	1
Policy GI1 – Green Infrastructure.....	36
Policy GI2 – Trees, Woodland and Hedgerows.....	41
Policy LC1 – Landscape Character	42
Policy LC2 – Blaenavon Industrial Landscape World Heritage Site.....	46
Policy LC3 – Bannau Brycheiniog National Park	47
Policy LC4 – Wye Valley National Landscape (AONB).....	49
Policy LC5 – Dark Skies and Lighting.....	51
Policy NR1 – Nature Recovery and Geodiversity	52
Policy NR2 – Severn Estuary Recreational Pressure	58
Policy NR3 – Protection of Water Sources and the Water Environment.....	61
Policy PROW1 – Public Rights of Way.....	68

Green Infrastructure, Landscape and Nature Recovery

Strategic Policy S5 – Green Infrastructure, Landscape and Nature Recovery

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 S5 to address that those living in the most deprived areas often lack access to quality greenspace.	<p>Although it is recognised as an important issue, the intention of Policy S5 is to include those informal green areas and nature areas that sometimes may not be publicly accessible. It is considered that these suggestions in relation to green space are appropriately considered in Strategic Policy S15 Community and Recreation Facilities and the associated Development Management policies, which includes criteria to safeguard and improve these spaces for the community.</p> <p>It is also relevant to note RLDP Objective 8 Health and Well-being (see Table 1, p29) sets out the Plan's ambition to improve access to all to green open space which is reflected in the policy framework. Improving access to green space is also a key aspect of Monmouthshire's Green Infrastructure Strategy 2019.</p>	No change required.
1412 / Natural Resource Wales (NRW) / Support	South East Area Statement - The Deposit Plan appears to have regards to the Area Statement through the policy framework, seeks to deliver actions identified in the themes (relevant to land use planning).	Comments noted.	No change required.
1412 / Natural Resource Wales (NRW) / Comment	Incorrect use of GI Assessments and GI Statements suggest Policy S5 and GI1 removes reference to GI assessments and ensures consistency and accuracy between the two terms.	Comments noted and accepted. It is recommended the wording is amended to be consistent with national planning policy. It is recommended to refer to GI Assessments in relation to green infrastructure work undertaken by the Council (this includes MCC's GI Strategy). With regard to policy requirements for green infrastructure information to be prepared by developers/applicants, it is recommended to use the term GI Statements. The terms GI Assessments and GI Statements will also be added and defined in Appendix 12: Glossary of Terms.	Change relevant references in the RLDP from GI Assessment to GI Statement as. Define the terms in Appendix 12 of the RLDP Glossary of Terms.
1803 / Councillor Dr Louise Brown / Objection	This needs to add that green space provision not only covers public space areas but also that each dwelling has its own garden.	Comments noted. The provision of gardens is not within the scope of Policy S5, which is a strategic policy to ensure that at a strategic level, development will maintain, protect and enhance green infrastructure, landscape and nature recovery. Policy GI1 states that all applications will be required to submit either a GI Statement /Appraisal, which will identify opportunities for green spaces/additions/benefit to all applications.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2497 / Councillor Paul Pavia / Objection	<p>Housing Allocation HA3 Mounton Road conflicts with policy objectives: biodiversity and ecosystems preservation - the site's potential impact on biodiversity and local ecosystems, including wildlife habitats, contradicts the Environment (Wales) Act 2016, which mandates the protection of ecosystems and natural environments.</p>	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach to respond to the Environment (Wales) Act 2016. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p> <p>Further detailed comments on the proposal for Mounton Road are provided in the responses to Policy HA3.</p>	No change required.
2505 / Councillor Steven Garratt / Comment	<p>There will be well founded concerns over the impact on local wildlife. The studies that will take place need to reassure that mitigating steps are taking to protect habitat where possible.</p>	<p>Comments noted. All proposed site allocations have fully considered green infrastructure, landscape and nature recovery considerations. As part of the site search sequence, previously developed land (Brownfield) was prioritised, however, given the limited availability of such sites in Monmouthshire, greenfield sites have been considered for development. A rigorous candidate site assessment process has been undertaken and as part of this, preliminary ecological appraisals and landscape assessments have been undertaken which have been assessed by the Council's Ecology and Landscape Officers.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1 GI2 LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage, which includes mitigating steps.</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach to respond to the Environment (Wales) Act 2016. This places</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.	
3118 / Councillor Meirion Howells / Support	I support that this Council places a duty to maintain and enhance biodiversity by ensuring developments do not cause any significant loss of habitats or populations of species and must provide a net benefit for biodiversity and improved ecosystem resilience.	Support welcomed.	No change required.
1056 / Abergavenny Town Council / Support	Recognise that many activities in this area are provided by volunteers. In order to make sure this continues, there needs to be more encouragement and recruitment of interested parties to ensure we continue to protect and enhance the green spaces we have, as well as developing new areas for such uses as community growing initiatives.	Comments noted. The Council is committed to working with organisation and volunteers in order to bring forward its GI, landscape and biodiversity aims. The GI Strategy provides a strategic framework to identify key priorities and opportunities. It also sets out delivery/action plan, which supports funding bids to deliver.	No change required.
1239 / The Canal & River Trust (Glandwr Cymru) / Support	Fully supportive of this policy and its supportive text. Pleased to note that there is a requirement to carry out an audit of the existing situation to better inform discussions on what impact there may be and whether remediation is necessary.	Support comments welcomed.	No change required.
1255 / Home Builders Federation (HBF) / Objection	Concern there is a misinterpretation of GI Assessments. Suggest wording change to the policy to clarify that GIAs are prepared by the Council, and the	Comments noted and accepted. It is recommended the wording is amended to be consistent with national planning policy. It is recommended to refer to GI Assessments in relation to green infrastructure work undertaken by the Council (this includes MCC'S GI Strategy). With regard to policy requirements for green infrastructure information to be prepared by developers/applicants, it is	Change relevant references in the RLDP from GI Assessment to GI Statement. Define the terms in Appendix

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	reference should, therefore, be changed to GI Statement.	recommended to use the term GI Statements. The terms GI Assessments and GI Statements will also be added and defined in Appendix 12: Glossary of Terms.	12 of the RLDP Glossary of Terms.
3602 / Llanbadoc Community Council / Objection	Proposed developments in Little Mill will not meet the policy requirements of S5. In particular HA16 is highly visible and can be seen from the public walkways and footpaths with views of the site adversely impacted by the development. This development should adopt the policies of the RLDP otherwise the plan is not deliverable.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>A rigorous candidate site assessment process has been undertaken and as part of this, preliminary ecological appraisals and landscape assessments have been undertaken which have been assessed by the Council's Ecology and Landscape Officers.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage. Supplementary Planning Guidance (SPG) will be prepared to support Policy S5 following adoption of the RLDP.</p> <p>With reference to HA16- Land North of Little Mill, this site has been granted planning permission (DM/2020/01438 - approved 17/09/2024).</p>	No change required.
3902 / Usk Civic Society / Support	Supports the policy of GI and open space enhancements however needs to be factored into viability	GI and open space considerations have been factored into the viability of the proposed site allocations. This is set out in the RLDP Appendix 8: Infrastructure Delivery Plan which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites, having regard to information provided by the relevant infrastructure providers. The	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		viability and costs of GI and open space will be fully considered as viability as part of a planning application.	
3859 / Swifts Local Network: Swifts & Planning Group / Support	<p>In summary, strategic policy S5 and its associated policies are very welcome, but please consider building-dependent wildlife such as red-listed bird species which inhabit buildings in Monmouthshire.</p> <p>Therefore, please add: Swift bricks are a universal nest brick for small bird species and should be installed in new developments including extensions, in accordance with best practice guidance such as BS 42021 or CIEEM. Artificial nest cups for house martins may be proposed instead of swift bricks where recommended by an ecologist.</p> <p>Also please add: Existing nest sites for building-dependent species such as swifts and house martins should be protected, as these endangered, red-listed species which are present but declining in Monmouthshire return annually to traditional nest sites. Mitigation should be provided if these nest sites cannot be protected.</p> <p>In more detail for supporting evidence, the reason for this is that nest sites in buildings and bird boxes/ bricks and other species features are excluded from biodiversity net gain and green infrastructure calculations, so require their own clear policy.</p>	Comments noted. Policy S5 and Policy NR1 Nature Recovery set provide the strategic high level local planning policy framework for green infrastructure, landscape and nature recovery. Further detail to support these policies will be provided in SPG on Nature Recovery and Geodiversity (as noted in Appendix 11 of the RLDP). It is considered detail such as requirement for Swift bricks could be set out in this guidance.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1301 / Melin Homes / Support	Supportive of approach taken in S5. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
1480 / Edenstone Homes / Support	In principle support for Policy S5. HA5 - Land at Penlanlas Farm fully accords with the requirements and will assist MCC demonstrating that the proposed site allocation adheres to the WG's expectations in adopting a step-wise approach set out in Chapter 6 of PPW12.	Support welcomed.	No change required.
1663 / Richborough / Objection	State the policy wording should be clarified to recognise not all of the key functions listed in criterion i) to vi) will be relevant to every site/development proposal.	Comments noted. It is recognised that in some instances it will not be relevant or appropriate to apply all the criteria to development proposals. The criteria will be applied as and when is appropriate to do so. It is not considered necessary to explicitly state this within the policy.	No change required.
1683 / Llanarth Estates / Support	Supportive of approach taken in S5. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
1692 / Edenstone Homes / Objection	Not all of the measures will be applicable, feasible or viable for to each development proposal which this policy would be used to assess. We would respectfully suggest that the phrasing 'will include' is	Comments noted. In some instances, it will not be relevant or appropriate to apply all the criteria. The criteria will be applied as and when it is appropriate to do so. It is not, therefore, considered necessary to amend the policy as suggested.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	substituted with 'may include subject to site-specific considerations'.		
1736 / Bellway Homes / Support	Support the principle of S5, though note that criteria outlined for development proposals needs to be assessed on an individual basis, as in some instance they may not be appropriate or viable.	Comments noted. In some instances, it will not be relevant or appropriate to apply all the criteria. The criteria will be applied as and when it is appropriate to do so.	No change required.
1965 / Monmouthshire Housing Association (MHA) / Support	In principle, MHA support the green infrastructure, landscape and nature recovery policies.	Support welcomed.	No change required.
2416 / Edenstone Homes / Objection	Not all of the measures will be applicable, feasible or viable for each development proposal which this policy would be used to assess. We would respectfully suggest that the phrasing 'will include' is substituted with 'may include subject to site-specific considerations'.	Comments noted. In some instances, it will not be relevant or appropriate to apply all the criteria. The criteria will be applied as and when it is appropriate to do so. It is not, therefore, considered necessary to amend the policy as suggested.	No change required.
2419 / Edenstone Homes / Objection	Not all of the measures will be applicable, feasible or viable for each development proposal which this policy would be used to assess. We would respectfully suggest that the phrasing 'will include' is substituted with 'may include subject to site-specific considerations'.	Comments noted. In some instances, it will not be relevant or appropriate to apply all the criteria. The criteria will be applied as and when it is appropriate to do so. It is not, therefore, considered necessary to amend the policy as suggested.	No change required.
2463 / Barwood Development Securities Ltd / Objection	Misinterpretation of PPW - Green Infrastructure Assessments (GIA) is a duty placed on LPAs (not developers) to undertake. References GIA and implies that this will be prepared as part of the development proposals. This should be	Comments noted and accepted. It is recommended the wording is amended to be consistent with national planning policy. It is recommended to refer to GI Assessments in relation to green infrastructure work undertaken by the Council (this includes MCC'S GI Strategy). With regard to policy requirements for green infrastructure information to be prepared by developers/applicants, it is	Change relevant references in the RLDP from GI Assessment to GI Statement. Define the terms in Appendix

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	reworded to be clearer that GIAs, prepared by the Council, will be referred to in the preparation of development proposals and GISs.	recommended to use the term GI Statements. The terms GI Assessments and GI Statements will also be added and defined in Appendix 12: Glossary of Terms.	12 of the RLDP Glossary of Terms.
2951 / Tirion Homes / Support	Supportive of approach taken in S5. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
2952 / Candleston Homes / Support	Supportive of approach taken in S5. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
2954 / Sero / Support	Supportive of approach taken in S5. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
1366 / Carney Sweeney Ltd / Objection	Misinterpretation of PPW - Green Infrastructure Assessments (GIA) is a duty placed on LPAs (not developers) to undertake. References GIA and implies that this will be prepared as part of the development proposals. This should be reworded to be clearer that GIAs, prepared by the Council, will be referred	Comments noted and accepted. It is recommended the wording is amended to be consistent with national planning policy. It is recommended to refer to GI Assessments in relation to green infrastructure work undertaken by the Council (this includes MCC'S GI Strategy). With regard to policy requirements for green infrastructure information to be prepared by developers/applicants, it is recommended to use the term GI Statements. The terms GI Assessments and GI Statements will also be added and defined in Appendix 12: Glossary of Terms.	Change relevant references in the RLDP from GI Assessment to GI Statement. Define the terms in Appendix 12 of the RLDP Glossary of Terms.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	to in the preparation of development proposals and GISs.		
1383 / Taylor Wimpey / Comment	Support the principle of Strategic Policy S5 though note the criteria outlined for development proposals need to be assessed on an individual basis, as in some instances they may not be appropriate or viable.	Comments noted. It is recognised that in some instances it will not be relevant or appropriate to apply all the criteria to development proposals. The criteria will be applied as and when is appropriate to do so.	No change required.
1410 / Mr Kevin Hall / Objection	Green spaces being built on and the environment being overlooked.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach to respond to the Environment (Wales) Act 2016. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p>	No change required.
1813 / Mr Jeremy Callard / Support	Full Support	Support welcomed.	No change required.
1939 / Mr Matthew Hayes / Objection	Loss of important habitats in relation to HA10 Land south of Monmouth Road Raglan.	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 the County's key issues including an ageing demographic and much needed affordable housing provision.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach to respond to the Environment (Wales) Act 2016. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p> <p>Further detailed comments on the proposal for Land South of Monmouth Road Raglan are provided in the responses to Policy HA10.</p>	
2226 / Mr Gerry Moss / Objection	Fears that the words in the Plan in relation to green infrastructure doesn't go far enough particularly regarding the water sector.	<p>Comments noted. The intention of Policy S5, is to ensure that at a strategic level development will maintain, protect and enhance green infrastructure, landscape and nature recovery, which also includes water resource management in criterion (vi). Detailed Policy NR3 – Protection of Water Sources and the Water Environment, provides further policy protection and policy framework, which seeks to maintain and enhance the quality and quantity of water resources, including aquifers, rivers, canals, lakes, ponds, wetlands, ground waters, surface waters and other water features, which are important for a wide range of uses and for their intrinsic ecological and amenity value. The Plan also appropriately signposts to national planning policy and NRW guidance and legislation in relation to water sources, in particular the River Usk and River Wye Special Areas of Conservation (SACs).</p> <p>Monmouthshire will continue to work to the guidance published by NRW in relation Nutrient Sensitive River SACs.</p> <p>Further detailed guidance in relation to the water environment is set out in the Council's GI Strategy and GI SPG, Climate and Nature Emergency Strategy and associated action plans.</p>	No change required.
2616 / Mrs Sarah Turner / Objection	Concerns that Green Infrastructure, Landscape and Nature Recovery has not	All proposed site allocations have fully considered green infrastructure, landscape and nature recovery considerations. As part of the site search sequence, previously developed land (Brownfield) was prioritised, however, given the limited availability	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	been taken into account on a number of proposed sites.	<p>of such sites in Monmouthshire, greenfield sites have been considered for development. A rigorous candidate site assessment process has been undertaken and as part of this, preliminary ecological appraisals and landscape assessments have been undertaken which have been assessed by the Council's Ecology and Landscape Officers.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1 GI2 LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage. Supplementary Planning Guidance (SPG) will be prepared to support Policy S5 following adoption of the RLDP.</p>	
2758 / Ms Angela Jones / Objection	Concerns ecosystems are being destroyed, and the countryside is not receiving adequate protection.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner.</p> <p>Guidance on maintaining and enhancing biodiversity is set out in PPW12 including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Reflecting this and in accordance with Strategic Policy S5, Policy NR1 seeks to protect, positively manage and enhance Monmouthshire's biodiversity, ecosystems resilience and geological importance. It seeks to ensure that development proposals have regard to their impact on nature recovery and that provision for net benefit for biodiversity & ecosystem resilience is creatively incorporated into the design of development including siting, scale, density, and other key considerations.</p>	No change required.
3278 / Miss Susan Griffiths / Support	Support policy.	Support welcomed.	No change required.
3319 / Nr A Andrew Hubert	We are letting existing financial norms attempt to dictate events rather than face	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	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
von Staufer / Objection	the reality that nature doesn't give a damn.	<p>the provision of homes and economic growth and address the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing to clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p>	
3327 / Miss Bethan Jones / Objection	Shouldn't build on green fields.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing to clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies,</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		for development to be considered acceptable/ approved at the planning application stage.	
3336 / Mrs Carolyn Chapman / Objection	Regarding the green infrastructure, much of the existing green space would be built on. As stated, it would be untenable to utilise the remainder as a community space as it would be adjacent to a heavily congested area where the air would be even more heavily polluted by the addition of many more cars. There has been a lot of housebuilding in Chepstow and in surrounding areas. It is highly probable that most of their vehicles will be adding to Chepstow's congestion to access motorways and with it, air pollution.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to ensure design has a green infrastructure approach (policies S5, GI1 and GI SPG) and that traffic levels (policies S13, ST1) and air pollution (PM2) matters, as well as other environmental matters, are fully considered.</p> <p>National Policy (PPW, Llwybr Newydd: The Wales Transport Strategy and Future Wales) sets out a wider strategic approach to development proposal requirements which requires developments to be located and designed in a way to ensure the reduction in the need to travel and away from the private vehicle.</p> <p>Further detailed comments on the proposal for Mounton Road are provided in the responses to Policy HA3.</p>	No change required.
3340 / Mrs Cheryl Cummings / Objection	Policies in relation to site HA4 are not achievable.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p> <p>Specific issues relating to the proposals CS0270 – Land at Leasbrook Monmouth are set out in the responses to HA4.</p>	
3355 / Miss Clare Nurden / Objection	It will lose fields.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p>	No change required.
3364 / Mr David Payton / Support	Support all of these initiatives to be incorporated into any new proposals.	Support welcomed.	No change required.
3377 / Mrs Edmunds / Objection	We need more green space.	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 the County's key issues	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p>	
3378 / Mrs Elizabeth Parnell / Objection	Please don't build on any more green spaces that are needed for biodiversity & our health.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3390 / Mr Craig / Objection	Not very climate change friendly building on a flood plain. Extra pollution and waste.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p> <p>Land allocated in the RLDP is required to be in accordance with national planning policy on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions.</p>	No change required.
3407 / Mr Ian Glen / Objection	Concerns proposed developments do not enhance the environment or preserve habitats.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p>	
3444 / Mr Graham Parker / Support	Need large and more areas and community garden in all new developments and existing communities.	<p>Comments noted. Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure to ensure the continued protection and conservation of the County's natural environment.</p> <p>As well as these environmental policies, Policies S15 -Community and Recreation Facilities and C12 – Provision of Formal and Informal Open Space and Allotments/Community Growing Areas, provides the supportive policy framework to ensure provision is made for open space including community garden/growing when considering new developments.</p> <p>The Council has also undertaken an Open Space Audit. This assesses the quantity of formal and informal public open space provision within the County and compares this provision with the benchmark standards endorsed by Fields in Trust (FIT).</p> <p>The Open Space audit findings can be used as a means of justifying the provision of new recreational facilities and/or remedying local deficiencies in provision. It can also be used as a means of safeguarding and enhancing existing facilities as appropriate. It can also assist in providing the evidence and justification in seeking S106 financial obligations from developers where new housing development increases local recreational need.</p>	No change required.
3469 / Mr Andrew Orrell / Objection	Building 4 acres of houses on land and hedgerow does not help nature at all.	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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing to clear	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p>	
3493 / Mrs Julie Carr / Objection	Usk: Will result in loss of pollinators and wildlife habitat. Build on an existing brownfield site.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage. Specific issues relating to the proposals HA11 – Land east of Burrium Gate are set out in the responses to HA11.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3497 / Mrs Abigail Harden / Support	Local food should be main priority for the county, finding ways of producing local food for local people that's affordable and nutritious is key for the health and sustainability of people in Monmouthshire.	Comments noted. Policy S5 provides the supportive framework for development proposals to make provision for local food production. This is also set out in Policy CI5 Community and Recreation Facilities, Policy CI2- Provision of Formal and Informal Open Space and Allotments/Community Growing Areas and Policy CI3 – Safeguarding Existing Recreational Facilities, Public Open Spaces and Allotments/Community Growing. MCC's Local Food Strategy (2024) also sets out objectives and ways to deliver local food growing, which the RLDP framework supports as set out in paragraphs. 21.1.6 and 21.3.1.	No change required.
3527 / Miss Jessica Harrill / Objection	Leave nature alone and it won't have to recover.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p> <p>Chapter 6 of PPW has recently been strengthened with the ' Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p>	No change required.
3543 / Mr Paul Dalton / Objection	Important that hedgerows have a high degree of protection, so that important species are taken care of.	Comments noted. Policy S5 provides the supportive framework for development proposals for the protection of the natural environment. The RLDP also has a specific policy for the protection of hedgerows – Policy GI2: Trees, Woodland and Hedgerows. National Policy PPW and TAN5 also set out measures for their protection and preservation.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3547 / Mr Jon Palmer / Objection	Concerns Green Infrastructure, Landscape and Nature Recovery are not considered when deciding where to develop.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage. Supplementary Planning Guidance (SPG) will be prepared to support Policy S5 following adoption of the RLDP.</p>	No change required.
3549 / Miss Alysia Mayo / Objection	Concerns developments are green washes so that they can progress, and concern that green areas provided still lead to disruption and damage to wildlife and biodiversity including increased light pollution. Concern re monitoring of developments.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage. Supplementary Planning Guidance (SPG) will be prepared to support Policy S5 following adoption of the RLDP.</p> <p>The RLDP contains a Monitoring and Review chapter which will be used to assess whether the Plan's strategy, policies and proposals are being delivered, with the results published in an Annual Monitoring Report.</p>	
3550 / Mrs Amanda Graham / Objection	<p>In the RLDP document, Magor and Undy aren't even included in the section of maps. Sadly much of these green infrastructure, landscape, nature recovery plans cannot apply because overdevelopment has already taken away green- belt and open spaces. Much of what is left in the south of county is farm land and not accessible for recreation or dog walking.</p>	<p>The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to ensure design has a green infrastructure, landscape and nature recovery approach.</p> <p>In terms of access to the countryside there are Public Rights of Way (PROW) throughout the countryside. The Council has an Access Improvement Plan 2020-2030 (CAIP) to improve accessibility into the countryside. In terms of the maps within the RLDP, these are the indicative masterplans of the proposed strategic sites; there is no strategic site proposed for Magor and Undy.</p> <p>There is a Magor and Undy Proposals Plan Inset Map, which identified key policy designations. The Open Space Study (updated 2025) also provides an assessment of accessible open spaces within Magor and Undy and policies CI2- Provision of Formal and Informal Open Space and Allotments/Community Growing Areas and CI3 – Safeguarding Existing Recreational Facilities, Public Open Spaces and Allotments/Community Growing seek to provide new and safeguard existing open spaces.</p>	No change required.
3565 / Mrs Angela Sandles / Support	<p>I believe the plans are sensitive to nature recovery, but also think that effective measures need to be put in place to ensure that residents' concerns on building on flood plains and near to areas of already congested traffic needs to be taken into account and addressed.</p>	<p>Comments noted. 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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>manner, whilst also providing to clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Land allocated in the RLDP is required to be in accordance with national planning policy on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions.</p> <p>With regards to traffic congestion concerns, the RLDP's sustainable transport policy framework reflects national policy (as set out in the Wales Transport Strategy, PPW, and Future Wales) to promote and prioritise public transport and active travel and reduce the use of the private motor vehicle. Development proposals however will be required to satisfy that they provide safe and efficient access and safe and efficient capacity to the transport network, as set out in Policy S13 criterion (d).</p>	
3570 / Mr Anthony John Hall / Objection	The policies about "green infrastructure, landscape & nature recovery" are pointless and should be cancelled.	Comments noted. The Plan's green infrastructure, landscape and nature recovery policies are considered necessary to ensure that MCC protects, enhances and manages these important resources as set out in national planning policy (PPW, Future Wales) and legislation. The Plan also reflects The Environment (Wales) Act 2016 which places a duty on the Council to seek maintain and enhance biodiversity by ensuring development does not cause any significant loss of habitats or populations of species and must provide a net benefit for biodiversity and improved ecosystem resilience.	No change required.
3603 / Mr Darren / Objection	Little greenbelt around Chepstow.	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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing to clear	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p>	
3615 / Mrs Elaine Moore / Objection	<p>This has not been adequately applied to site selection (HA18 / CS0232), particularly in terms of causing significant visual intrusion, creating adverse change in the character of the built or natural landscape, and being insensitively and unsympathetically sited within the landscape.</p>	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>A rigorous candidate site assessment process has been undertaken and as part of this, preliminary ecological appraisals and landscape assessments have been undertaken which have been assessed by the Council's Ecology and Landscape Officers.</p> <p>Policy S5 along with other environmental protective policies in the RLDP (GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA1- HA18), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage. Supplementary Planning Guidance (SPG) will be prepared to support Policy S5 following adoption of the RLDP.</p> <p>Specific landscape issues relating to the proposals CS0232 – Land west of Redd Landes, Shirenewton are set out in the responses to HA18.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3623 / Mrs Erin Gaitskell / Objection	You can't replace nature that has always been there. Developers will plant a few tree and flowers - they plant cheap shrubs and cheap trees.	Comments noted. National planning policy(Chapter 6 of PPW) has recently been strengthened with the ' Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. As part of the development process developers will be required to submit planting schedules which will need to be agreed with the Council's GI team.	No change required.
3634 / Dr Greg Palka / Objection	The green infrastructure, landscape, and nature recovery policies (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3, and PRoW1) fail to effectively safeguard critical green spaces and natural habitats. While these policies recognise the importance of green infrastructure and nature recovery, they lack enforceable measures to protect existing ecosystems and ensure meaningful integration into urban development plans. These policies inadequately address the cumulative impacts of developments on green spaces. To align with the Well-being of Future Generations (Wales) Act 2015 and the Nature Recovery Action Plan for Wales, the policies must be strengthened to prevent developments that degrade green infrastructure and compromise long-term environmental goals.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also ensuring Monmouthshire's green infrastructure, landscape and natural assets are protected and enhanced. The policies referred to (S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3, and PRoW1) accord with and reflect national legislation and guidance, including the Well-being of Future Generation Act 2015 and Nature Recovery Action Plans (NRAPs).</p> <p>Chapter 6 of PPW has recently been strengthened with the ' Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p>	No change required.
3702 / Keith Plow / Support	Supports the nature policies in the plan, to support human existence.	Support welcomed.	No change required.
3745 / Mrs Jenny Carpenter / Support	These are vitally important policies when the proposals are to build on green belt land.	Comments noted. 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	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>sustainable development including the provision of homes and economic growth and address the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p>	
3752 / Mr John Major / Support	It is largely landowners, the farmers, that drive this.	<p>Comments noted. 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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p>	No change required.
3758 / Mr Joseph Porter / Objection	The inclusion of HA4/CS0270 for development will damage endangered species and is of prime agricultural land. It	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 the County's key issues	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	goes against the Council's biodiversity pledges.	<p>including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p> <p>Specific issues relating to the proposals CS0270 – Land at Leasbrook Monmouth are set out in the responses to HA4.</p>	
3760 / Miss Julia Brown / Objection	Nothing can replace and recover lost greenery.	<p>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 sustainably as possible and in a balanced manner, having regard to the climate and nature emergencies and well-being, whilst also providing additional homes and jobs potential.</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.	
3781 / Mrs Karen Schneider / Support	Keen to see swift bricks and hedgehog corridors. Include lots of street trees.	Comments noted. Policy S5 and Policy NR1 Nature Recovery set provide the strategic high level local planning policy framework for green infrastructure, landscape and nature recovery. Further detail to support these policies will be provided in SPG on Nature Recovery and Geodiversity (as noted in Appendix 11 of the RLDP). It is considered detail such as requirement for Swift bricks could be set out in this guidance.	No change required.
3828 / Mrs Sharon Gale / Objection	We wouldn't need to help nature recover if we stopped building on precious agricultural land which sustains wildlife, helps to limit climate change and protects nature.	<p>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 sustainably as possible and in a balanced manner, having regard to the climate and nature emergencies and well-being, whilst also providing additional homes and jobs potential.</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p>	No change required.
3845 / Mr Martin Sweeney / Support	<p>I am in support of the above policies, but would again point out that the proposed development at CS0270 is contrary to these policies as follows:</p> <p>Policy S5, Policy LC 4, Policy LC5 Policy NR1</p> <p>This is not the case with CS0270, where the potential for housing at CS0274 does</p>	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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing to clear	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	<p>not appear to have been adequately considered, simply being ruled out as not within the existing designation for this land.</p>	<p>policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Specific issues relating to the proposals CS0270 – Land at Leasbrook Monmouth are set out in the responses to HA4.</p> <p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p>	
3850 / Mr Maurice Burns / Objection	<p>Building on greenfield sites will have an impact not just on local waterways and ability of the land to cope with rain events caused by global warming, but also the new residents will put pressure on the leisure areas of the Brecon Beacons, Wentwood, Forest of Dean.</p>	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3853 / Mrs Melanie Nicholas / Objection	Put solar panels or wind turbines in, not houses.	<p>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 sustainably as possible and in a balanced manner, having regard to the climate and nature emergencies and well-being, whilst also providing additional homes and jobs potential.</p>	No change required.
3857 / Mr Michael Gwyther / Objection	<p>H3 does not comply with Policy S5. The proposed development site at Mounton Road is on the direct approach to the Wye Valley National Landscape, it also forms part of the historic setting of St Lawrence House. Though I accept some attempt has been made to avoid development of the historically mapped parkland of St Lawrence House the proposed development will sever views of St Lawrence House from the south and east and can hardly be said to be protecting or enhancing a landscape of historic or cultural heritage.</p>	<p>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 sustainably as possible and in a balanced manner, having regard to the climate and nature emergencies and well-being, whilst also providing additional homes and jobs potential.</p> <p>The Council's action for addressing climate change is set out in its Climate and Nature Emergency Strategy. Reflecting its commitment to respond to the climate emergency, the Council also owns a solar farm and is promoting an additional one through the identification of allocation CC2 – Renewable Energy Allocation on Land at Raglan Enterprise Park.</p>	No change required.
3867 / Mr /Mrs White / Objection	Leave landscape and green areas and dormice alone; there is little enough left.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also ensuring Monmouthshire's green infrastructure, landscape and natural assets are protected and enhanced. The policies referred to (S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1,</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>NR2, NR3, and PRoW1) accord with and reflect national legislation and guidance, including the Well-being of Future Generation Act 2015 and Nature Recovery Action Plans (NRAPs).</p> <p>Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p>	
3870 / Mr Klinkert / Objection	I thought all these sites are meant to be green belt and flood plains.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Land allocated in the RLDP is required to be in accordance with national planning policy on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions.</p>	No change required.
3873 / Mr V G Danks / Objection	In totality this is delivering falsehoods – the Severnside area is an established 'greenfield site' so how can the report claim any of these facts are correct with respect to this site given it is being developed upon. Again given the complete lack of detail then it is a long	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	stretch to believe any of these aspects can be achieved.	<p>policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Land allocated in the RLDP is required to be in accordance with national planning policy on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions.</p>	
3881 / Mrs Natasha Baker / Objection	The green belt area needs to be protected.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p>	No change required.
3886 / Mrs Nerys Wilson / Comment	Should prioritise the preservation of existing landscapes, hedgerows and biodiversity. Enhancing green spaces and wildlife corridors should be integrated into any development.	Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.	No change required.
3909 / Mr Piers Jacobs / Objection	There seems to be a juxtaposition with this policy - which apparently is about building on green land. If you are building,	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	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	<p>surely you will be negatively impacting green infrastructure and nature recovery? The development proposed in Chepstow will be on beautiful green fields which is home to wildlife and nature. So, if building on green fields is the proposal then surely you need to make sure that every development is maximising its contribution to improving green infrastructure, landscape and nature recovery as part of the development. This needs to be looked at.</p>	<p>the provision of homes and economic growth and address the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also ensuring Monmouthshire's green infrastructure, landscape and natural assets are protected and enhanced. The policies referred to (S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3, and PRoW1) accord with and reflect national legislation and guidance, including the Well-being of Future Generation Act 2015 and Nature Recovery Action Plans (NRAPs).</p> <p>Chapter 6 of PPW has recently been strengthened with the ' Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p> <p>Further detailed comments on the proposal for Mounton Road are provided in the responses to Policy HA3.</p>	
3925 / Mr Richard Lansberry / Objection	<p>I refer to Policy S5. ii) "protecting and enhancing the natural and distinctive landscape". Any development on the Mounton Road site will be totally and utterly contradictory to point S5 ii. I refer to Policy LC4. Protection of AONB including dark sky impact. My comments regarding green space protection at Mounton Road seem to be echoed by Dark sky protection. MCC seem to know what is required environmentally but for some reason are being colour blind with Mounton Road, whether it's the dark skies or the green fields of Mounton Road, protect them for future generations please.</p>	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing to clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>As part of the planning application process, policies LC4 and LC5 will be applied to ensure the impact on the Wye Valley AONB as well as lighting details are fully considered. Site allocation placemaking principles also sets out placemaking policy requirements for delivering sites as well as HA3 – criteria a) and l) specifically refer to the development proposal considering AONB impact and lighting impact.</p> <p>Chapter 6 of PPW has recently been strengthened with the ' Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.</p> <p>Further detailed comments on the proposal for Mounton Road are provided in the responses to Policy HA3.</p>	
3933 / Mr Robert Maidment-Wilson / Objection	Nothing can replace pre-existing greenfield sites, nature or landscape.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p>	No change required.
3946 / Mrs Sandra Irwin / Objection	Just a simple but I think obvious comment. If you build on a field you are destroying nature. You cannot do anything to negate that action.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p>	No change required.
3949 / Mrs Sarah Spencer / Objection	How can you think to have a landscape and nature recovery policy when you will be planning to build 770 houses, Gypsy and Traveller site and industrial units on green belt land adjacent to the Neddern and Gwent Levels which are full of diversity and nature?	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>Specific issues relating to the proposals in Caldicot-Portskegwell are set out in the responses to HA2 – Land to the East of Caldicot/North of Portskegwell and Policy S9 - Gypsy and Travellers.</p>	
3951 / Miss Sarah Stamp / Objection	There will be no green space left to look after.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p>	No change required.
3972 / Mrs Sue Young / Objection	<p>10.1.13 Already significant loss of habitat when creating green pathway from Cornfield project to Castle grounds, it will take years to replace trees unnecessarily felled, the path used to have canopy cover and character. Path to be extended to Caerwent will destroy more habitats. Hopefully there are plans to relandscape and maintain the area. Also needs rubbish and dog bins which I understand from current contractors are not planned.</p> <p>Trees are also being felled in the castle grounds which will further increase flooding in the fields, are there plans to replace them. It will take years for them to be replaced.</p> <p>I understand there are plans to link development to green pathway and presumably through castle grounds to</p>	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>Land allocated in the RLDP is required to be in accordance with national planning policy on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions.</p> <p>With regards to concerns in relation to loss of trees, Policy G12 – Trees, Woodland and Hedgerows set out the requirements for the protection of trees, as does national policy, which requires that trees are replaced if removal or damage is necessary.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	encourage walking to the 'town' - have plans been put in place to reduce flooding in the castle grounds?	Specific issues relating to the proposals in Caldicot-Portskegwell are set out in the responses to HA2 – Land to the East of Caldicot/North of Portskegwell. The installation of rubbish and dog bins is out of the scope of the RLDP.	
3980 / Mr Thomas Hooper / Objection	No comments provided.	No response required.	No change required.

Policy GI1 – Green Infrastructure

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1239 / The Canal & River Trust (Glandwr Cymru) / Support	Glandwr Cymru support the policy.	Support welcomed.	No change required.
1255 / Home Builders Federation (HBF) / Objection	Concern there is a misinterpretation of GI Assessments. Suggest wording change to the policy to clarify that GIAs are prepared by the Council, and the reference should, therefore, be changed to GI Statement	Comments noted and accepted. It is recommended the wording is amended to be consistent with national planning policy. It is recommended to refer to GI Assessments in relation to green infrastructure work undertaken by the Council (this includes MCC'S GI Strategy). With regard to policy requirements for green infrastructure information to be prepared by developers/applicants, it is recommended to use the term GI Statements. The terms GI Assessments and GI Statements will also be added and defined in Appendix 12: Glossary of Terms.	Change relevant references in the RLDP from GI Assessment to GI Statement. Define the terms in Appendix 12 of the RLDP Glossary of Terms.
1301 / Melin Homes / Support	Supportive of approach taken in GI1. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
1467 / Hallam Land / Comment	Agree in principle with GI1 in particular that a GI statement will be proportionate to the scale, nature and complexity of the development proposed. However question if the policy is needed as it is repetition of national planning policy set out in PPW.	Although it is acknowledged that integrating green infrastructure development is set out in national policy it is intended that Policy GI1 will provide further detailed Monmouthshire specific guidance to developers/applicants alongside GI priorities and principles identified in MCC'S GI Strategy and MCC'S GI SPG, which will be updated following the adoption of the RLDP.	
1596 / MHA / Comment	question if the policy is required altogether as it a repetition of national planning policy – Planning Policy Wales (12th Ed 2024).	Although it is acknowledged that integrating green infrastructure development is set out in national policy it is intended that Policy GI1 will provide further detailed Monmouthshire specific guidance to developers/applicants alongside GI priorities and principles identified in MCC'S GI Strategy and MCC'S GI SPG, which will be updated following the adoption of the RLDP.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1683 / Llanarth Estates / Comment	Agree in principle with GI1 in particular that a GI statement will be proportionate to the scale, nature and complexity of the development proposed. However question if the policy is needed as it is repetition of national planning policy set out in PPW.	Although it is acknowledged that integrating green infrastructure development is set out in national policy it is intended that Policy GI1 will provide further detailed Monmouthshire specific guidance to developers/applicants alongside GI priorities and principles identified in MCC'S GI Strategy and MCC'S GI SPG, which will be updated following the adoption of the RLDP.	No change required.
1683 / Llanarth Estates / Support	Supportive of approach taken in GI1. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
1736 / Bellway Homes / Support	Agree in principle with GI1 and in particular that a GI statement will be proportionate to the scale, nature and complexity of the development proposed. Bellway do question if the policy is required altogether as it is a repetition of national planning policy.	Although it is acknowledged that integrating green infrastructure development is set out in national policy it is intended that Policy GI1 will provide further detailed Monmouthshire specific guidance to developers/applicants alongside GI priorities and principles identified in MCC'S GI Strategy and MCC'S GI SPG, which will be updated following the adoption of the RLDP	No change required.
2463 / Barwood Development Securities Ltd / Objection	Misinterpretation of PPW - Green Infrastructure Assessments (GIA) is a duty placed on LPAs (not developers) to undertake. References GIA and implies that this will be prepared as part of the development proposals. This should be reworded to be clearer that GIAs, prepared by the Council, will be referred to in the preparation of development proposals and GISs.	Comments noted and accepted. It is recommended the wording is amended to be consistent with national planning policy. It is recommended to refer to GI Assessments in relation to green infrastructure work undertaken by the Council (this includes MCC'S GI Strategy). With regard to policy requirements for green infrastructure information to be prepared by developers/applicants, it is recommended to use the term GI Statements. The terms GI Assessments and GI Statements will also be added and defined in Appendix 12: Glossary of Terms.	Change relevant references in the RLDP from GI Assessment to GI Statement. Define the terms in Appendix 12 of the RLDP Glossary of Terms.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2951 / Tirion Homes / Support	Supportive of approach taken in GI1. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
2952 / Candleston Homes / Support	Supportive of approach taken in GI1. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
2954 / Sero / Support	Supportive of approach taken in GI1. Proposal for a new settlement (CS0224) demonstrate how green infrastructure, landscape and nature can thrive with innovative solutions, with the creation of 125ha of new habitat and green spaces from intensively farmed land.	Support welcomed. The new settlement candidate site submission, however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
1366 / Carney Sweeney Ltd / Objection	Misinterpretation of PPW - Green Infrastructure Assessments (GIA) is a duty placed on LPAs (not developers) to undertake. GI1 - Criterion (a) specifically demands a GIA be submitted with all major development applications. This is not in line with PPW and should be changed to reference a GIS only.	Comments noted and accepted. It is recommended the wording is amended to be consistent with national planning policy. It is recommended to refer to GI Assessments in relation to green infrastructure work undertaken by the Council (this includes MCC'S GI Strategy). With regard to policy requirements for green infrastructure information to be prepared by developers/applicants, it is recommended to use the term GI Statements. The terms GI Assessments and GI Statements will also be added and defined in Appendix 12: Glossary of Terms.	Change relevant references in the RLDP from GI Assessment to GI Statement. Define the terms in the Appendix 12 of the RLDP Glossary of Terms.
1383 / Taylor Wimpey / Comment	Agree in principle with GI1 in particular that a GI statement will be proportionate to the scale, nature and complexity of the development proposed. However	Although it is acknowledged that integrating green infrastructure development is set out in national policy it is intended that Policy GI1 will provide further detailed Monmouthshire specific guidance to developers/applicants alongside GI priorities and	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	question if the policy is needed as it is repetition of national planning policy set out in PPW.	principles identified in MCC'S GI Strategy and MCC'S GI SPG, which will be updated following the adoption of the RLDP.	
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.
1675 / Dr Mary Barkham / Support	Support the deposit plan in full however has particular support for Green Wedge between Abergavenny and Bannau Brycheiniog National Park, the Green Infrastructure Plans to ensure protection and enhancement of GI in the county and the housing allocation to east of Abergavenny.	Support welcomed.	No change required.
1675 / Dr Mary Barkham / Support	Support Policies GI1 and GI2 to ensure the protection and enhancements of all of Monmouthshire's GI.	Support welcomed.	No change required.
1779 / Mrs Sandra Lloyd / Objection	Clause a) Definition needed for what constitutes a major development	Major development is defined in planning legislation/ planning application process. It is, therefore, not considered necessary to duplicate this definition in the RLDP.	No change required.
1816 / Dr. Gary C. Smith / Support	Support GI1 and GI2 to ensure the protection and enhancement of all Monmouthshire's GI.	Support welcomed.	No change required.
3492 / Claire Richards / Objection	Clause a), a definition is needed as to what constitutes a 'major development'	Major development is defined in planning legislation/ planning application process. It is, therefore, not considered necessary to duplicate this definition in the RLDP.	No change required.
3568 / Mrs Anne Moss / Objection	I support Green Infrastructure essentially as described in Wikipedia and subject to confidently organising long term approaches to operational maintenance,	Detailed Policy NR3 – Protection of Water Sources and the Water Environment, provides further policy protection and policy framework, which seeks to maintain and enhance the quality and quantity of water resources, including aquifers, rivers, canals, lakes, ponds, wetlands, ground waters, surface waters and other water features,	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	<p>particularly regarding water sector. I fear that your RLDP words don't go far enough.</p>	<p>which are important for a wide range of uses and for their intrinsic ecological and amenity value. The Plan also appropriately signposts to national planning policy and NRW guidance and legislation in relation to water sources, in particular the River Usk and River Wye Special Areas of Conservation (SACs).</p> <p>Monmouthshire will continue to work to the guidance published by NRW in relation Nutrient Sensitive River SACs.</p> <p>Further detailed guidance in relation to GI and water environment is set out in the Council's GI Strategy and GI SPG, Climate and Nature Emergency Strategy and associated action plans.</p>	

Policy GI2 – Trees, Woodland and Hedgerows

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1803 / Councillor Dr Louise Brown / Objection	This needs to add protection for ancient woodlands in the first paragraph as poultry farming may increase ammonia levels which is damaging to trees and ancient woodlands	<p>The protection of ancient woodland is covered in national planning policy (PPW) and does not need to be repeated in the RLDP. Policy GI2 is a local policy intended to protect any tree woodland and/or hedgerow, not just trees that already have the legislative protection given their designation as ancient woodland/TPOs.</p> <p>As set out in appendix 11, the intention is to develop Trees, Hedgerows and Woodland SPG.</p>	No change required.
3118 / Councillor Meirion Howells / Support	I support that where trees, woodland and hedgerows are present, development will only be permitted where they are informed by appropriate surveys, assessment and plans to identify and inform biodiversity, GI and landscape value, methods for retention, integration, protective mitigation and long-term protection through maintenance and management. If removal and/or damage is necessary, a scheme for their replacement must be agreed as part of the development proposal design.	Support welcomed.	No change required.
1663 / Richborough / Objection	Suggest the beginning of the first paragraph should be amended to state 'Development proposals that would have an unacceptable adverse impact on trees'.	The wording of the policy is considered appropriate in the context of national planning policy and it is not considered appropriate to add the word 'unacceptable' which could weaken the intention of the Policy to protect trees.	No change required.

Policy LC1 – Landscape Character

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3588 / Wye Valley National Landscape - Planning Officer - Miss Catherine Laidlaw / Comment	Provide a correction to update Wye Valley National Designated Landscape Area of Outstanding Nature Beauty (AONB) to Wye Valley National Landscape (AONB)	Comments noted and accepted. The reference in paragraph 10.3.2 will be amended to Wye Valley National Landscape (AONB).	Amend paragraph 10.3.2 to read 'Wye Valley National Landscape (AONB).'
1803 / Councillor Dr Louise Brown / Objection	This needs to add on the last sentence "but the importance of all landscapes will be protected". Also, the policy LC1 needs to add that the use of materials and muted colours must be used to protect the landscape and visual amenity.	Comments noted. It is considered that Policy LC1 sufficiently covers all landscape considerations. In reference to muted colours and materials, this is considered to be covered within Policy PM1 a). The Plan is intended to be read and applied as a whole. It is therefore not considered necessary to amend the policy as suggested.	No change required.
1001 / Campaign for the Protection of Rural Wales / Support	Strongly support LC1s aim to protect Monmouthshire's landscape and areas of visual quality.	Support welcomed.	No change required.
2226 / Mr Gerry Moss / Objection	I support the RLDP proposal to protect character of our landscape.	Support welcomed.	No change required.
3321 / Mrs Abbie Boodeny / Objection	You will be demolishing natural landscape to build houses.	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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy LC1 along with other environmental protective policies in the RLDP (S5, GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p> <p>Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon landscape and environmental considerations. There will also be further full consultation at the planning application stage with other regulatory environmental bodies, including NRW.</p>	
3345 / Anthony Pickup / Comment	<p>Two developments (Quay Point and Gwent Europark) will have a significant adverse effect on the tiny community of Llandevenny which they surround. The RLDP developments would leave this ancient, rural settlement (Llandevenny) as a group of old buildings within an industrial estate and do not accord with Policy LC1 on protection of historic landscape value.</p>	<p>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. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy LC1 along with other environmental protective policies in the RLDP (S5, GI1, GI2, LC1-5, NR1-3) will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p> <p>Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon landscape and environmental considerations. There will also be further full consultation at the planning application stage with other regulatory environmental bodies, including NRW and CADW.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		For further responses to EA1f Quay point Magor and EA1h Gwent Euro Park Magor, see the consultation report responses to policies EA1f and EA1h.	
3445 / Mrs Heidi McAllister / Objection	LC1 LC2 this will impact the landscape as will remove rural views	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy LC1 along with other environmental protective policies in the RLDP (S5, GI1, GI2, LC1-5, NR1-3) will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/approved at the planning application stage.</p>	No change required.
3568 / Mrs Anne Moss / Support	I support the RLDP proposal to protect character of our landscape.	Support welcomed.	No change required.
3873 / Mr V G Danks / Objection	How can this be achieved when you started with green fields and end up with high density housing and industrial units and solar farms – just asking.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy LC1 along with other environmental protective policies in the RLDP (S5, GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA3), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p>	
3886 / Mrs Nerys Wilson / Comment	Landscape protection must focus on preserving views, traditional stone boundaries and natural features ensuring the new developments do not disrupt the visual harmony of the area.	Comments noted. It is considered that these considerations are sufficiently covered within the criteria a) to g) of Policy LC1.	No change required.
3906 / Mr Philip Taylor / Support	Comments that for A) "Causing Significant Visual Intrusion", consideration should be made to the view from popular peaks towards developed areas	Comments noted. It is considered that as part of the LANDMAP Landscape Character assessments and as part of the development application process whereby proposals will be required to undertake their own landscape assessments specific to the site, specific landscape features and viewpoints relevant to the proposal and surrounding area will be fully addressed. It is, therefore, not considered appropriate to reference features such as Peaks in this criterion, as would not be applicable in other landscape settings.	No change required.
3965 / Mr Steve Jones / Support	Policies LC1-5, NR1-3 and PROW1 are strongly supported.	Support welcomed.	No change required.

Policy LC2 – Blaenavon Industrial Landscape World Heritage Site

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3279 / Dr Sian E Rees / Support	<p>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.</p>	Support welcomed.	No change required.

Policy LC3 – Bannau Brycheiniog National Park

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1061 / Bannau Brycheiniog National Park (BBNP) / Support	<p>Welcome consideration of the National Park designation and approach to your Council's s62(2) duty which is apparent through decision making frameworks for directing strategic growth, through Policy specifically relating to the National Park e.g. Policy LC3 (Bannau Brycheiniog National Park) and the designation of green wedges in Abergavenny (Policy GW1 - Green Wedge Designations).</p>	Support welcomed.	No change required.
1061 / Bannau Brycheiniog National Park (BBNP) / Comment	<p>We note your Council's significant role in delivering Dyfodol Y Bannau (and consider the missions should be referenced both in the LDP and the Environmental Report (SEA) [although we recognise that Dyfodol Y Bannau and 'Place Planning' is] and we hope to work with you on its delivery.</p>	<p>Comments noted. It is considered appropriate to include reference to the 'Dyfodol Y Bannau' in paragraph 10.7.2 and within the links to wider policy framework (page 89). The BBNP Management Plan is referenced in the ISA in para 8.12.24 – this reference will also be updated accordingly.</p>	<p>Amend the wording of paragraph 10.7.2 to include the following text:</p> <p>'Although there are 12,000 hectares of National Park with the County its planning is controlled by the Bannau Brycheiniog National Park Authority. The current Management Plan 'Dyfodol Y Bannau' for the BBNP 2023-2028 sets out future aspirations, protections and vision for the BBNP. Dyfodol Y Bannau sets out numerous themes, policies and priorities</p>

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
			<p>for managing change in the National Park.</p> <p>It is recognised that the BBNP provides an important backdrop to the Abergavenny area and wider landscape character of Monmouthshire protecting its setting from encroachment by inappropriate development.'</p>
1061 / Bannau Brycheiniog National Park (BBNP) / Objection	<p>Consider Policy LC3 could be tightened up. New wording suggested as follows:</p> <p>Development in the vicinity of the Bannau Brycheiniog National Park will only be permitted where it would:</p> <ul style="list-style-type: none"> a) Conserve or enhance the landscape setting; b) have no serious adverse effect on significant views into and out of the National Park; c) have no adverse impact on the International Dark Skies Reserve Designation. <p>Development that would cause unacceptable harm to the Bannau Brycheiniog National Park or its setting will not be permitted.</p>	<p>Comments noted and accepted. It is considered appropriate to amend the policy wording as suggested.</p>	<p>Amend criterion a) to 'Conserve or enhance the landscape setting, as defined through the LANDMAP process.'</p> <p>Amend the final sentence of the policy to 'Development that would cause unacceptable harm to the Bannau Brycheiniog National Park or its setting will not be permitted.'</p>
3906 / Mr Philip Taylor / Support	Supports the preservation of the character of BBNP.	Support welcomed.	No change required.

Policy LC4 – Wye Valley National Landscape (AONB)

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1803 / Councillor Dr Louise Brown / Objection	<p>The Gateway to Wales where Mounton Road site is located also needs to be protected from development, as if developed on is a poor gateway to exploring the AONB for visitors and for tourism. The historic buildings also need to be protected which relates also to the Mounton Road site by High Beech roundabout.</p>	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy LC4 along with other environmental protective policies in the RLDP (S5, GI1 GI2 LC1-5, NR1-3) and site place-making policies S8 (HA3), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p> <p>For further responses to HA3 - Land at Mounton Road, see the responses to HA3.</p>	No change required.
1596 / MHA / Support	<p>Supports that within Policy LC4 - Wye Valley National Landscape (AONB), any development must be subservient to the primary purpose to conserve and enhance the natural beauty of the area. MHA agree that the long term effect of the proposal, and the degree to which its nature and intensity is compatible with the character, purpose and overall management of the National Landscape (AONB) and in Allocation HA13's case, Wye Valley Landscape.</p>	<p>Support welcomed.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2324 / Mrs Susan Sandford / Objection	Proposed development at Mounton Road conflicts with this policy.	<p>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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery.</p> <p>With regards to loss of greenfield land, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>Policy LC4 along with other environmental protective policies in the RLDP (S5, GI1, GI2, LC1-5, NR1-3) and site place-making policies S8 (HA3), will ensure that all development proposals will be required to meet the criteria set out in these policies, for development to be considered acceptable/ approved at the planning application stage.</p> <p>For further responses to HA3 - Land at Mounton Road, see the responses to HA3.</p>	No change required.
3279 / Dr Sian E Rees / Support	The provision in the Plan for protecting the Blaenavon 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.

Policy LC5 – Dark Skies and Lighting

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1128 / Network Rail / Support	Support the Policy - recommend addition that any development within 10m of the railway should also consider the impact of lighting and glare on train driver's vision.	Comments noted. It is considered, however, that the intention of the Policy is to cover broad criteria of lighting impact and preserving our dark skies. As set out in Appendix 11 of the Plan, the intention is to develop SPG on Dark Skies and Lighting and specific further guidance in relation to development/glare impact on the railway lines could be considered within this SPG.	No change required.
1803 / Councillor Dr Louise Brown / Objection	Suggest that the following wording is included: i) Particular care needs to be taken in or adjacent to conservation areas and/or in villages without street lighting.	Comments noted. It is considered, however, that for the purpose of Policy LC5 the criteria is sufficient. As set out in Appendix 11 of the Plan, the intention is to develop SPG on Dark Skies and Lighting and additional guidance in relation to dark skies in Conservation Areas could be considered. It is also noted that the Plan is intended to be read as a whole and Policy HE1 Conservation Areas, as well as individual Conservation Appraisals. will also be relevant to the assessment of development proposals for lighting in Conservations areas.	No change required.
3118 / Councillor Meirion Howells / Support	I support that for proposals which might result in artificial lighting of habitat, important formats or other biodiversity, will need to be accompanied by sufficient information to enable a full assessment of the proposal to be undertaken.	Support welcomed.	No change required.
3873 / Mr V G Danks / Objection	LC5 is not achievable for Severnside.	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 the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also providing a clear policy framework to maintain and enhance green infrastructure, landscape and nature recovery. This includes Policy LC5, which provides the detailed criteria to ensure the lighting impact of development proposals is fully considered and assessed. Further detailed Supplementary Planning Guidance (SPG) in relation to Dark Skies and lighting will be prepared following adoption of the RLDP.	No change required.

Policy NR1 – Nature Recovery and Geodiversity

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1061 / Bannau Brycheiniog National Park (BBNP) / Objection	Recognising they require modelling with partners, as they have implications for the National Park, we would like to understand the proposed strategic approach to identifying resilient ecological networks in advance of SDP preparation (none appear to be identified in the Deposit Plan).	Monmouthshire County Council look forward to working with the BBNP and NRW as part of the South-East Wales Area Statement to identify resilient ecological networks in preparation for the SDP.	No change required.
1412 / Natural Resource Wales (NRW) / Comment	Delete 'Development proposals in sites containing protected species or habitats which are defined as irreplaceable by PPW12 are unacceptable.' Not only is it unnecessary to include (in our view it does not support the wider policy objective) but also there are no definitions in PPW of irreplaceable protected species. As such we consider it prudent to delete this sentence and rely on national planning policy for those protections.	Comments noted. For the reasons noted in the representation, the suggested wording change is agreed.	Delete reference to 'Development proposals in sites containing protected species or habitats which are defined as irreplaceable by PPW12 are unacceptable.'
1803 / Councillor Dr Louise Brown / Objection	Delete this information on this policy on nature recovery and biodiversity as it weakens and compromises the protection: <i>"Development proposals that are likely to damage a locally designated site of biodiversity and / or geological importance, or a site that satisfies the relevant designation criteria, or the continued viability of priority habitats and species, or Section 7 list of species and</i>	PPW12 states "policies for non-statutory sites should make it clear that such designations do not preclude appropriate developments, where there are no adverse impacts on the features for which a site is designated and on wider ecosystem resilience. Where harm is unavoidable it should be minimised by mitigation measures and offset as far as possible by compensation measures designated to ensure there is no reduction in the overall conservation value of the area of features." Therefore this policy is critical to the delivery of nature recovery through the RLDP and will be retained in full.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	<p><i>habitats, will only be permitted where: a) The need for the development clearly outweighs the biodiversity, ecosystem resilience or geological importance of the site; and b) It can be demonstrated that the development cannot reasonably be located elsewhere. Where development addresses criteria a) and b), it will be expected that any unavoidable harm is minimised by effective avoidance measures and mitigation. Where this is not feasible, appropriate provision for compensatory habitats and features of equal or greater quality and quantity must be provided on-site and where not possible, off-site. Where appropriate, long-term management and maintenance of biodiversity must be secured."</i></p>		
1803 / Councillor Dr Louise Brown / Objection	<p>Policy NR1 – Nature Recovery and Geodiversity and its supporting text in paragraphs 11.10.2 – 11.10.8 under the heading International/National (Statutory) Sites and Protected Sites and Species with specific reference to Functionally Linked Land in paragraph 11.10.5, but without providing specific details of the need for bat surveys, survey seasons and the potential need for mitigation (page 4). Fails to cover the need for an environmental impact assessment and a habitats regulations assessment in relation to poultry sites and the environmental pollution from</p>	<p>RLDP must avoid repeating the requirements of national policy and legislation. Environmental Impact Assessments are a requirement under The Town and Country Planning (Environmental Impact Assessment) Act 2017. Habitat Regulations Assessments are a requirement of The Conservation of Habitats and Species Regulations 2017. Specific survey requirements are best informed by latest peer-reviewed guidance and supplementary planning guidance.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	them of ammonia, phosphate and nitrogen.		
3118 / Councillor Meirion Howells / Support	I support that for proposals which may have an adverse effect on locally designated sites, protected or priority species and habitats, must be accompanied by sufficient information to enable a full assessment of the proposal to be undertaken.	<p>Support welcomed.</p> <p>All development proposals will be required to submit the necessary assessments to ensure development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience, as set out in Policy NR1 of the RLDP.</p>	No change required.
1239 / The Canal & River Trust (Glandwr Cymru) / Support	Support NR1. Glandwr Cymru welcome opportunities to work together to identify and deliver opportunities for habitat enhancement on our waterways through Local Nature Recovery Strategies (LNRS) to meet local and national aspirations for access to blue-green space, habitat quality and connectivity.	Support welcomed. Monmouthshire County Council look forward to working with Glandwr Cymru to deliver Local Nature Recovery Strategies.	No change required.
3899 / Mr Paul Smith / Objection	Concerns that without evidence and justification as to designation of SINCs, it is unreasonable of NR1 to place strict controls on development of these areas of land.	SINCs in Monmouthshire are identified through the Wildlife Sites Project at the Gwent Wildlife Trust and through the planning process. Potential SINC sites are assessed by an independent panel against South Wales Wildlife Site Guidelines, modified for Monmouthshire where appropriate. The detail of this process will be set out in biodiversity SPG.	No change required.
1365 / Mr Adrian Lewis / Objection	Land East of Caldicot/North of Portskewett - run off and flooding North of Caldicot Castle will damage natures' recovery.	<p>Land allocated in the RLDP is required to be in accordance with national planning policy on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions.</p> <p>Specific issues relating to the proposals in Caldicot-Portskewett are set out in the responses to HA2 – Land to the East of Caldicot/North of Portskewett.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1646 / Mr Brian Williams / Support	10.10.6 I support the requirement for project level assessments, but, as suggested in the HRA, think this paragraph should be cross-referenced to the HRA specifically in terms of the type of assessment required for assessing the impact on birdlife.	RLDP must avoid repeating the requirements of national policy and legislation. Specific survey requirements are best informed by latest peer-reviewed guidance and supplementary planning guidance.	No change required.
3407 / Mr Ian Glen / Objection	Concerns there will be no recovery from development.	Chapter 6 of PPW has recently been strengthened with the 'Net Benefit for Biodiversity' approach. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience. The Plan's policies, including Policy NR1 – Nature Recovery. appropriately reflect this approach to ensure the continued protection and conservation of the County's natural environment.	No change required.
3509 / Dr Kate Coleman / Support	They would like to see a stated commitment from the council to specifically protect the Gwent Levels, by confirming clearly that any development in this precious SSSI area will not be approved.	PPW12 and TAN5 set out national policy for protection for nationally designated sites. Para 10.10.2 states that developments in nationally designated sites are as a matter of principle unacceptable. Further detail on the special nature of the Gwent levels is given Section 10.11 Gwent Levels and Severn Estuary (European Marine Site) which explains the context of the sites' protection by national policy.	No change required.
3514 / Mr Martyn Brown / Objection	The nature recovery element relates to a global nature crisis, it's news to me.	The Council has declared a climate and nature emergency, this is set out in Chapter 3 Key Issues, Challenges and Opportunities of the RLDP as a key issue. The RLDP, including Policy NR1- Nature Recovery, provides the positive planning policy framework to help address the nature emergency within a Monmouthshire context. Further information is also set out in The Council's Climate and Nature Emergency Strategy and associated action plans.	No change required.
3873 / Mr V G Danks / Objection	Where has it been demonstrated that the development would not be better suited elsewhere including a new settlement with better road infrastructure, less local	The Spatial Strategy in Policy S2 of the RLDP sets out where the proposed homes and economic growth should go and this reflects the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed. It is recognised that the southern settlements of Chepstow and Caldicot account for 49% of the housing growth proposed and the northern	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	density etc...again this proposal looks as the easy not the best in the long term.	<p>primary settlements of Abergavenny and Monmouth account of 37%. This approach is consistent with Welsh Government's response to the 2022 Preferred Strategy, whereby they acknowledged the strong functional linkage with Newport, Cardiff and Bristol and "the concentration of new growth primarily in Caldicot and the Severnside area should reduce the potential to negatively impact on environmental assets and avoid consequences for climate and nature emergencies". Furthermore, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth. Overall, the spatial strategy and identification of suitable sites for allocation is considered appropriate and reflect the site search sequence outlined in national planning policy.</p> <p>With regard to site selection, as brownfield opportunities within existing settlements in Monmouthshire are limited, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements.</p> <p>A new settlement is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.</p>	
3886 / Mrs Nerys Wilson / Comment	Nature recovery efforts should support biodiversity by protecting habitats and introducing native plantings.	<p>Comments noted. The RLDP, as set out in Policy NR1 – Nature Recovery provides the supportive policy framework to ensure development does not cause significant loss of habitat or populations of species and must provide improved ecosystem resilience, as well as appropriately signposting to national planning policy and NRW guidance.</p> <p>Further detailed Supplementary Planning Guidance (SPG) in relation to protecting habitats and landscaping/planting proposals will be prepared following adoption of the RLDP.</p>	No change required.
3928 / Dr Robert Handley / Objection	There are examples of the River Trothy where agricultural practise is causing damage to the ecology of the river. However, it seems that MCC is not reacting urgently to the need to replace existing infrastructure such as a leaking manure store. Add to the preamble where action is needed to rectify ongoing	<p>Comments noted, however regulation of agricultural practise is out of the scope of the Plan. NRW is the regulatory body for protection of the environment. It is suggested to contact NRW to address the issue.</p> <p>The RLDP provides that policy framework to prevent development proposals that would result in an unacceptable harm to the environment, namely Policy NR1 – Nature Recovery and Geodiversity, Policy NR3 – Protection of Water Sources and the Water Environment and PM2- Environmental Amenity.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	ecosystem damage the focus will be on removing the harm.		
3965 / Mr Steve Jones / Support	Policies LC1-5, NR1-3 and PROW1 are strongly supported.	Support welcomed.	No change required.

Policy NR2 – Severn Estuary Recreational Pressure

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1412 / Natural Resource Wales (NRW) / Support	Support the conclusion of the HRA which proposes a strategic approach with varying levels of mitigation measures on proposed allocations within the core recreational catchment zone of 12.6km.	Comments noted.	No change required.
1412 / Natural Resource Wales (NRW) / Comment	With reference to the Gwent Levels and Severn Estuary (European Marine Site), the first sentence in this paragraph 10.11.1 'The Gwent Levels and Severn Estuary European Marine Site (EMS) are identified as a contiguous series of SSI, SPA, Ramsar site, SAC and a Special Landscape of Historic Interest of Monmouthshire's coastal area' is convoluted. For clarity it may be better to explain that Monmouthshire's coastline is special given its varying designations including the Gwent Levels which are contiguous series of SSSIs; the Severn Estuary European Marine Site, a term which encompasses all its international designations including SAC, SPA and Ramsar; and a Special Landscape of Historic Interest.	Comments noted. For the reasons noted in the representation, the suggested wording change is agreed.	Amend paragraph 10.1.1 to 'Monmouthshire's coastline is special given its varying designations including the Gwent Levels which are a contiguous series of SSSIs; the Severn Estuary European Marine Site, a term which encompasses all its international designations including SAC, SPA and Ramsar; and a Special Landscape of Historic Interest.'
1803 / Councillor Dr Louise Brown / Objection	Change wording to strengthen it. Delete this text - "Development proposals that would result in an increase in visitor pressure on features of the Severn Estuary SAC, SPA, Ramsar site, or Functionally Linked Land will not be supported unless it can be demonstrated	The current policy wording is consistent with national policy, legislation and associated case law.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	<p>that no adverse impact on the integrity of the European Marine Site will occur."</p> <p>Strengthen the policy NR2 and change to :</p> <p>"Development proposals that would result in an increase in visitor pressure on features of the Severn Estuary SAC, SPA, Ramsar site, or Functionally Linked Land will not be permitted."</p>		
1596 / MHA / Objection	<p>question how significant 16 no dwellings would be on the recreational pressure of the EMS. Furthermore, it is unclear from the policy what the Mitigation Strategy and financial contribution would be. MHA supports in demonstrating that there will be no adverse impact on the integrity of the European Marine Site, however considered that the policy needs further evidence.</p>	<p>The evidence base for the need for policy NR2 was undertaken as part of the Habitat Regulations Assessment for the RLDP, including visitor surveys. The Recreation Mitigation Strategy is currently in development and details of the potential financial contribution will be shared with site promoters as soon as possible</p>	No change required.
1663 / Richborough / Objection	<p>Refer to the supporting text noting this provides important context but could also include proportionate financial contributions to fund on-site SAC/SPA conservation measures, but also provision of alternative natural greenspace as part of new housing developments. Note it is important that the policy allows flexibility for sites to demonstrate how any potential adverse impacts will be mitigated. Refer to reference in paragraph 10.12.3 to SPG to provide further information on the mechanisms for delivery of such</p>	<p>The evidence base for the need for policy NR2 was undertaken as part of the Habitat Regulations Assessment for the RLDP, including visitor surveys. The Recreation Mitigation Strategy is currently in development and details of the potential financial contribution will be shared with site promoters as soon as possible.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	measures but state this must be made available early in the plan period to help guide developments.		

Policy NR3 – Protection of Water Sources and the Water Environment

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	<p>Note DCWW are investing in their Wastewater Treatment Works (WwTWs) to reduce phosphate in the five failing Special Area of Conservation (SAC) rivers in their operating area. This includes schemes at Monmouth and Llanfoist WwTWs that are due for completion in 2025. In the next investment period 2025 to 2030 (AMP8) they will target investment with the ambition that none of their WwTWs are the cause of ecological failure. Through their phosphorus investment plan, they will have removed 90% of the phosphorus load from DCWW WwTWs discharging to failing SAC rivers, playing their part in allowing these special rivers to meet their water quality targets and to relieve pressure on development restrictions. DCWW expect to complete this programme of work by 2032. Note further that while DCWW investment will remove a significant amount of phosphorus from sewage, in most cases it will not result in SACs complying with the water quality targets on its own. It is not something that DCWW can do on their own and will take the combined efforts of all contributing sectors to achieve this. DCWW will engage with regulators and local planning authorities through the Nutrient Management Boards which can provide the governance, strategic direction and decision making needed to</p>	<p>Comments noted.</p>	<p>No change required.</p>

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	be successful in relieving the pressure on planning restrictions and restoring river quality.		
1041 / Herefordshire Council / Objection	In terms of nutrient neutrality issues, the RLDP makes several welcomed references to the issue in the supporting text of the plan, although it would be also helpful to reference the cross-border catchment issues and the associated need to work collaboratively with the Environment Agency, Natural England and other Local Planning Authorities in the catchment. It is considered that this policy approach would benefit from being strengthened by adding specific reference to the River Wye and Usk SACs and stating that development would only be permitted where there is no negative impact on the SACs. Reference could also be made to the requirement to use the best environmental technology to help address the issue as well as to the long-term ambition to return the River Wye SAC to favourable conservation status.	River Usk and River Wye SACs are covered under reference to Protected Sites in 10.10.2. Monmouthshire will continue to work to the guidance published by NRW in relation Nutrient Sensitive River SACs. See also paragraph 3.2.4 for reference to work with the Wye Nutrient Management Board which includes the Environment Agency, Local Authorities 's in the catchment and Natural England.	No change required.
1412 / Natural Resource Wales (NRW) / Comment	Request wording change to the sentence in 10.13.1 'and requires good water quality status for all water bodies' to 'and requires good overall status for all water bodies.'	Comments noted. For the reasons noted in the representation, the suggested wording change is agreed.	Change part of the final sentence of 10.13.1 to 'and requires good water quality status for all water bodies' to use 'and requires good overall status for all water bodies.'

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1412 / Natural Resource Wales (NRW) / Comment	<p>With reference to Phosphate Water Quality in Riverine SAC, discourage the use of the word 'phosphate(s)' and instead use 'Nutrients.' This captures all possible water quality attributes which SAC rivers are assessed against. While phosphorus remains the primary attribute impacting Monmouthshire's rivers, this may change over time. Suggest the title of this section reads 'Nutrient Impacts on Water Quality in Riverine Special Areas of Conservation (SAC).'</p>	<p>Comments noted. For the reasons noted in the representation, the suggested wording change is agreed. The reference 'Nutrients' is suggested to be added to the Glossary of Terms to clarify the definition and that it includes phosphates within this term.</p>	<p>Replace the word 'phosphates' throughout the RLDP with 'nutrients' where relevant. Change the title of this section above paragraph 10.13.5 to 'Nutrient Impacts on Water Quality in Riverine Special Areas of Conservation (SAC).' Add the term 'Nutrients' to the RLDP Glossary of Terms.</p>
1412 / Natural Resource Wales (NRW) / Comment	<p>References NRW's old planning advice - recommend change to current name.</p>	<p>Comments noted. Paragraph 10.13.5 does not reference the title of NRW guidance/planning advice. Therefore, the point made in this representation is not considered relevant.</p>	<p>No change required.</p>
1412 / Natural Resource Wales (NRW) / Comment	<p>Request wording change to paragraph 10.13.6 so that it is in line with Habitats Regulations terminology.</p>	<p>Comments noted. For the reasons noted in the representation, the suggested wording change is agreed.</p>	<p>Amend the wording of paragraph 10.13.6. Replace 'Development proposals need to ensure they would not result in an unacceptable impact of the water quality of our SAC rivers', with 'development proposals need to ensure no adverse effect on site integrity of our SAC rivers.'</p>

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1412 / Natural Resource Wales (NRW) / Comment	Request wording change to 10.13.8, as the wording is not correct as potentially could be acceptable as based on a risk assessment, therefore wording needs to be changed to reflect this position.	Comments noted. For the reasons noted in the representation, the suggested wording change is agreed.	Change part of the final sentence of 10.13.8 from 'Development therefore that does not connect to the public sewer mains network in SPZs will not be acceptable' to 'all sewage effluent discharges to ground must have an environmental permit and proposals will be considered based on a risk assessment and the appropriateness of the discharge with respect to the local environmental setting.'
1412 / Natural Resource Wales (NRW) / Comment	Request wording change to 10.13.9 to change 'sustainable resource management' with 'NRW groundwater protection policy.'	Comments noted. For the reasons noted in the representation, the suggested wording change is agreed.	Amend the wording in paragraph 10.13.9 from 'sustainable resource management' to 'NRW groundwater protection policy'.
1803 / Councillor Dr Louise Brown / Objection	Protecting the water sources is important and there are concerns in the Monmouth area. Why is there no policy on the need to connect to a mains working sewerage system without a broken/ unrepaired	Comments noted. Detailed Policy NR3 – Protection of Water Sources and the Water Environment, provides policy protection and policy framework, which seeks to maintain and enhance the quality and quantity of water resources, including aquifers, rivers, canals, lakes, ponds, wetlands, ground waters, surface waters and other water features, which are important for a wide range of uses and for their intrinsic ecological and amenity value. The Plan also appropriately signposts to national planning policy	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	pipe (see comments on the Shirenewton site).	<p>and NRW guidance and legislation in relation to water sources, in particular the River Usk and River Wye Special Areas of Conservation (SACs).</p> <p>Monmouthshire will continue to work to the guidance published by NRW in relation Nutrient Sensitive River SACs.</p> <p>Further detailed guidance in relation to the water environment is set out in the Council's GI Strategy and GI SPG, Climate and Nature Emergency Strategy and associated action plans.</p> <p>The capacity of the sewerage network is informed by consultation with Dwr Cymru Welsh Water. Natural Resources Wales are also consulted on the RLDP and associated Development Management.</p> <p>Specific issues relating to the allocation HA18– Land West of Redd Landes Shirenewton, are set out in the HA18 responses.</p>	
3118 / Councillor Meirion Howells / Support	I support that any proposed development that increases the volume of concentration of wastewater and is within the catchment areas of the River Usk and River Wye will need to evidence within a planning application that the development proposal is in accordance with the latest NRW guidance.	Comments noted.	No change required.
3118 / Councillor Meirion Howells / Support	I support that surface water should not connect to the public sewerage system and that the Council is committed to implementing a sustainable approach to surface water drainage and expects development to incorporate Sustainable Drainage Systems. Usk has experienced flooding in areas due to unpredictable heavy rainfall.	Comments noted.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1779 / Mrs Sandra Lloyd / Objection	Needs definition over what an unacceptable risk is as is too subjective	NRW as the water regulating body will be consulted on proposals and provide advice on whether development is unacceptable as set out in para 10.13.3. Further guidance can be obtained from NRW's website and guidance notes.	No change required.
1823 / Mr Michael Bosley / Objection	Wording not strong enough to protect the water quality of SAC rivers	Comments noted. The protection of SAC rivers is set out in National Policy which will also be applicable when considering development proposals, alongside guidance from NRW in relation Nutrient Sensitive River SACs.	No change required.
2758 / Ms Angela Jones / Objection	Welsh Water infrastructure is overstretched and unable to accommodate existing homes. Concerns of sewage spills and pollution in rivers, especially the River Usk, and increased likelihood of flood due to lack of infrastructure. Concerns Welsh Water are not being regulated adequately.	Dŵr Cymru Welsh Water (DCWW) is the sewerage undertaker for the County and has a general duty to provide the sewerage system. This information is set out in paragraph 10.13.4 of the RLDP.	No change required.
3353 / Dr Alison Weightman / Comment	Concerns sewage system in Usk is not fit for purpose. Can the plan be clear about improvement to ensure developments have no negative impact and support long term improvements.	Comments noted. The protection of SAC rivers is set out in National Policy which will also be applicable when considering development proposals, alongside guidance from NRW in relation Nutrient Sensitive River SACs.	No change required.
3407 / Mr Ian Glen / Objection	Concerns that water resources will be affected by development.	All development proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW, who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment.	No change required.
3492 / Claire Richards / Objection	Definition required of what constitutes an 'unacceptable risk'.	NRW as the water regulating body will be consulted on proposals and provide advice on whether development is unacceptable as set out in para 10.13.3. Further guidance can be obtained from NRW's website and guidance notes.	No change required.
3848 / Matthew Hamar / Objection	Objects to development that does not provide adequate sewage treatment and run off to prevent any additional pollution of rivers. Development should only take place if improvements to	Dŵr Cymru Welsh Water (DCWW) are the sewerage undertaker for the county and have a general duty to take care of and manage the sewerage system. In their consultation response to the Deposit RLDP DCWW have confirmed a commitment to delivering schemes to update Wastewater Treatment works (WwTW), where necessary.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	existing infrastructure is addressed and meets the needs of new development.	On a more general level, all development proposals are required to satisfy Policy NR3 – Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW, who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment.	
3873 / Mr V G Danks / Objection	How can this be achieved given the historical events of rain on this land in Severnside.	<p>The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, this includes Policy NR3, which provides the supportive policy framework in addressing water pollution and water quality issues in consultation with Natural Resources Wales and Dŵr Cymru Welsh Water.</p> <p>Specific issues relating to the proposals in Caldicot-Portskewett are set out in the responses to HA2 – Land to the East of Caldicot/North of Portskewett.</p>	No change required.

Policy PROW1 – Public Rights of Way

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1128 / Network Rail / Comment	Recommends additional text to the policy - in particular in relation to PROW over level crossings	Comment noted. PROW in relation to level crossings is considered a technical requirement that is best covered in other guidance than the RLDP. The Council's Countryside Access Improvement Plan 2020-2030 (CAIP) makes reference to PROW over levels crossings and a need to improve safe travel where possible, working in partnership with Network Rail. It is not, therefore, considered appropriate to amend the policy wording as suggested.	No change required.
1803 / Councillor Dr Louise Brown / Objection	Add to the policy ' The environmental health concerns of public rights of way to where the sewerage system is not repaired and leaks into public areas is not permitted, and development will not be permitted until the mains sewerage pipe is either properly repaired or the mains sewerage pipe is fully replaced.'	This comment does not have direct relevance to the content of Policy PROW1 and it is not considered appropriate to add it to policy PROW1. Dŵr Cymru Welsh Water (DCWW) is the sewerage undertaker for the County and has a general duty to provide the sewerage system. NRW is the regulatory body for protection of the environment. It is suggested to contact Dŵr Cymru Welsh Water (DCWW) and NRW to address the issue.	No change required.
1255 / Home Builders Federation (HBF) / Objection	First paragraph of the policy is not necessary as it states a process which already exists by separate legislation.	The wording of the policy is considered appropriate in the context to protect and enhance Monmouthshire's Public Rights of Ways when considering development proposals via planning applications. Paragraph 10.15.5 draws attention that separate legislation is also required to make any proposed changes to a PROW.	No change required.
3886 / Mrs Nerys Wilson / Comment	Public rights of way should be safeguarded and enhanced.	Comments noted. Policy PROW1 seeks to safeguard existing PROWs and enhance routes with linkages to the existing network.	No change required.
3965 / Mr Steve Jones / Support	Policies LC1-5, NR1-3 and PROW1 are strongly supported.	Support welcomed.	No change required.