

APPENDIX 3



Monmouthshire Replacement Local Development Plan 2018-2033

Report Of Consultation: Appendix 12
Deposit RLDP Representation Responses

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Strategic Policy S6 - Infrastructure

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1024 / Dŵr Cymru Welsh Water (DCWW) / Support	Support the provision within the policy that where existing infrastructure is inadequate to serve the development, new or improved infrastructure must be provided as part of the development to mitigate any adverse impacts. In circumstances where the development generates the need for infrastructure improvements that are not programmed for delivery by infrastructure providers then it must be funded by the development. The policy identifies that appropriate contributions may be sought for a range of purposes, including strategic utilities such as water and sewerage infrastructure.	Support welcomed.	No change required.
1128 / Network Rail / Support	Network Rail support strategic policy S6. Where commercial development necessitates improved rail infrastructure, we would require developer contributions. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development.	Support welcomed.	No change required.
1209 / Aneurin Bevan University Health Board / Comment	Would suggest early consultation with the Health Board when consideration is being given to the need for the provision of healthcare infrastructure.	The Council is committed to working with the Aneurin Bevan Health Board (ABUHB) in relation to the provision of necessary healthcare infrastructure. The Council will continue to liaise with the ABUHB throughout the remainder of the RLDP process and beyond at the planning application stage of allocated sites.	No change required.

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1677 / Councillor Frances Taylor / Objection	One notes the level of affordable housing proposed, how will the level of affordable homes sit alongside the development of required infrastructure with reference to Health, Wellbeing, Education and public transport?	<p>The RLDP reflects Welsh Government guidance set out in Planning Policy Wales (PPW) (2024) which notes adequate and efficient infrastructure is crucial for economic, social and environmental sustainability. This is reflected in the issues, vision, objectives and RLDP policy framework and highlighted specifically in objective 14 of the RLDP.</p> <p>The delivery of affordable housing is a key national priority. The provision of affordable housing is also a key priority for the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. In addition to the need for affordable housing PPW (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>In accordance with Welsh Government guidance, a High-Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, which was included within the background evidence reported at the Deposit RLDP consultation stage. In addition to the HLVA, site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals which demonstrate that sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements set out within the site allocation policies, without subsidy. This includes costs of contributions to education, health infrastructure, active travel, public transport as set out in the site specific information contained in the Infrastructure Delivery Plan (IDP). The allocated sites are concluded to be viable based on the multitude of infrastructure requirements included in the IDP.</p> <p>Regarding sites that are not allocated within the RLDP, the wording included in Strategic Policy S6 notes the requirements for any planning agreements/obligations will include consideration and appropriate provision of a range of infrastructure, as noted in the bullet point list set out within the policy. The list provides an indication of the types of infrastructure that may be required to support proposals. Given</p>	No change required.

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		both the national and local importance of affordable housing this is listed is a priority in the final paragraph of Strategic Policy S6.	
1803 / Councillor Dr Louise Brown / Objection	The policy does not even mention road infrastructure which in view of the traffic congestion should be at the top of the list.	<p>Policy S6 refers to sustainable transport measures and transport infrastructure, which may include road infrastructure where appropriate. Monmouthshire's Sustainable Transport policies are underpinned by the Wales Transport Strategy (WTS), Future Wales 2040 and Planning Policy Wales (PPW), where there is a collective ambition for development to be located and designed in accordance with the Sustainable Transport Hierarchy. This WTS places an emphasis on development to be located and designed in way which ensures the reduction in the need to travel and a shift away from the private car for travel. The RLDP sustainable transport policies, therefore, reflect this national strategy, with the promotion of targeted new options, such as designing development to reduce the need to travel, improving active travel networks to maximise active travel connections and networks and providing electric vehicle charging.</p> <p>The terminology set out within Strategic Policy S6 is consistent with national guidance and the Sustainable Transport chapter of the RLDP, it is not, therefore, considered appropriate to amend this wording.</p>	No change required.
1803 / Councillor Dr Louise Brown / Objection	Placing affordable housing at the top of the list and at the level of 50% affordable housing which means for viability reasons there will be little left for the required additional pressures placed upon the area and the need for road, health and water and sewerage infrastructure.	<p>The list of infrastructure requirements set out in Policy S6 is not ranked in any way. However, as referenced in the last paragraph, the delivery of affordable housing is a key national priority. The provision of affordable housing is also a key priority for the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP. In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. The RLDP viability evidence is, therefore, fundamental for both allocated sites windfall/small sites.</p> <p>In relation to viability specifically, supporting paragraph 11.1.7 refers to the need for viability assessments highlighting that the Council's policy requirements should be the starting point for viability appraisals with an expectation that land values will reflect these requirements. This will allow discussion of key infrastructure requirements prior to the determination of any planning applications, and sites that</p>	No change required.

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		are not deemed to be appropriate will be refused. With reference to site allocations, site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals which demonstrate that sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements, set out within the site allocation policies, without subsidy.	
1803 / Councillor Dr Louise Brown / Objection	It is irresponsible of both the water board and the Council to accept additional housing on to an inadequate mains sewerage system relying on a medieval system of bales of hay (Shirenewton).	<p>With regard to the comment in relation to Shirenewton, Appendix 8 of the Plan sets out the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process and previously raised no concern with Shirenewton noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage DCWW revised their comments to note that a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that Land west of Redd Landes (Policy HA18) does not exacerbate the existing situation is, therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would, however, not be required until the planning application stage. The site promoters have been made aware to ensure early communication with DCWW.</p> <p>Detailed comments on the proposed site allocation at Land west of Redd Landes, Shirenewton (Policy HA18) are provided in the relevant section of the Consultation Report.</p>	No change required.
2489 / Councillor Lisa Dymock / Objection	There is funding and delivery uncertainty, lack clarity on how infrastructure projects will be funded and delivered in tandem with development, risk of infrastructure delays leading to strain on existing systems. MCC need to establish a transparent funding framework including developer contributions, to ensure timely delivery of	Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.	No change required.

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	<p>infrastructure. Policy does not incorporate community feedback in infrastructure planning.</p>	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6, an Infrastructure Delivery Plan (IDP) has been prepared. In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), any new or improved infrastructure necessary to support site allocations should be identified within the RLDP and the IDP. The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. While the IDP includes site specific information in relation to the allocated sites, Chapter 3 of the IDP background paper, prepared as part of the RLDP Deposit Plan evidence base, relates to existing infrastructure provision and capacity covering a range of topic areas. The IDP is included within Appendix 8 of the RLDP.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites which demonstrate that the proposed site allocations are viable, including Land at to the East of Caldicot/North of Portskewett based on the policy requirements set out in Policy HA2.</p> <p>While health infrastructure isn't listed specifically in the IDP for in relation to the site allocation at Land to the East of Caldicot/North of Portskewett (Policy HA2), on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Any other triggers for infrastructure requirements</p>	

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		<p>will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6.</p> <p>Further detail on planning obligations will be set out within supplementary planning guidance (SPG) associated with Strategic Policy S6. Appendix 11 of the RLDP identifies that a Planning Obligations SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.</p> <p>Representations received on Land to the East of Caldicot/North of Portskewett (Policy HA2) are fully considered in the relevant section of the Consultation Report.</p>	
2497 / Councillor Paul Pavia / Objection	Housing Allocation HA3 Mounton Road conflicts with policy objectives due to infrastructure limitations in the area including healthcare and transport.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), any new or improved infrastructure necessary to support site allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements to support the delivery of sites.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020), this assists in frontloading the process to inform delivery of site allocations within the Plan.</p> <p>The Plan directs most growth, including strategic site allocations, to Monmouthshire's most sustainable Primary Settlements, where there is access to,</p>	No change required.

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		<p>and provision of existing public transport facilities and active travel networks, and opportunities to connect and link with local and regional transport aspirations to support the modal shift away from the private vehicle. Monmouthshire's transport aspirations are set out in the Local Transport Strategy (LTS), which contains proposals to improve the County's train stations in Abergavenny, Chepstow and Severn Tunnel Junction, and support the new Magor Walkway Station in the Severnside area, as well as proposals to improve bus station infrastructure in Abergavenny, Chepstow, Severnside and Monmouth.</p> <p>Monmouthshire's Sustainable Transport policies are underpinned by the Wales Transport Strategy (WTS), Future Wales 2040 and Planning Policy Wales (PPW), where there is a collective ambition for development to be located and designed in accordance with the Sustainable Transport Hierarchy. This WTS places an emphasis on development to be located and designed in way which ensures the reduction in the need to travel and a shift away from the private car for travel. The RLDP sustainable transport policies, therefore, reflect this national strategy, with the promotion of targeted new options, such as designing development to reduce the need to travel, improving active travel networks to maximise active travel connections and networks and providing electric vehicle charging.</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal at Land at Mounton Road, Chepstow. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS), the Active Travel Guidance Act and other relevant guidance. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout. Further comments in relation to Highbeech Roundabout</p>	

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		<p>are considered in responses to the proposed site allocation, Land at Moun-ton Road (Policy HA3).</p> <p>The traffic implications of the Replacement Local Development Plan’s allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>While health infrastructure isn’t listed specifically for Land at Moun-ton Road (Policy HA3) in the IDP, on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) and have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole.</p> <p>Detailed comments on the proposed site allocation at Land at Moun-ton Road, Chepstow (Policy HA3) are provided in the relevant section of the Consultation Report.</p>	
2505 / Councillor Steven Garratt / Support	One of the main issues with previous development in Monmouthshire has been the debate over infrastructure and access to health care, dentistry and transport. Planners need to work with all partners such as ABUHB to ensure this issue is at the heart of each development so existing residents are reassured their access to services will not be reduced by new residents.	<p>Support welcomed. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in service improvement across the County as a whole.</p> <p>The traffic implications of the Replacement Local Development Plan’s allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p>	No change required.
3118 / Councillor Meirion Howells / Objection	In general, I support this policy however I am concerned there is insufficient capacity in our infrastructure in Usk and Little Mill. I recognise that adequate and efficient infrastructure is crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that	<p>General support for policy welcomed. The settlement hierarchy reflects the findings of the Sustainable Settlement Appraisal and is set out in Strategic Policy S2, sites allocated in the RLDP reflect this hierarchy. The allocated sites must adhere to the placemaking principles set out in Strategic Policy S8 to help create sustainable housing developments that provide well-connected and balanced communities.</p> <p>Regarding the location of development, as stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use</p>	No change required.

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	<p>appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP.</p>	<p>allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Usk is located in Tier 2 and identified as a Secondary Settlement and Little Mill is located in Tier 3 and is identified as a Main Rural Settlement.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	
1255 / Home Builders Federation (HBF) / Objection	<p>Refers to wording that states ‘where, possible, infrastructure improvements should be provided prior to occupation’. Requests additional working is added 'On larger sites a phased delivery will be acceptable subject to agreement over triggers as part of the S106 agreement.'</p>	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), any new or improved infrastructure necessary to support site allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 sets out the infrastructure requirements, costs etc at this stage of the planning process. Further details will be determined as the site progresses to the planning application stage, as necessary. The estimated costs within the IDP will be updated further where relevant in the RLDP process, when additional information relating to key elements of infrastructure is known. The IDP Background Paper provides more detail on existing infrastructure provision and capacity covering a range of topic areas.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Where key pieces of infrastructure are required these will be listed within the SoCG along with any triggers for requirement. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6. It is</p>	No change required.

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		not, therefore, considered appropriate to amend the wording of the policy as suggested.	
1367 / Abergavenny and District Civic Society / Objection	Intentions of policy S6 are supported, object to the absence of any reference to the possibility that the non-viability of a development in terms of meeting infrastructure needs may be such that permission should be refused.	<p>The RLDP reflects Welsh Government guidance set out in Planning Policy Wales (2024) which notes adequate and efficient infrastructure is crucial for economic, social and environmental sustainability. This is reflected in the issues, vision, objectives and RLDP policy framework and highlighted specifically in objective 14 of the RLDP.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development, providing the overarching framework for all types of development. It sets out the use of planning agreements and obligations to secure improvements in infrastructure, facilities etc where they are necessary, to make development acceptable. While it is not noted specifically, any proposals that do not adhere to this will not be supported as they would be contrary to the aims of Policy S6. Supporting paragraph 11.1.3 provides further detail noting that development will only be permitted when agreement has been reached between the relevant parties on the funding and programmed implementation of required provision in line with Policy S6.</p> <p>In relation to viability specifically, supporting paragraph 11.1.7 refers to the need for viability assessments highlighting that the Council's policy requirements should be the starting point for viability appraisals with an expectation that land values will reflect these requirements. This will allow discussion of key infrastructure requirements prior to the determination of any planning applications.</p> <p>Furthermore, with regard to allocated sites, site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the Infrastructure Delivery Plan (IDP) included within Appendix 8 of the RLDP. Site promoters of the proposed site allocations have also completed site specific financial viability assessments (FVA) to support their proposals to demonstrate that their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements set out within the site allocation policies, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan.</p>	No change required.

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		It is considered that both Policy S6 and the supporting paragraphs, as well as site specific allocations address this point appropriately. It is not, therefore, considered appropriate to amend the wording of the policy to elaborate further as suggested.	
1367 / Abergavenny and District Civic Society / Objection	The final paragraph, giving priority to affordable housing requirements, could, as expressed, lead to the approval of housing developments lacking the even more essential provision of strategic utilities, education and health capacity or sustainable transport. Clarification is needed.	<p>The delivery of affordable housing is a key national priority. The provision of affordable housing is also a key priority for the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP noting that there is a severe need to deliver affordable housing particularly for younger people and that the 50% affordable housing approach will ensure that Monmouthshire continues to grow in a sustainable manner based on a locally appropriate level of development which is compatible with Policies 1, 7 and 33 of Future Wales. In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. Accordingly, a High- Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, which has informed the preparation of the RLDP. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable.</p> <p>The Plan's policy framework and site allocations have been informed by robust and credible viability evidence. This demonstrates that the proposed site allocations are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020), this assists in frontloading the process to inform delivery of site allocations within the Plan.</p> <p>It is considered that both Policy S6 and the supporting paragraphs, as well as site specific allocations address this point appropriately. It is not, therefore, considered appropriate to amend the wording of the policy to elaborate further as suggested.</p>	No change required.
1367 / Abergavenny and District Civic	Para 11.1.7 indicated that viability appraisals will be required at the planning application stage. Reference should also be	In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in	No change required.

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Society / Objection	made to PPW which requires financial viability of housing to be assessed prior to their allocation.	<p>their plan. Accordingly, a High-Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, this is included within the background evidence reported at the Deposit RLDP consultation stage. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable. This evidence base is referred to in paragraph 13.1.10 of the RLDP, as the Plan should be read as a whole, there is no need to duplicate this in the supporting paragraphs of S6.</p> <p>In addition to the HLVA site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals to demonstrate that their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements, without subsidy. This approach is in accordance with Welsh Government guidance set out in the Development Plans Manual (2020) which requires frontloading the plan process to inform delivery of site allocations.</p> <p>It is not necessary to repeat national guidance, and it is not, therefore, considered appropriate to amend the wording of the policy as suggested.</p>	
2542 / Devauden Community Council / Objection	Infrastructure requirements linked to HA14 should be addressed prior to development including treatment of waste, active travel, pressure on local healthcare, social care and schools, expensive and poor provision of public transport, mobile phone power cuts due to storms. No employment or services in the area. Refer to specific consultees in relation to these topic areas.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), any new or improved infrastructure necessary to support site allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements to support the delivery of sites.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites which demonstrate that the proposed site allocations are viable, including Land at Churchfields, Devauden based on the policy requirements set out in Policy HA14.</p>	No change required.

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		<p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>The Infrastructure Delivery Plan (IDP) sets out the infrastructure requirements, costs etc at this stage of the planning process. Further details will be determined as the site progresses to the planning application stage, as necessary. The estimated costs within the IDP will be updated further where relevant in the RLDP process, when additional information relating to key elements of infrastructure is known. The IDP Background Paper provides more detail on existing infrastructure provision and capacity covering a range of topic areas.</p> <p>Detailed comments on the proposed site allocation at Land at Churchfields, Devauden (Policy HA14) are provided in the relevant section of the Consultation Report.</p>	
2548 / Shirenewton Community Council / Objection	Do not agree that private companies should manage infrastructure of new sites. MCC should be the manager .	<p>The second paragraph of Policy S6 refers to ensuring there is a formal legal agreement to ensure future management and maintenance of facilities is provided, and while it does refer to the use of management companies the wording clearly states, 'where appropriate'. In some circumstances it may be more appropriate for a management company to be utilised depending on the type of infrastructure required. Using recreation and open space as an example, it is the Council's preference for such a use to be adopted by Monmouthshire County Council, and in such circumstances a commuted sum will be required by the developer and drawn up in a S.106 agreement.</p> <p>Further detail on planning obligations will be set out within supplementary planning guidance (SPG) associated with Strategic Policy S6. Appendix 11 of the RLDP</p>	No change required.

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		identifies that a Planning Obligations SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.	
2548 / Shirenewton Community Council / Objection	Policy should acknowledge that residents of rural villages are dependent on cars and deliveries and need to be incorporated into design. Policy fails to acknowledge that costs to infrastructure significant which will benefit while community but the developer cannot be expected to shoulder the entire cost and therefore the upgrading work run risk of not being completed in the time frame . No development should proceed until the supporting infrastructure is fully funded and built.	<p>Regarding the location of development, as stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Shirenewton is located in Tier 3 and is identified as a Main Rural Settlement, a small number of allocations in Main Rural Settlements are included in the Plan in order to deliver much needed affordable homes and address rural equality and rural isolation in these areas. Small-scale development will help sustain the community and provide affordable homes to enable local people to remain in the area.</p> <p>Adequate and efficient infrastructure is noted in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development, providing the overarching framework for all types of development. In addition to Strategic Policy S6, an Infrastructure Delivery Plan (IDP) has been prepared which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP is included within Appendix 8 of the RLDP. Site specific requirements are also set out in Policy HA18 Land west of Redd Landes, Shirenewton.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and</p>	No change required.

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		<p>strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites which demonstrate that the proposed site allocations are viable, including Land west of Redd Landes, Shirenewton based on the policy requirements set out in Policy HA18.</p> <p>With regard to the comment in relation to the water supply and foul flows in Shirenewton, Appendix 8 of the Plan sets out the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process and previously raised no concern over Shirenewton noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that Land west of Redd Landes does not exacerbate the existing situation is, therefore, required, or as an alternative, removal of surface water to offset foul flows could be utilised. This type of information would, however, not be required until the planning application stage. The site promoters have been made aware to ensure early communication with DCWW.</p> <p>The Council's Education Team has also been engaged throughout the RLDP process and provide regular updates on capacity of primary and secondary schools within Monmouthshire and, where capacity issues are identified contributions will be sought at the planning application stage. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage.</p> <p>Regarding recreation facilities, the allocated site is located opposite the recreation ground, the IDP includes a requirement for off-site contributions towards</p>	

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		<p>improvements to the existing play area, this cost will be determined at the planning application stage.</p> <p>Detailed comments on the proposed site allocation at Land at Redd Landes (Policy HA18) are provided in the relevant section of the Consultation Report.</p>	
3276 / Gwent Police / Comment	Developer contributions could be sought to increase police officer resource under CIL and Section 106 to secure financial and non-financial contributions to mitigate the impact of the development.	<p>The wording included in Strategic Policy S6 notes the requirements for any planning agreements/obligations will include consideration and appropriate provision of a range of infrastructure, as noted in the bullet point list set out within the policy. This list is not exhaustive and provides indication of infrastructure that may be required to support proposals. Policy S6 includes reference to community and cultural facilities, policing would fall under this category.</p> <p>Any other necessary infrastructure requirements in relation to individual sites will be determined at the planning application stage as part of S.106 agreements as noted Strategic Policy S6.</p>	No change required.
3454 / Chepstow Society / Objection	No consideration of the cumulative impact of the developments over the last few decades on highways infrastructure - existing A48 has a negative impact as separates Tesco side/bulwark from the town centre - improvements to the road system is required and implemented in advance of development. Significantly more radical change will be necessary if England presses forward with the growth in FOD. Not clear if the plan takes into the projected housing growth on the other side of the Wye- FOD.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p> <p>The Council have engaged with Forest of Dean Local Planning Authority throughout the RLDP process and are aware of growth in the vicinity of Monmouthshire. Monmouthshire does however have its own housing requirement that must be met and the same applies to the Forest of Dean. As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy</p>	No change required.

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		<p>set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as one of the Primary Settlements.</p> <p>Furthermore, adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Mounton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan’s allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p>	

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3454 / Chepstow Society / Objection	Chepstow's GP surgeries and dentists are overloaded - they cannot cope with current demand. Healthcare infrastructure is not mentioned in appendix 8 IDP	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>While health infrastructure isn't listed specifically for Policy HA3 Land at Mounton Road, Chepstow in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3506 / Sport Wales - Miss Alison McCann / Support	<p>The Deposit Plan contains numerous protection policies that will address Monmouthshire's 'Nature Emergency' by protecting and enhancing Monmouthshire's special and unique spaces, landscapes and biodiversity.</p> <p>Quality and accessibility of sports pitches and sports facilities as part of new</p>	Support welcomed. Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.	No change required.

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	residential developments are set out in the RLDP taking into account local need - to achieve the vision around health and wellbeing and active lifestyles. Noting only small areas of play areas and not sports facilities are so far noted on the indicative masterplans.	Site specific requirements are also set out in each of the site allocation policies.	
3602 / Llanbadoc Community Council / Objection	Policy is vastly unachievable based on the proposed further expansion of the current Little Mill settlement with more dwellings proposed that will not meet these policy demands. Further development will compound the issue of sustainability of the village.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Little Mill is located in Tier 3 and is identified as a Main Rural Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA15 Land east of Little Mill and HA16 Land north of Little Mill are provided in the relevant sections of the Report.</p>	No change required.
3630 / Shirenewton Community Council / Objection	Refers to Shirenewton. Suggests infrastructure be upgraded before the development of new homes.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and	No change required.

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		<p>infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Shirenewton is located in Tier 3 and is identified as a Main Rural Settlement, a small number of allocations in Main Rural Settlements are included in order to deliver much needed affordable homes and address rural equality and rural isolation in these areas.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA18 Land west of Redd Landes, Shirenewton are provided in the relevant section of the Report.</p>	
3902 / Usk Civic Society / Comment	Mindful of the cost burden 50% affordable housing places on the viability of development. As this is the first policy of its kind in Wales recommends that its viability is tested rigorously in the context of all site constraints to ensure it is achievable.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. Accordingly, a High- Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, this is included within the background evidence reported at the Deposit RLDP stage. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable. This evidence base is referred to in paragraph 13.1.10 of the RLDP, as the Plan should be read as a whole, there is no need to duplicate this in the supporting paragraphs of S6.</p> <p>In addition to the HLVA site promoters of the allocated residential and mixed-use sites have completed site specific financial viability assessments (FVA) to support their proposals to demonstrate that their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements, without subsidy. In accordance with Welsh Government guidance set out in the</p>	No change required.

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		Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan.	
1123 / MCC Cleansing and Waste Team / Objection	Include litter bins and waste management away from the home.	<p>The RLDP reflects Welsh Government guidance set out in Planning Policy Wales (2024) which notes adequate and efficient infrastructure is crucial for economic, social and environmental sustainability. This is reflected in the issues, vision, objectives and RLDP policy framework and highlighted specifically in objective 14 of the RLDP.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development, providing the overarching framework for all types of development. Any proposals for additional litter bins and waste management would be supported through this policy where planning permission is required. Strategic policy S17 relates to sustainable waste management and has a specific criteria relating to new development, which will include non-residential proposals.</p>	No change required.
1467 / Hallam Land / Comment	Query whether there is a need for a separate policy given the need for physical, community and green/blue infrastructure to be assessed on individual site-by-site basis and secured via legal agreements in the form of S106 within the planning application process. Where infrastructure works are necessary for allocated sites it is also broken down in the policies corresponding to the individual sites.	<p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. It is recognised that the allocated site policies and IDP (Appendix 8) set out likely infrastructure requirements for the allocated sites. However, without an overarching policy on infrastructure there would be no reference point for other non-allocated development proposals. It is, therefore, considered necessary to retain Policy S6 within the RLDP.</p>	No change required.
1480 / Edenstone Homes / Comment	Query whether a separate policy is required in relation to infrastructure given the need for physical, community and green/blue infrastructure will be assessed in individual site-by-site basis and secured	Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set	No change required.

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	via legal agreements. Furthermore, where specific infrastructure works are necessary, these details are specified within policies which correspond with individual sites.	<p>out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. It is recognised that the allocated site policies and IDP (Appendix 8) set out likely infrastructure requirements for the allocated sites. However, without an overarching policy on infrastructure there would be no reference point for other non-allocated development proposals. It is, therefore, considered necessary to retain Policy S6 within the RLDP.</p>	
1493 / Vistry Homes Limited / Objection	Important that infrastructure requirements are proportionate to development and do not impact negatively on development viability to the extent that the proposals in the plan are not delivered within the plan period. Important that the impact of development viability is robustly assessed at the plan-making stage. The Preliminary Viability Report (Appendix B) and IDP Background Paper both note TBC for the majority of estimated costs. Consider that there is insufficient evidence and assessment of the impact of infrastructure requirements on development viability. Consequently there will be an over-reliance of viability testing at the application stage.	<p>Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals which demonstrate that sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key policy requirements, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan and ultimately avoids viability testing at the planning application stage.</p> <p>The Infrastructure Delivery Plan (IDP) sets out the infrastructure requirements, costs etc at this stage of the planning process. Further details will be determined as the site progresses to the planning application stage, as necessary. The estimated costs within the IDP will be updated further where relevant in the RLDP process, when additional information relating to key elements of infrastructure is known. The IDP Background Paper provides more detail on existing infrastructure provision and capacity covering a range of topic areas.</p>	No change required.
1503 / Redrow Homes (South Wales) Limited / Support	Endorse the consideration of viability given in Policy S6 noting this is consistent with PPW 4.2.21.	Support welcomed.	No change required.
1596 / MHA / Objection	Policy S6 states where existing infrastructure is inadequate to serve the proposed	Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such	No change required.

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	development, new or improved infrastructure and facilities must be provided as part of the proposed development to mitigate any likely adverse impacts. MHA query whether this is required as a separate policy given the need for physical, community and green/blue infrastructure will be assessed on individual site-by-site basis and secured via legal agreements in the form of a Section 106 within the planning application process.	community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. It is recognised that the allocated site policies and IDP (Appendix 8) set out likely infrastructure requirements for the allocated sites. However, without an overarching policy on infrastructure there would be no reference point for other non-allocated development proposals. It is, therefore, considered necessary to retain Policy S6 within the RLDP.	
1663 / Richborough / Support	Support the inclusion of where possible in respect of infrastructure improvements being provided prior to occupation and not this should be considered on a site by site basis as sites come forward through the development management process.	Support welcomed.	No change required.
1663 / Richborough / Objection	Request S6 be amended to refer to the need for phased delivery of infrastructure for larger, strategic sites. Suggest appropriate triggers could be agreed as part of legal agreements associated with any future permissions.	The Infrastructure Delivery Plan (IDP) included in Appendix 8 identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6. It is not, therefore, considered appropriate to amend the wording of the policy as suggested.	No change required.
1663 / Richborough / Comment	Refer to the requirement for future management and maintenance noting these must be proportionate and considered on a site-by-site basis.	Any arrangements for the future management and maintenance of facilities provided will be considered on a site-by-site basis as noted. The policy wording is considered appropriate and reflects this.	No change required.

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1663 / Richborough / Support	Support recognition that improvements in infrastructure, facilities, services and related works sought must be necessary to make the development acceptable. Also support the reference to due regard being paid to the overall development viability, noting these should be determined on the individual circumstances of each case.	Support welcomed.	No change required.
1663 / Richborough / Objection	Request the policy be amended to make it clear that the list of infrastructure provisions set out will not apply to all schemes.	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP.</p> <p>The wording included in Strategic Policy S6 notes the requirements for any planning agreements/obligations will include consideration and appropriate provision of a range of infrastructure, as noted in the bullet point list set out within the policy. This does not indicate that all forms of infrastructure will be necessary for all schemes. The list does, however, provide an indication of the types of infrastructure that may be required to support proposals.</p> <p>The Infrastructure Delivery Plan (IDP) sets out the infrastructure requirements, costs etc at this stage of the planning process. Further details will be determined as the site progresses to the planning application stage, as necessary. The estimated costs within the IDP will be updated further where relevant in the RLDP process, when additional information relating to key elements of infrastructure is known. The IDP Background Paper provides more detail on existing infrastructure provision and capacity covering a range of topic areas.</p>	No change required.
1694 / The Stantonbury Building and Development Company / Objection	In reducing the overall housing number from previous versions of the Preferred Strategy, the Council has increased the requirement for onsite affordable housing provision for new site allocations to 50%.	<p>The delivery of affordable housing is a key national priority. The provision of affordable housing is also a key priority for the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP, noting that there is a severe need to deliver affordable housing particularly for younger people and that the 50% affordable housing approach will ensure that</p>	No change required.

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	Concerned that this will make some sites undeliverable and limit deliverability.	<p>Monmouthshire continues to grow in a sustainable manner based on a locally appropriate level of development which is compatible with Policies 1, 7 and 33 of Future Wales.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020). Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. Accordingly, a High-Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, which is included within the background evidence reported at the Deposit RLDP consultation stage. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable.</p> <p>In addition to the HLVA, site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals which demonstrate that sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan.</p>	
1736 / Bellway Homes / Objection	Do not consider the policy is required as physical, community and green/blue infrastructure will be assessed on an individual site basis and secured via legal agreements entered into under S106. Where specific infrastructure is required for allocated sites then this information is most relevant in that policy.	<p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>However, without an overarching policy on infrastructure there would be no reference point for other non-allocated development proposals. It is, therefore, considered necessary to retain Policy S6 within the RLDP.</p>	No change required.
1965 / Monmouthshire Housing	In principle, MHA support the infrastructure policies.	Support welcomed.	No change required.

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Association (MHA) / Support			
2463 / Barwood Development Securities Ltd / Objection	Policy requires infrastructure improvements to be provided prior to occupation. Whilst the policy appears to include a degree of flexibility, the policy wording should further clarify that the delivery of infrastructure improvements (or contributions thereto) should be subject to an agreement over the timings/triggers associated with the development. These should be commensurate to the type and scale of development and secured via a S106 agreement and/or by condition at application stage.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan (IDP). Accordingly, both the site-specific allocations and the IDP included in Appendix 8 sets out the infrastructure requirements, costs etc at this stage of the planning process. Further details will be determined as the site progresses to the planning application stage, as necessary. The estimated costs within the IDP will be updated further where relevant in the RLDP process, when additional information relating to key elements of infrastructure is known. The IDP Background Paper provides more detail on existing infrastructure provision and capacity covering a range of topic areas.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted Strategic Policy S6. It is not, therefore, considered appropriate to amend the wording of the policy as suggested.</p>	No change required.
1366 / Carney Sweeney Ltd / Objection	Policy requires infrastructure improvements to be provided prior to occupation. Whilst the policy appears to include a degree of flexibility, the policy wording should further clarify that the delivery of infrastructure improvements (or contributions thereto) should be subject to an agreement over the timings/triggers associated with the development. These should be commensurate to the type and scale of development and secured via a S106 agreement and/or by condition at application stage.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan (IDP). Accordingly, both the site-specific allocations and the IDP included in Appendix 8 sets out the infrastructure requirements, costs etc at this stage of the planning process. Further details will be determined as the site progresses to the planning application stage, as necessary. The estimated costs within the IDP will be updated further where relevant in the RLDP process, when additional information relating to key elements of infrastructure is known. The IDP Background Paper provides more detail on existing infrastructure provision and capacity covering a range of topic areas.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents</p>	No change required.

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		and as evidence for examination. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted Strategic Policy S6. It is not, therefore, considered appropriate to amend the wording of the policy as suggested.	
1383 / Taylor Wimpey / Comment	Query whether there is a need for a separate policy given the need for physical, community and green/blue infrastructure to be assessed on individual site-by-site basis and secured via legal agreements in the form of S106 within the planning application process. Where infrastructure is required for allocated sites then this information is most relevant in that policy.	<p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. It is recognised that the allocated site policies and IDP (Appendix 8) set out likely infrastructure requirements for the allocated sites. However, without an overarching policy on infrastructure there would be no reference point for other non-allocated development proposals. It is, therefore, considered necessary to retain Policy S6 within the RLDP.</p>	No change required.
1284 / Mr G Alan Horne / Support	S6 is critical to most developments in particular the Chepstow Mounon Road. Transport infrastructure requires significant improvement particularly to alleviate congestion at the Highbeech Roundabout. But where are the requirements for services?	Support welcomed. Site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the Infrastructure Delivery Plan.	No change required.
1410 / Mr Kevin Hall / Objection	We have no infrastructure at all and this plan will sink us further.	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP.</p> <p>The settlement hierarchy reflects the findings of the Sustainable Settlement Appraisal and is set out in Strategic Policy S2. Sites allocated in the RLDP reflect this</p>	No change required.

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		<p>hierarchy and must adhere to the placemaking principles set out in Strategic Policy S8 to help create sustainable housing developments that provide well-connected and balanced communities.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.</p>	
1693 / Miss Sylvia Stevens / Objection	Concerns that HA2 and HA3 will put serious stress on local health infrastructure. The plan should demonstrate that everyone would have equal access to healthcare services. No indication in residential plans whether buildings will be provided for healthcare. Concern that developers will take advantage of the statement that priority will be given to affordable housing but if an overwhelming need is identified that this contribution could be allocated elsewhere.	<p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy.</p> <p>While health infrastructure isn't listed specifically for proposed site allocations HA2 Land to the East of Caldicot/North of Portskewett and HA3 Land at Mounon Road, Chepstow in the IDP, on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Land to the East of Caldicot/North of Portskewett site.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett and HA3 Land at Mounon Road, Chepstow are provided in the relevant sections of the Consultation Report.</p>	No change required.
1779 / Mrs Sandra Lloyd / Objection	States paragraph two infers that residents would have to pay a management company for upkeep of roads, play areas etc which would cause affordable housing to become unaffordable. Suggests Council	The second paragraph of Policy S6 refers to ensuring there is a formal legal agreement to ensure the future management and maintenance of facilities is provided, and while it does refer to the use of management companies the wording clearly states, 'where appropriate'. In some circumstances it may be more appropriate for a management company to be utilised depending on the type of	No change required.

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	<p>should pay for these with extra council tax from developments. Paragraph 4 creates a means of securing release from contracts by developers who can secure profit, build houses then leave without building supporting infrastructure and needs to be removed.</p>	<p>infrastructure required. Using recreation and open space as an example, it is the Council's preference for such a use to be adopted by Monmouthshire County Council, and in such circumstances a commuted sum will be required by the developer and included in a S.106 agreement.</p> <p>Further detail on planning obligations will be set out within supplementary planning guidance (SPG) associated with Strategic Policy S6. Appendix 11 of the RLDP identifies that a Planning Obligations SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.</p> <p>In response to the query on the last paragraph, the delivery of affordable housing is a key national priority. The provision of affordable housing is also a key priority for the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP. In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. The RLDP viability evidence is, therefore, fundamental for both allocated sites windfall/small sites.</p> <p>In relation to viability specifically, supporting paragraph 11.1.7 refers to the need for viability assessments highlighting that the Council's policy requirements should be the starting point for viability appraisals with an expectation that land values will reflect these requirements. This will allow discussion of key infrastructure requirements prior to the determination of any planning applications, and sites that are not deemed to be appropriate will be refused. With reference to site allocations, in addition to the HLVA, site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals which demonstrate that sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements, set out within the site allocation policies, without subsidy.</p> <p>It is considered that both Policy S6 and the supporting paragraphs, as well as site specific allocation policies, cover these points appropriately, and it is not, therefore, considered appropriate to delete the wording as suggested.</p>	

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1939 / Mr Matthew Hayes / Objection	No public transport infrastructure suitable to support these developments	<p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP) included in Appendix 8.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in accordance with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p>	No change required.
1944 / John Burrows / Objection	Road infrastructure in Chepstow needs to be substantially improved particularly the A48 and the High Beech roundabout before any further development takes place in the Chepstow area and surrounding sites.	<p>Policy S6 refers to sustainable transport measures and transport infrastructure, which may include road infrastructure where appropriate.</p> <p>The Plan directs most growth, including strategic site allocations, to Monmouthshire's most sustainable Primary Settlements, where there is access to, and provision of existing public transport facilities and active travel networks, and opportunities to connect and link with local and regional transport aspirations to support the modal shift away from the private vehicle. Monmouthshire's transport aspirations are set out in the Local Transport Strategy (LTS), which contains proposals to improve the County's train stations in Abergavenny, Chepstow and Severn Tunnel Junction, and support the new Magor Walkway Station in the Severnside area, as well as proposals to improve bus station infrastructure in Abergavenny, Chepstow, Severnside and Monmouth.</p> <p>Monmouthshire's Sustainable Transport policies are underpinned by the Wales Transport Strategy (WTS), Future Wales 2040 and Planning Policy Wales (PPW), where there is a collective ambition for development to be located and designed in accordance with the Sustainable Transport Hierarchy. This WTS places an emphasis on development to be located and designed in way which ensures the reduction in the need to travel and a shift away from the private car for travel. The RLDP sustainable transport policies, therefore, reflect this national strategy, with the promotion of targeted new options, such as designing development to reduce the need to travel, improving active travel networks to maximise active travel connections and networks and providing electric vehicle charging.</p>	No change required.

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		<p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal at Land at Mounton Road, Chepstow. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS), the Active Travel Guidance Act and other relevant guidance. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout. Further comments in relation to Highbeech Roundabout are considered in responses to the proposed site allocation, Land at Mounton Road (Policy HA3).</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on site allocation Policy HA3 are provided in the relevant section of the Consultation Report.</p>	
2114 / Mr Martin Andrews / Objection	The inadequate transport infrastructure around Chepstow should be replaced with a scheme to take the thousands of travellers out of the town. A by-pass south and east of the town is needed.	<p>Monmouthshire's Local Transport Strategy (LTS) sets out MCC's ambitions for transport improvements to Chepstow. These include active travel schemes and a Chepstow Transport Hub to improve both rail and bus linkages and frequency to and from the town with neighbouring settlements, including Severn Tunnel Junction and Bristol. These proposals, along with Highbeech Roundabout improvements, are safeguarded from development in Policy ST5 of the RLDP. A proposal for a Chepstow Bypass is not set out within the current Monmouthshire Local Transport Strategy (LTS) road schemes, nor within the Welsh Government Road building programme.</p>	No change required.

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2226 / Mr Gerry Moss / Objection	Inadequate commitment to solving known infrastructure problems before accepting new developments will confidently make the known unacceptable problems even worse. This is not an acceptable approach and has been going on far too long already.	<p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP) included in Appendix 8.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in accordance with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p>	No change required.
2317 / Mr Philip Tate / Objection	Not enough information and high on the agenda as it should be.	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan. Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development.</p> <p>In addition to Strategic Policy S6, an Infrastructure Delivery Plan (IDP) has been prepared and is included in Appendix 8. This identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. While the IDP includes site specific information in relation to the allocated sites, Chapter 3 of the IDP background paper, prepared as part of the RLDP Deposit Plan evidence base, relates to existing infrastructure provision and capacity covering a range of topic areas. Infrastructure is a key consideration throughout the RLDP as reflected in the planning policy framework including Policy S6, the site allocation policies and the IDP.</p> <p>Further detail on planning obligations will be set out within supplementary planning guidance (SPG) associated with Strategic Policy S6. Appendix 11 of the RLDP identifies that a Planning Obligations SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2324 / Mrs Susan Sandford / Objection	Concerns monies received will be insufficient . Chepstow requires significant transport and healthcare infrastructure investments.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements to support the delivery of the sites.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites which demonstrate that the proposed site allocations are viable, including Land at Mounton Road, Chepstow based on the policy requirements set out in Policy HA3.</p> <p>Detailed comments in relation to Land at Mounton Road, Chepstow (Policy HA3) are provided in the relevant section of the Consultation Report.</p>	No change required.
2615 / Mrs Alicia Moss / Objection	Since the sewage problem is already well-known in Usk, the result of the existing, old and currently inadequate sewers, adding to the problem with further housing would be	In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery	No change required.

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	<p>unacceptable. It is unlikely the developers would agree to renew the entire system.</p>	<p>Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites which demonstrate that the proposed site allocations are viable, including Land east of Burrium Gate, Usk based on the policy requirements set out in Policy HA11.</p> <p>Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process and raised no concern over Usk noting there are no issues with either water supply or foul flows being accommodated for the HA11 Land east of Burrium Gate, Usk site. From a phosphorus perspective the site is in the catchment of the Usk WwTW, DCWW are delivering a scheme which will enable foul water flows from the site to be accommodated. Information received from DCWW is set out in the Infrastructure Delivery Plan (IDP) which is included within Appendix 8 of the RLDP.</p> <p>Detailed comments on HA11 Land east of Burrium Gate, Usk site are provided in the relevant section of the Report.</p>	

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2616 / Mrs Sarah Turner / Objection	Concern that infrastructure promises in the previous LDP have not been delivered resulting in damaged and over used roads and overstretched schools and medical services. Infrastructure needs to be in place before planning and building more houses.	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared. The IDP is included within Appendix 8 of the RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the IDP. The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. While the IDP only includes site specific information in relation to the allocated sites, chapter 3 of the IDP background paper, prepared as part of the RLDP Deposit Plan Evidence Base, relates to existing infrastructure provision and capacity covering a range of topic areas.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6.</p> <p>Further detail on planning obligations will be set out within supplementary planning guidance (SPG) associated with Strategic Policy S6. Appendix 11 identifies that a Planning Obligations SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and</p>	No change required.

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		<p>planning of the infrastructure required to support the Deposit Plan allocations and strategy. Any issues that have been highlighted by the community have been investigated further. While health infrastructure isn't listed specifically in the IDP in relation to the site allocation at Land to the East of Caldicot/North of Portskewett (Policy HA2), on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>Regarding education a new primary school is proposed as part of the HA2 Land to the East of Caldicot/North of Portskewett allocation which will help both the existing and future residents in the area.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
2629 / Mr Richard Taylor / Objection	Some good ideas but properly costed and committed infrastructure needs to be in place before adding further residential and commercial developments. The A466 between Newhouse and High Beech roundabouts needs to become a dual carriageway with associated improvements to High Beech Roundabout as a matter of priority.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal, Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Moun-ton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Moun-ton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA3 Land at Moun-ton Road, Chepstow are provided in the relevant section of the Report.</p>	
2684 / Dr Hopkins / Objection	No clear plan to how infrastructure will support the proposed development in Chepstow. Traffic changes will take decades, and public transport is dependent on train and bus operators outside of Council's control. Doctors are struggling, how will this be dealt with from a funding perspective.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. The Infrastructure Delivery Plan (IDP) included in Appendix 8 identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. Accordingly, both the site-specific allocations and the IDP set out any necessary infrastructure requirements.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
2706 / Miss Anna Chapman / Objection	I would like to see this plan stopped. I don't want to see infrastructure policies going ahead. I don't agree with any of these developments or changes proposed.	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development.</p>	No change required.
2736 / Mr Paul Fry / Objection	Where is the detail that links the required infrastructure upgrades to the proposed Strategic Allocations? There is no detail, surely as part of process both requirements have been considered together? You must show clearly how you propose to mitigate infrastructure issues in order to deliver the Strategic Allocations rather than rely on very broadbrush Policy statements.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.
2769 / Dr Peter Thompson / Objection	Before any new build, the infrastructure needs to be drastically improved to a level where the current population could be properly served. At present, we queue everywhere. The doctor, the dentist, the	In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.	No change required.

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	supermarket and especially the A466 at High Beech roundabout.	<p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Mounton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations will also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
2800 / Mrs Seirian Orrell / Objection	We live in a rural area. Common sense dictates that infrastructure isn't great. That's ok if we've chosen to live here. We don't need tons of concrete or extra 'things' we just want green space.	Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development.</p>	
2885 / Mr Jeffrey Parfitt / Objection	<p>Usk is very poorly served in many aspects. Waste management - how will this be improved and carbon footprint reduced? Waste and sewerage infrastructure is failing as our polluted river demonstrates. What improvements to transport and health infrastructure will MCC put in place before the development?</p>	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites which demonstrate that the proposed site allocations are viable, including Land east of Burrium Gate, Usk based on the policy requirements set out in Policy HA11.</p> <p>Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process and raised no concern over Usk noting there are no issues with either water supply or foul flows being accommodated for the HA11 Land east of Burrium Gate, Usk site. From a phosphorus perspective the site is in the catchment of the Usk WWTW, DCWW are delivering a scheme to which will enable foul water flows from the site to be accommodated. Information received from DCWW is set out in the Infrastructure Delivery Plan (IDP) which is included within Appendix 8 of the RLDP.</p> <p>Detailed comments on HA11 Land east of Burrium Gate, Usk site are provided in the relevant section of the Report.</p>	
2942 / Mrs Nicola Johnson / Objection	There is no infrastructure and additional services to cope with the development in Severnside.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett, HA3 Land at Mouton Road, Chepstow and HA9 Land at former MOD, Caerwent are provided in the relevant section of the Report.</p>	No change required.
2993 / Mr Gareth Peel / Objection	The Infrastructure Delivery Plan states there are "no issues with water supply network or foul flows" which is	In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery	No change required.

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	<p>categorically incorrect. Cannot support the RLDP without confirmation of investment in the pump on Monmouth Road.</p>	<p>Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites which demonstrate that the proposed site allocations are viable, including Land east of Burrium Gate, Usk based on the policy requirements set out in Policy HA11.</p> <p>Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process and raised no concern over Usk noting there are no issues with either water supply or foul flows being accommodated for the HA11 Land east of Burrium Gate, Usk site. From a phosphorus perspective the site is in the catchment of the Usk WwTW, DCWW are delivering a scheme to which will enable foul water flows from the site to be accommodated. Information received from DCWW is set out in the Infrastructure Delivery Plan (IDP) which is included within Appendix 8 of the RLDP.</p> <p>Detailed comments on HA11 Land east of Burrium Gate, Usk site are provided in the relevant section of the Report.</p>	
3068 / Mrs M. Gibbs / Objection	<p>The strategic allocation of land at Mounon Road refers to ensuring land is safeguarded for potential future improvements to the Highbeech Roundabout. This cannot be a 'potential future proposal' - it must be in place before any proposed development is started. The number of houses proposed and new</p>	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.</p>	<p>No change required.</p>

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	<p>commercial developments will only exacerbate exiting traffic problems. Health infrastructure - Chepstow has outgrown its existing healthcare provision, wait times for GP and dental services are often excessive.</p>	<p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Mounton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>While health infrastructure isn't listed specifically for Policy HA3 Land at Mounton Road, Chepstow in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3072 / Mrs Anne Winter / Objection	The infrastructure in Chepstow cannot have been taken into consideration. How are our roads going to cope?	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3103 / Mr & Mrs Bradshaw / Objection	No more houses until infrastructure is improved, particularly changes to high beech roundabout	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mouton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Mouton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p>	No change required.

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		<p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3195 / Mark Cottle / Support	Public transport facilities and Active Travel routes should be specific bullet points within the infrastructure list and not just lumped within Transport Infrastructure unless they are what's referred to as blue and green infrastructure, in which case it needs to be made clearer.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP includes specific requirements relating to active travel and public transport for allocated sites. The IDP is included within Appendix 8 of the RLDP.</p> <p>The terminology set out within Strategic Policy S6 is consistent with national guidance and the Sustainable Transport chapter of the RLDP, it is not, therefore, considered appropriate to amend this wording.</p>	No change required.
3319 / Nr A Andrew Hubert von Staufer / Objection	Please start again from reality rather than existing policy which is ill conceived.	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development.</p>	No change required.

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3320 / Mr Aaron O'Shea / Objection	Infrastructure first. Without infrastructure, all growth is pointless and counterproductive.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP. Site specific requirements are also set out in each of the site allocation policies.	No change required.
3322 / Miss Angela / Objection	The infrastructure policies associated with the proposed developments appear to be insufficient to support the growing population in the area. Current plans do not adequately address the strain on essential services such as healthcare, education, and public transport. There is a clear lack of investment in expanding local GP surgeries, schools, and public transport routes, all of which are vital to maintaining the quality of life for both new and existing residents. Furthermore, the policies do not outline any significant upgrades to the road network or traffic management systems.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP. Site specific requirements are also set out in each of the site allocation policies.	No change required.
3323 / Mrs Angela Harries / Objection	Health implications and flooding and drainage infrastructure needs to be robust and fit for purpose with all this additional concrete being added to an already flooded area. What is Monmouthshire County Council going to do to improve the roads in this area.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.	No change required.

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		<p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations will also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3323 / Mrs Angela Harries / Objection	Please outline what plans will be put in place for health support i.e. GP and dental services. Both of these services are already oversubscribed.	<p>While health infrastructure isn't listed specifically for HA2 Land to the East of Caldicot/North of Portskewett in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3324 / Mrs Anne / Objection	There is nothing in the infrastructure plan which addresses the cumulative impact on the already overstretched road network in Chepstow. I see nothing that addresses the fact that most commuting journeys are to Bristol from this area and there is no viable public transport option.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. This includes identification of both public transport and highway improvements as appropriate. The IDP is included within Appendix 8 of the RLDP.	No change required.

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		<p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations will also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3336 / Mrs Carolyn Chapman / Objection	Refers to Mounton Road, Chepstow. Such a development at the proposed location would be unsustainable and a health risk to all concerned.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3339 / Mrs Charlotte James / Objection	These are just words and the developers won't provide the necessary additional infrastructure required and MCC won't do anything about this once the land is sold.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p>	No change required.

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		<p>Furthermore, regarding allocated sites site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the IDP included within Appendix 8 of the RLDP. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals which demonstrate that sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements set out within the site allocation policies, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3342 / Mrs Christine Fowkes / Objection	The schools/dentists/doctors in Chepstow are at full capacity, with no plans to create new facilities. The new development can only serve to make this situation worse.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3360 / Mr Daniel Thomas / Objection	Refers to Chepstow. Not enough infrastructure at the moment, more houses isn't going to help.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP)	No change required.

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		<p>has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3362 / Mr David Charles / Objection	There is no infrastructure than can cope with more dwellings such as Drainage and Sewage. The council fail to deal with what we have already.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.
3365 / Mr David Sim / Objection	Failure to address the Highbeech Roundabout, Chepstow issue with a futureproof solution slams the door shut on the region before it has the chance to realise any of our ambitions.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Moun-ton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in partnership with Monmouthshire, Transport for Wales and Gloucestershire County Council to ensure that the traffic movements at this key intersection are mitigated, to improve the free flow of traffic. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Moun-ton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan’s allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA3 Land at Moun-ton Road, Chepstow are provided in the relevant section of the Report.</p>	
3367 / Mr Dawson Williams / Objection	Refers to Chepstow. The infrastructure is already unable to cope, with more houses being built it would add to the problems of child places in schools, doctors appointments, Dentists places, etc.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Moun-ton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3376 / Mrs Diane Cox / Objection	Local infrastructure in the area cannot cope with so many new houses. The doctors surgeries are struggling. Housing has been built with no thought as to how the local doctors, chemists and secondary	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering</p>	No change required.

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	<p>school cope. Traffic increase around Caldicot is now really bad. Thought needs to be put, into house builders funding towards perhaps the community already there.</p>	<p>sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared. The IDP is included within Appendix 8 of the RLDP.</p> <p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the IDP. The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. While the IDP only includes site specific information in relation to the allocated sites, chapter 3 of the IDP background paper, prepared as part of the RLDP Deposit Plan Evidence Base, relates to existing infrastructure provision and capacity covering a range of topic areas.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6.</p> <p>Further detail on planning obligations will be set out within supplementary planning guidance (SPG) associated with Strategic Policy S6. Appendix 11 identifies that a Planning Obligations SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Any issues that have been highlighted by the community have been investigated further. While health infrastructure isn't listed specifically in the IDP in relation to the site allocation at Land to the East of Caldicot/North of Portskewett (Policy HA2), on-going discussions have taken place with Aneurin Bevan University</p>	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>Regarding education a new primary school is proposed as part of the HA2 Land to the East of Caldicot/North of Portskewett allocation which will help both the existing and future residents in the area. There is currently capacity within Caldicot Comprehensive School so no cost will be sought for secondary education provision unless the situation changes prior to determination of any future planning application on the site.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3377 / Mrs Edmunds / Objection	Need more green space, more doctors, more shops, more dentist, more pharmacies.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.
3386 / Mr Geoff Hampton / Objection	Needs to be a huge improvement of infrastructure, both in roads and services before any more housing.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p>	No change required.

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		Site specific requirements are also set out in each of the site allocation policies.	
3389 / Mrs Bethan Powell / Objection	Improved flood defence and infrastructure before any development takes place, especially road and rail network.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.
3390 / Mr Craig / Objection	No consideration for overstretched services like dentists and GPs and high schools. The already rammed roads. The pollution to Chepstow roundabout	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.
3391 / Mr Derek Fowler / Objection	Are there any plans to upgrade the already overloaded sewers in order to cope with the increase in flow that will be inevitable?	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites which demonstrate that the proposed site allocations are viable, including Land adjacent to Piercefield Public House, St. Arvans based on the policy requirements set out in Policy HA13.</p> <p>Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process and raised no concern over St. Arvans noting there are no issues with either water supply or foul flows being accommodated for the HA13 Land adjacent to Piercefield Public House, St. Arvans site.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA13 Land adjacent to Piercefield Public House, St. Arvans are provided in the relevant section of the Report.</p>	
3433 / Mrs Carla Farrands / Objection	Refers to Portskewett. Not enough doctors, flooding, horrendous road conditions, too much traffic due to overdevelopment.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>While health infrastructure isn't listed specifically for HA2 Land to the East of Caldicot/North of Portskewett in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations with also</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3436 / Mr Christopher Banner / Objection	Refers to Chepstow. You don't have any real infrastructure policies and do not tackle what is happening currently.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3438 / Docter Alan Hudson / Comment	Refers to Chepstow. Build infrastructure first please.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3439 / Dr Joshua Thomas-Parr / Objection	The local area does not have sufficient sewage capacity to deal with new building (Location referred to not identified by Representor).	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process.</p> <p>As the site has not been identified we are unable to provide a specific response on sewage capacity. Site specific requirements are however set out in each of the site allocation policies.</p>	No change required.
3439 / Dr Joshua Thomas-Parr / Objection	The local infrastructure is already overwhelmed and you are not looking to increase the infrastructure prior to adding 600 houses.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP. Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.
3442 / Mr Gareth Yates / Support	There has been no development in line with previous development, over loads facilities haven't been maintained and improved.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated</p>	No change required.

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		<p>timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As the site has not been identified and it is not clear what the representor is saying we are unable to provide a specific response. Site specific requirements are however set out in each of the site allocation policies.</p>	
3443 / Mr Gary RockliffeFidler-Fidler / Objection	Policies don't address real existing problems and rely on getting developers to pay for improvements.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Furthermore, regarding allocated sites site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the IDP included within Appendix 8 of the RLDP. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals which demonstrate that sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements set out within the site allocation policies, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	No change required.

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3444 / Mr Graham Parker / Objection	Where are new Residents going to find a doctor, dentist, school, nursery, how are they going reduce vehicle movements and pollution? with insufficient public transport and sustainable paths and cycle ways.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP. Site specific requirements are also set out in each of the site allocation policies.	No change required.
3445 / Mrs Heidi McAllister / Objection	Refers to Chepstow. Any further building with several miles exacerbates this and there is no other way of accessing M48. Further building is not sustainable unless transport infrastructure is addressed.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP. Site specific requirements are also set out in each of the site allocation policies. Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.	No change required.
3459 / Mr David Gill / Objection	Could include the use of modular or medium term affordable housing solutions to help satisfy the unique needs of young people and low income people.	The delivery of affordable housing is a key national priority. The provision of affordable housing is also a key priority for the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP noting that there is a severe need to deliver affordable housing particularly for younger people and that the 50% affordable housing approach will ensure that Monmouthshire continues to grow in a sustainable manner based on a locally appropriate level of development which is compatible with Policies 1, 7 and 33 of Future Wales. Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. S6 notes the requirements for any planning agreements/obligations will include consideration and appropriate provision of a range of infrastructure,	No change required.

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		including affordable housing as noted in the bullet point list set out within the policy. As the policy provides an overarching framework it is not considered appropriate to include reference to different types of affordable housing. Any proposals for such affordable housing will be determined on a case by case basis.	
3469 / Mr Andrew Orrell / Objection	Refers to Shirenewton. There is no infrastructure - just narrow lanes and dodgy drains, Unreliable electricity and a poor water supply.	<p>Regarding the location of development, as stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Shirenewton is located in Tier 3 and is identified as a Main Rural Settlement, a small number of allocations in Main Rural Settlements are included in order to deliver much needed affordable homes and address rural equality and rural isolation in these areas. .</p> <p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and</p>	No change required.

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		<p>strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites which demonstrate that the proposed site allocations are viable, including Land west of Redd Landes, Shirenewton based on the policy requirements set out in Policy HA18.</p> <p>With regard to the comment in relation to the water supply and foul flows in Shirenewton, Appendix 8 of the plan relates to the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process and previously raised no concern over Shirenewton noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would however not be required until the planning application stage, the site promoters have nevertheless been made aware to ensure early communication with DCWW.</p> <p>Detailed comments on HA18 Land west of Redd Landes are provided in the relevant section of the Report.</p>	
3492 / Claire Richards / Objection	Concern for the use of a management company for the maintenance of facilities, such as roads and play areas. Costs could escalate making houses unaffordable and unsaleable. There should be a policy on the Council adopting these. Feels the final para of policy S6 constitutes a means of securing release from a contractual obligation, therefore letting the developer off the	The second paragraph of Policy S6 refers to ensuring there is a formal legal agreement to ensure future management and maintenance of facilities is provided, while it does refer to the use of management companies the wording clearly states, 'where appropriate'. In some circumstances it may be more appropriate for a management company to be utilised depending on the type of infrastructure required. Using recreation and open space as an example it is the Councils preference for such a use to be adopted by Monmouthshire County Council, in such circumstances a commuted sum will be required by the developer and drawn up in a S.106 agreement.	No change required.

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	<p>hook. This could result in there being lots of housing with no supporting infrastructure.</p>	<p>With reference to the final paragraph. the delivery of affordable housing is a key national priority. The provision of affordable housing is also a key priority for the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP. In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. The RLDP viability evidence is, therefore, fundamental for both allocated sites windfall/small sites.</p> <p>Strategic Policy S6 sets the Council's approach out clearly, it relates to infrastructure requirements essential to delivering sustainable development noting the use of planning agreements and obligations to secure improvements in infrastructure, facilities etc where they are necessary, to make development acceptable. While it is not noted specifically, any proposals that do not adhere to this will not be supported as they would be contrary to the aims of Policy S6. Supporting paragraph 11.1.3 provides further detail noting that development will only be permitted when agreement has been reached between the relevant parties on the funding and programmed implementation of required provision in line with Policy S6.</p> <p>Further detail on planning obligations will be set out within supplementary planning guidance (SPG) associated with Strategic Policy S6. Appendix 11 identifies that a Planning Obligations SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.</p>	
3496 / Mr John Valentine / Objection	<p>Refers to the Caldicot, Portskewett and Chepstow area. Medical and Dental services - Far-more required. Transport routes - unavoidable choke points on routes in and out of the area. Public transport problems - late running of busses due to traffic on main routes.</p>	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations.</p> <p>The IDP is included within Appendix 8 of the RLDP.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the</p>	No change required.

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		<p>County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy.</p> <p>While health infrastructure isn't listed specifically for HA2 Land to the East of Caldicot/North of Portskewett and HA3 Land at Moun-ton Road, Chepstow in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett and HA3 Land at Moun-ton Road, Chepstow are provided in the relevant sections of the Report.</p>	
3502 / Mr Alex Harvey / Objection	As mentioned earlier the Highbeech roundabout needs urgent changes made or a bypass for Chepstow established before any more additional development is allowed.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Moun-ton Road as a site allocation, subject to any development coming</p>	No change required.

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		<p>forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Mounton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations will also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. A proposal for a Chepstow Bypass is not set out within the current Monmouthshire Local Transport Strategy (LTS) road schemes, nor within the Welsh Government Road building programme. It is, therefore, not included within the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3504 / Ms Alison Grenyer / Objection	The current infrastructure around Caldicot, Portskewett and Magor is already very poor, with poor retail options, public transport links, healthcare provision in the way of GP surgeries, dentists and pharmacies.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations.	No change required.

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		<p>The IDP is included within Appendix 8 of the RLDP.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy.</p> <p>While health infrastructure isn't listed specifically for HA2 Land to the East of Caldicot/North of Portskewett and HA3 Land at Mounton Road, Chepstow in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations will also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett and HA3 Land at Mounton Road, Chepstow are provided in the relevant sections of the Report.</p>	
3513 / Mr Mark Kettle / Objection	With reference to Chepstow - not wholly convinced the amount of due diligence is actually carried out with any degree of robustness. If it was the road infrastructure would cater for the number of people on a daily basis but it doesn't.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.	No change required.

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		<p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as one of the Primary Settlements.</p> <p>Furthermore, adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in relation to High Beech Roundabout are considered in response to Policy HA3 Land at Mounton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan’s allocations have been assessed via a Strategic Transport Assessment. All allocations with also</p>	

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		<p>have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3516 / Mr Steven Richards / Objection	Refers to Caldicot area. This growth must include additional amenities and build capacity in local access to doctors surgeries, dentists, schools, leisure centres and clubs for young people.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>While health infrastructure isn't listed specifically for HA2 Land to the East of Caldicot/North of Portskewett in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>Regarding education a new primary school is proposed as part of the HA2 Land to the East of Caldicot/North of Portskewett allocation which will help both the existing and future residents in the area.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	No change required.

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3517 / Miss Vicky-Leigh Sayer / Objection	Housing growth but the infrastructure is unable to support more housing (roads, doctors, hospitals).	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As the site has not been identified we are unable to provide a specific response. Site specific requirements are however set out in each of the site allocation policies.</p>	No change required.
3524 / Mr Robert Carne / Objection	Concern re traffic loads and congestion at Highbeech roundabout and surrounding arterial roads, as a result of bridge toll removal, more commuters and increased residential developments. Concerns no solution in place other than previously changed road markings to help ease congestion and therefore objects to any development that would impact the area.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as one of the Primary Settlements.</p> <p>Furthermore, adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Mounton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3528 / Mr John Bennett / Objection	MCC has not or will ever put money into improving the infrastructure in Caldicot. The doctors is not big enough, no NHS dentists taking on patients, the road system cannot handle any more vehicles. The town centre is next to dead, no businesses in town that local residents need and would bring them back to shopping locally. The schools are full to	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.	No change required.

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	bursting. The Caldicot town centre has nothing to invite residents to shop in town.	<p>While health infrastructure isn't listed specifically for HA2 Land to the East of Caldicot/North of Portskewett in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>Regarding education a new primary school is proposed as part of the HA2 Land to the East of Caldicot/North of Portskewett allocation which will help both the existing and future residents in the area.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as one of the Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies, this includes a new school for the HA2 Land to the East of Caldicot/North of Portskewett site.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3532 / Mr Nigel Haines / Objection	Before building more houses, please improve/rebuild existing infrastructure - specifically GP/dental services. This will get worse if more houses are built. Roads are struggling with capacity and are generally in a very poor state.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as one of the Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3534 / Ms Yvonne Lampert / Objection	Question if the proposals to build so much in this area, what is being done about the infrastructure? State the roads can't cope now and questions the need for this many houses suggesting will destroy a small area like. State need a better town, more shops, doctors, schools. (Location referred to not identified by Representor)	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.
3546 / Stephanie Owen / Objection	Refers to Portskewett area. The roads are blocked as it is as it cannot take any more traffic. Causing more pollution, not less.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as one of the Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3547 / Mr Jon Palmer / Objection	Concerns re lack of medical infrastructure in Caldicot and Chepstow as well as traffic and congestion in and around the M48 link road, increasing air pollution.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow and Caldicot (including Portskewett as part of the Severnside area) are identified as Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett and HA3 Land at Mounon Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.

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3555 / Mr Andrew Preece / Objection	The current infrastructure and state of the roads and paved areas is really poor. extra influx of people and traffic will have a negative effect.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Llanellen is located in Tier 3 and is identified as a Main Rural Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA17 Land adjacent to Llanellen Court Farm, Llanellen are provided in the relevant section of the Report.</p>	No change required.
3556 / Mr Andrew Woolley / Objection	Refers to Abergavenny. Infrastructure is not there then all it does is magnify the issues that currently exist.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the</p>	No change required.

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		<p>County's primary settlements and the most sustainable lower tier settlements. Abergavenny is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA1 Land to the East of Abergavenny and HA5 Land at Penlanlas Farm, Abergavenny are provided in the relevant section of the Report.</p>	
3565 / Mrs Angela Sandles / Comment	We really must liaise with Health, education and most importantly transport to ensure we have the capacity to care for, education and transport our residents.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites.</p> <p>The Infrastructure Delivery Plan (IDP) sets out the infrastructure requirements, costs etc at this stage of the planning process. Further details will be determined as the site progresses to the planning application stage, as necessary. The estimated costs within the IDP will be updated further where relevant in the RLDP process, when additional information relating to key elements of infrastructure is known. The IDP Background Paper provides more detail on existing infrastructure provision and capacity covering a range of topic areas.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.
3568 / Mrs Anne Moss / Objection	Agrees with new homes and affordable, but before any new houses are built, the infrastructure to support these new houses	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP)	No change required.

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	<p>should be put in place first. Services should be provided for these new homes such as schools, Doctors surgeries, Dentists, etc. Traffic is often bad, especially Chepstow. This is despite public meetings with local representatives and Welsh Government representatives all agreeing that something needs to be done.</p>	<p>has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Moun-ton Road, Chepstow are provided in the relevant section of the Report.</p>	
3568 / Mrs Anne Moss / Objection	<p>I fear that there is totally inadequate commitment to solving known infrastructure problems before accepting new developments that will confidently making the known unacceptable problems even worse. This not an acceptable approach and it has been going on for far too long already.</p>	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. The Infrastructure Delivery Plan (IDP) included in Appendix 8 identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set</p>	No change required.

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		out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).	
3570 / Mr Anthony John Hall / Objection	Infrastructure polices are the primary concern for Chepstow residents. Roads, medical services, schools all overloaded and the town centre having an increasing number of empty shops. These are what should be fixed before inflicting hundreds more citizens and vehicles on Chepstow's overloaded structure.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3575 / Professor Brian Duerden / Objection	There seems to be no policy to improve the infrastructure in Chepstow which is badly needed before any further expansion of house building. High Beech roundabout is already clogged up	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution</p>	No change required.

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		<p>of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Abergavenny is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3577 / Mrs Bonnie Carpenter / Objection	Refers to Devauden. These need much more detail. How will these commitments be financed? When will they be completed? Will infrastructure be upgraded before the houses are built?	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. The Infrastructure Delivery Plan (IDP) included in Appendix 8 identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP).</p> <p>Detailed comments on HA14 Land at Churchfields, Devauden are provided in the relevant section of the Report.</p>	No change required.
3605 / Mrs Deborah Jones / Objection	Refers to Chepstow. Scrap the whole plan unless more primary medical services are provided and reduce the size of the main roundabout.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3609 / Mr David Hawkins / Objection	The policies do not appear to be costed plans, merely an acknowledgement of what amenities should be well managed.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. The Infrastructure Delivery Plan (IDP) included in Appendix 8 identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3613 / Dr Rebecca / Objection	Refers to Abergavenny area. It would appear there is no consideration of any private investment into the local infrastructure rather making the local infrastructure less useful to the community who already use it.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Abergavenny is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA1 Land to the East of Abergavenny and HA5 Land at Penlanlas Farm, Abergavenny are provided in the relevant section of the Report.</p>	No change required.
3614 / Dr Delyth / Comment	Only references schools not tertiary education such as apprenticeships and staff development e.g. NVQs.	<p>The wording included in paragraph 11.1.2 and Strategic Policy S6 notes the requirements for any planning agreements/obligations will include consideration and appropriate provision of a range of infrastructure, as noted in the bullet point list set out within the policy. This list is not exhaustive and provides indication of infrastructure that may be required to support proposals. Policy S6 includes reference to education facilities and/or required improvements which is considered to cover tertiary education.</p> <p>It is not, therefore, considered appropriate to amend the wording of the policy as suggested.</p>	No change required.
3614 / Dr Delyth / Comment	Concern that Monmouthshire's transport links are insufficient, being poorly served by public transport when commuting to Cardiff, Bristol, Newport and Midlands. Unfortunate that the Cardiff Capital Rail	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	Region rail link does not extend to Monmouth.	<p>allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Monmouth is identified as a Primary Settlement.</p> <p>The traffic implications of the Replacement Local Development Plan’s allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA4 Land at Leasbrook, Monmouth, HA6 Land at Rockfield Road, Monmouth, HA7 Land at Drewen Farm, Monmouth and HA8 Land at Tudor Road, Wyesham, Monmouth are provided in the relevant sections of the Report.</p>	
3631 / Mrs Gwyneth Morgan / Objection	Refers to Raglan. As raised in a previous question existing sewerage infrastructure is already deficient.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Regarding the location of development, as stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>sustainable lower tier settlements. Raglan is located in Tier 2 and identified as a Secondary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA10 Land South of Monmouth Road, Raglan are provided in the relevant section of the Report.</p>	
3634 / Dr Greg Palka / Objection	<p>The infrastructure policies (Policies S6 and IN1) raise significant concerns due to their inadequate integration of sustainable and environmentally conscious planning principles. In Chepstow, infrastructure developments such as the Highbeech Roundabout and associated housing proposals exemplify how these policies fail to align with Wales's climate commitments and the need for sustainable infrastructure solutions.</p> <p>Policy S6 emphasises the importance of infrastructure supporting sustainable growth, yet these developments increase traffic congestion and reliance on private vehicles, contradicting the Welsh Government's focus on reducing carbon emissions and promoting active travel as outlined in the Welsh Government Roads Review. Similarly, the lack of robust public transport improvements in the Chepstow area undermines the principles of IN1, which aim to support sustainable communities through effective transport networks.</p>	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3684 / Jane Eickhoff / Objection	Concern re schooling capacity across the County especially re Chepstow, Caldicot and Caerwent.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow and Caldicot (including Portskewett and Caerwent as part of the Severnside area) are identified as Primary Settlements.</p> <p>Regarding school provision the education team have also been engaged throughout the RLDP process and provide regular updates on capacity of primary and secondary schools within Monmouthshire and will seek contributions where appropriate at the planning application stage. A new primary school is proposed as part of the HA2 Land to the East of Caldicot/North of Portskewett allocation which will help both the existing and future residents in the area.</p> <p>Site specific requirements are also set out in each of the site allocation policies, this includes for HA2 Land to the East of Caldicot/North of Portskewett a new primary school.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett, HA3 Land at Mounon Road, Chepstow and HA9 Land at Former MOD, Caerwent are provided in the relevant section of the Report.</p>	No change required.
3725 / Mr James Coxwell / Objection	We don't object to the plan in principle, but are concerned about the lack of infrastructure proposals. In particular, we feel that sufficient account has not been	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	taken of the concomitant increase in traffic volume on the surrounding roads.	<p>allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow s identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3725 / Mr James Coxwell / Objection	We have not been given access to the infrastructure policy. We went to our local consultation meeting but this was not available. We believe it is a vital element of the plan and request further information	<p>In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP. Multiple copies of the RLDP were available to view at the drop-in consultation sessions held across the County.</p> <p>In addition copies of the Infrastructure Delivery Plan Background Paper were also located and available to view at the drop-in consultation sessions held across the County.</p> <p>Copies of both the RLDP and the Infrastructure Delivery Background Paper were also available on the Council’s website for the entirety of the RLDP Deposit consultation and remain available.</p>	No change required.
3732 / Mr Jamie Sage / Objection	Little evidence for how infrastructure improvements will happen - if we all have heat pumps and EVs how can national grid supply the power	Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared. In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the IDP. The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. While the IDP only includes site specific information in relation to the allocated sites, chapter 3 of the IDP background paper prepared as part of the RLDP Deposit Plan Evidence Base, relates to existing infrastructure provision and capacity covering a range of topic areas. The IDP is included within Appendix 8 of the RLDP.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6.</p> <p>Further detail on planning obligations will be set out within supplementary planning guidance (SPG) associated with Strategic Policy S6. Appendix 11 identifies that a Planning Obligations SPG will be prepared to support the RLDP within 12 months of adoption of the Plan.</p> <p>Policy NZ1 requires that new homes are built to the highest energy efficiency standards and utilise renewable energy sources for their 'regulated energy' (heating, hot water, lighting).</p>	
3739 / Mrs Heather Burns / Objection	Refers to Portskewett area. Existing infrastructure will be put under enormous pressures and cannot cope now without these extra demands	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3744 / Mrs Jennifer Schofield / Objection	Refers to Drewen Farm, Monmouth. Improving local infrastructure is a necessary requirement before building.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Monmouth is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA7 are provided in the relevant section of the Report.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3748 / Ms Jill Bond / Support	All new builds need to be supported by good infrastructure. Need to enhance the capacity of what is already there or add additional, schools etc as suggested but also satellite (corner) shops to stop people getting in their cars for a couple of items. This is pertinent in the current Undy and Magor developments.	Support welcomed.	No change required.
3757 / Mr Joseph Farrell MBE / Objection	Chepstow certainly need a far better infrastructure because of the level of new builds already established and this has caused even more problems such as traffic congestion and accidents.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3758 / Mr Joseph Porter / Objection	There is no infrastructure. The Council has proposed an unrealistic infrastructure plan. It doesn't address the issues that will be raised if the land of Dixon Road is developed. There is no public transport in the area and roads are already very busy.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and	No change required.

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	<p>The Council suggests people will walk and cycle everywhere - this is unrealistic given there are limited jobs in the area. Most families in Monmouth have more than one car. You have to have a car to live in Monmouth.</p>	<p>infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Monmouth is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA4 Land at Leasbrook, Monmouth, are provided in the relevant section of the Report.</p>	
3760 / Miss Julia Brown / Objection	<p>Refers to Chepstow. Need proper infrastructure and it's been continually ignored for years. Once relief is in place only then should further development be considered. Not the other way around.</p>	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3763 / Natalie Sandercock / Support	No comment made.	Support welcomed.	No change required.
3783 / Miss Katherine Jones / Objection	Policy S6 Health infrastructure and/or facilities - Any further, let alone over 770, additional homes in Caldicot would put additional strain on already stretched local health services (GP, hospital and dental) as no new facilities are ever built. We are already feeling the effects of the new homes built over the last few years.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	No change required.
3788 / Miss Kim / Objection	Road and traffic infrastructure cannot meet current demands without the addition traffic.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3802 / Mrs Lucinda Lund / Objection	The infrastructure is not setup to accommodate these planning proposals to build additional housing.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	No change required.
3804 / Mr Luke Thompson / Support	No comment made.	Support welcomed.	No change required.
3814 / Mrs Marion Jones / Objection	Refers to Caerwent. Local roads and sewage systems cannot cope with many of these proposals.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Caldicot (including Caerwent as part of the Severnside area) is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA9 are provided in the relevant section of the Report.</p>	
3828 / Mrs Sharon Gale / Objection	<p>We have 2 rivers in our town which limit infrastructure to help eliminate traffic issues. Cycle/pedestrian lanes have been added around town which would not feel safe using. New houses mean more cars so this won’t make it better. The main walking route across Vauxhall Fields is not accessible due to the closing of the MOD bridge. If there's no money to fix this to allow more walking infrastructure for the town where is the money coming from for any new plans</p>	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Furthermore, regarding allocated sites site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the IDP included within Appendix 8 of the RLDP, this includes contributions to Public Rights of Way or Active Travel where they are deemed necessary. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals which demonstrate that sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements set out within the site allocation policies, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan.</p> <p>Statements of Common Ground are being developed to inform the Examination process for allocated sites with site promoters as part of the submission documents and as evidence for examination. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA4 Land at Leasbrook, Monmouth are provided in the relevant section of the Report.</p>	
3828 / Mrs Sharon Gale / Objection	<p>Bus routes have currently been stopped by local bus companies as they are economically not profitable. It is folly to say everyone will not continue to drive to and from Monmouth.</p>	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP. This includes contributions towards public transport which can help subsidise a service or pump prime a new bus service.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA4 Land at Leasbrook, Monmouth are provided in the relevant section of the Report.</p>	No change required.
3841 / Mr Mark Orchard / Objection	<p>Where are the plans for increased roads for increased traffic?</p>	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p>	No change required.

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		<p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Mounton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p> <p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3847 / Mr Mat Pilcher / Objection	Refers to HA2. Objects noting wants improvement and better provision of local services.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP</p>	No change required.

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		<p>and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3850 / Mr Maurice Burns / Objection	Difficult to make a doctor's appointment and transportation cannot cope with more.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	No change required.
3853 / Mrs Melanie Nicholas / Objection	Not to build anymore houses	Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development.</p>	
3870 / Mr Klinkert / Objection	There isn't any.	<p>Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.</p> <p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development.</p>	No change required.
3873 / Mr V G Danks / Objection	All of these are lacking to an acceptable standard in the Severnside area already and the addition of the large settlement will just add additional reductions in service and erosion of the Welsh heritage given this will further expand on the Bristol commuter population.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements.</p>	No change required.

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		<p>Caldicot (including Portskewett as part of the Severnside area) is identified as Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	
3884 / Mr Neil Webb / Objection	Refers to Chepstow. Infrastructure does not support increase in people and subsequent increase in service requirement. Roads cannot take it now	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3886 / Mrs Nerys Wilson / Comment	Infrastructure development should be carefully planned to avoid disrupting historic character. Enhancements such as safer roads, pedestrian walkways and traffic calming measures are essential to protect both residents and visitors while maintaining tranquil atmosphere of the villages. Infrastructure must meet the	Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.	No change required.

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	needs of the community without overwhelming existing services. Thoughtful sustainable infrastructure improvements can help preserve Shirenewton's unique character while supporting its residents for future generations.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Detailed comments on HA18 Land west of Redd Landes, Shirenewton are provided in the relevant section of the Report.</p>	
3896 / Mrs Pamela Williams / Objection	Refers to HA2. Not doing enough to address the failures in infrastructure.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as Primary Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett are provided in the relevant section of the Report.</p>	No change required.

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3909 / Mr Piers Jacobs / Objection	<p>In the case of residential developments, priority will be given to the affordable housing requirement set out in Policy S7 unless there is an overwhelming need for the contribution, in whole or in part, to be allocated for other necessary purpose/s</p> <p>If this is the case, then you could have the situation where a contributions are only secured for affordable housing and not for active & sustainable travel - this would then mean there would be no funds for the travel plan or for any of the infrastructure that would be secured via S106 agreement to offset the traffic generation. This is likely to lead to an increase in vehicle movements and all the associated problems associated with that - climate change, air pollution, noise, congestion.</p>	<p>The RLDP reflects Welsh Government guidance set out in Planning Policy Wales (2024) which notes adequate and efficient infrastructure is crucial for economic, social and environmental sustainability. This is reflected in the issues, vision, objectives and RLDP policy framework and highlighted specifically in objective 14 of the RLDP.</p> <p>Strategic Policy S6 sets the Council's approach out clearly, it relates to infrastructure requirements essential to delivering sustainable development noting the use of planning agreements and obligations to secure improvements in infrastructure, facilities etc where they are necessary, to make development acceptable. While it is not noted specifically, any proposals that do not adhere to this will not be supported as they would be contrary to the aims of Policy S6. Supporting paragraph 11.1.3 provides further detail noting that development will only be permitted when agreement has been reached between the relevant parties on the funding and programmed implementation of required provision in line with Policy S6.</p> <p>In relation to viability specifically, supporting paragraph 11.1.7 refers to the need for viability assessments highlighting that the Council's policy requirements should be the starting point for viability appraisals with an expectation that land values will reflect these requirements. This will allow discussion of key infrastructure requirements prior to the determination of any planning applications, sites that are not deemed to be appropriate will be refused.</p> <p>Furthermore, regarding allocated sites site specific infrastructure requirements are set out within the individual site allocation policies and reflected in the Infrastructure Delivery Plan (IDP) included within Appendix 8 of the RLDP. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals which demonstrate that sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements set out within the site allocation policies, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan.</p> <p>In response to the query in relation to the last paragraph, the delivery of affordable housing is a key national priority. The provision of affordable housing is also a key</p>	No change required.

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		<p>priority for the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP noting that there is a severe need to deliver affordable housing particularly for younger people and that the 50% affordable housing approach will ensure that Monmouthshire continues to grow in a sustainable manner based on a locally appropriate level of development which is compatible with Policies 1, 7 and 33 of Future Wales. In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. The RLDP viability evidence is, therefore, fundamental for both allocated sites windfall/small sites.</p> <p>It is considered that both Policy S6 and the supporting paragraphs as well as site specific allocations cover these points appropriately.</p>	
3910 / Mrs Quinlan / Objection	Refers to Chepstow. The essential infrastructure of surgeries, schools and an improved road system does not seem to have been addressed. Communities cannot be created by wishful thinking, but by listening to the needs and worries of the people who are already the community affected.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.

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3925 / Mr Richard Lansberry / Objection	I refer to Policy S6. “sustainable transport measures, transport infrastructure, community facilities and waste management facilities”. There are currently lack of doctors/dentist, long waiting times. These community issues will only become worse with a housing development at Mounon Road. Does the developer have plans to address this? Traffic is really bad. Development should not take place until this is considered.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounon Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3945 / Miss Samantha Haggins / Objection	Refers to Chepstow. Infrastructure needs to be implemented before anymore more development more developments are carried out. The current infrastructure already is struggling	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the</p>	No change required.

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		<p>County's primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3949 / Mrs Sarah Spencer / Objection	<p>The building of 770 houses will put a huge strain on the infrastructure of Caldicot and Chepstow with insufficient road capacity, schools, GP surgeries and dental services. No green travel plan will be able to deal with the influx of people from Bristol who travel to work every day via the M48 bridge and through High Beech Roundabout which is already a congestion nightmare.</p>	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement along with Caldicot (including Portskewett as part of the Severnside area).</p> <p>Regarding education a new primary school is proposed as part of the HA2 Land to the East of Caldicot/North of Portskewett allocation which will help both the existing and future residents in the area.</p> <p>While health infrastructure isn't listed specifically for HA2 Land to the East of Caldicot/North of Portskewett in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in</p>	No change required.

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		<p>particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>Site specific requirements are also set out in each of the site allocation policies, this includes for HA2 Land to the East of Caldicot/North of Portskewett a new primary school.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett and HA3 Land at Mounton Road, Chepstow are provided in the relevant sections of the Report.</p>	
3950 / Ms Sarah Spooner / Objection	Look at a way to improve traffic flow in the south of the County before making large developments.	<p>In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020) any new or improved infrastructure necessary to support allocations should be identified within the RLDP and the Infrastructure Delivery Plan. Accordingly, both the site-specific allocations and the Infrastructure Delivery Plan (IDP) included in Appendix 8 set out any necessary infrastructure requirements.</p> <p>Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual Wales (2020).</p> <p>The operational capacity of the Highbeech roundabout, which is a trunk road roundabout is under the jurisdiction of Welsh Government (WG) Highways, is a key consideration to the development proposal. Welsh Government Highway Officers have been consulted on the proposed allocation and have not objected to the inclusion of Mounton Road as a site allocation, subject to any development coming forward being in line with principles of the Wales Transport Strategy (WTS) the Active Travel Guidance Act and other relevant guidance. Detailed comments in relation to High Beech Roundabout are considered in responses to Policy HA3 Land at Mounton Road, Chepstow. Welsh Government have committed to delivering WelTAG 1 and 2 studies in collaboration with key partners, including Monmouthshire County Council and Transport for Wales, to identify and assess various options to improve transport movements at this key intersection and Chepstow as a whole. MCC will continue to work with WG and other partner organisations on this matter.</p>	No change required.

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		<p>Accordingly, Policy HA3 Land at Mounton Road, Chepstow includes reference in criterion m) to land being safeguarded for potential future improvements to the High Beech Roundabout.</p> <p>The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations with also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett and HA3 Land at Mounton Road, Chepstow are provided in the relevant sections of the Report.</p>	
3951 / Miss Sarah Stamp / Objection	Refers to Chepstow. There is no major infrastructure supported by the development.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3952 / Mr Scott Crichton / Objection	Concern is will there be adequate infrastructure in place to accommodate an additional 600 households in the area?	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP)	No change required.

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		<p>has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Abergavenny is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA1 Land to the East of Abergavenny and HA5 Land at Penlanlas Farm, Abergavenny are provided in the relevant section of the Report.</p>	
3965 / Mr Steve Jones / Support	Policies S6 and IN1 are strongly supported, though substantial doubt and scepticism exists in the authority’s capability and relevant political will to carry them out to the full extent of the spirit of the policy.	Support welcomed.	No change required.
3972 / Mrs Sue Young / Objection	Roads - As previously stated many residents either travel to Chepstow or Magor to access M48/M4. Already considerable congestion at Highbeech roundabout, another 770 homes in Caldicot and 146 in field adjoining roundabout plus further development at St Arvans, Devauden and Shirenewton. Improvements have been 'being looked into for years'. Possible designated lane could only go from Pwllmeyric Hill to A466 towards St Arvans, the problem is the flow	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP. This includes consideration of education requirements, MCC education note that there is currently capacity in secondary schools within the locality. Regarding primary education a new primary school is proposed as part of the HA2 Land to the East of Caldicot/North of Portskewett allocation which will help both the existing and future residents in the area.	No change required.

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	<p>of traffic down Hardwick Hill causing the roundabout to block, if traffic isn't flowing through Chepstow a designated lane is unlikely to help much especially when traffic is queued back to the garden centre. The 20mph speed limit has also increased congestion heading to Magor and problems increase significantly when the Severn Bridge is closed.</p> <p>Aneurin Bevan Health Authority may be saying there is already capacity but there are no NHS dentist places available in Caldicot, some people travel to Cwmbran or Monmouth; and there are already problems obtaining a GP appointment - I don't think any current residents would agree with them. there are no proposals for new doctors or dentists.</p> <p>Schools - There is provision for a new primary school, what provision is there for when these pupils reach secondary school age? Mill Lane is already very congested at school opening and closing times, presumable the school would need to be extended to accommodate pupils from the new development which is not far enough away for school transport to be provided so there will be more cars to Mill Lane - in reality they are not all going to walk or cycle along green pathways.</p> <p>Additional housing in Chepstow will reduce the availability of school places there.</p>	<p>While health infrastructure isn't listed specifically for HA2 Land to the East of Caldicot/North of Portskewett in the IDP on-going discussions have taken place with Aneurin Bevan University Health Board (ABUHB) which have progressed further since the Deposit Plan consultation. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. It is recognised that there is additional need in the South of the County in particular, and the Council is therefore working with ABUHB in identifying potential solutions and delivering a service on the Caldicot East North of Portskewett site.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County's primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement along with Caldicot (including Portskewett as part of the Severnside area). St. Arvans, Devauden and Shirenewton are identified as Tier 3 Main Rural Settlements.</p> <p>Site specific requirements are also set out in each of the site allocation policies, this includes for HA2 Land to the East of Caldicot/North of Portskewett a new primary school.</p> <p>Detailed comments on HA2 Land to the East of Caldicot/North of Portskewett, HA3 Land at Mounton Road, Chepstow, HA13 Land adjacent to Piercefield Public House, St Arvans, HA14 Land at Churchfields, Devauden and HA18 Land west of Redd Landes, Shirenewton are provided in the relevant sections of the Report.</p>	

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3976 / Ms Tasneem Clarke / Objection	There is a lack of frequent quick public transport to Bristol from Chepstow. There needs to be a practical choice of commuting options to central Bristol.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	No change required.
3980 / Mr Thomas Hooper / Objection	No infrastructure to support this. Also the roads would be unbearable for local residents. (Location referred to not identified by Representor)	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p>	No change required.
3989 / Miss Tracey Meaker / Objection	Refers to Chepstow. Is the infrastructure going to be in place for new homes? Where are the new roads going to be put in to cope with more traffic? There is not	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of	No change required.

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	<p>enough land to cope with the amount of houses/buildings</p>	<p>allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA3 Land at Mounton Road, Chepstow are provided in the relevant section of the Report.</p>	
3992 / Ms Verena Evans / Objection	<p>In the Chepstow area, they are against the lack of infrastructure in the Plan. People are stuck in traffic jams. Please do something about the road system - suggest bypass the town.</p>	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the County’s primary settlements and the most sustainable lower tier settlements. Chepstow is identified as a Primary Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Monmouthshire’s Local Transport Strategy (LTS) sets out MCC’s ambitions for transport improvements to Chepstow. These include active travel schemes and a Chepstow Transport Hub to improve both rail and bus linkages and frequency to</p>	No change required.

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		<p>and from the town with neighbouring settlements, including Severn Tunnel Junction and Bristol. These proposals, along with Highbeech Roundabout improvements, are safeguarded from development in Policy ST5 of the RLDP. A proposal for a Chepstow bypass is not set out within the current Monmouthshire Local Transport Strategy (LTS) road schemes, nor within the Welsh Government Road building programme.</p> <p>Detailed comments on HA3 Land at Moun-ton Road, Chepstow are provided in the relevant section of the Report.</p>	
3995 / Mrs Victoria Clark / Objection	The current sewage/drainage in Little Mill can't cope now so how can it get better by building even more houses.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development and provides the overarching framework for all types of development. In addition to Strategic Policy S6 an Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been involved throughout the RLDP process and the IDP notes that a Developer Impact Assessment may need to be undertaken by the site promoter on the waste water treatment works in Little Mill which will conclude any reinforcement works required. This type of information would however not be required until the planning application stage, the site promoters are aware which will ensure early communication with DCWW.</p> <p>As stated in Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations identified in the RLDP and all other proposals for new housing development must be located in accordance with the Settlement Hierarchy set out in Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the</p>	No change required.

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		<p>County's primary settlements and the most sustainable lower tier settlements. Little Mill is located in Tier 3 and is identified as a Main Rural Settlement.</p> <p>Site specific requirements are also set out in each of the site allocation policies.</p> <p>Detailed comments on HA15 Land east of Little Mill and HA16 Land north of Little Mill are provided in the relevant sections of the Report.</p>	

Policy IN1 – Telecommunication, broadband and other digital infrastructure

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1803 / Councillor Dr Louise Brown / Objection	Needs to add about not impacting the landscape.	<p>As noted in supporting paragraph 11.2.2 of Policy IN1 many forms of electronic and telecommunications infrastructure are supported by extensive permitted development rights. The aim of Policy IN1 is to support any proposals where planning permission is required to help deliver future digital infrastructure needs of the area in accordance with Future Wales (2021) Policy 13 and Planning Policy Wales (2024).</p> <p>Criterion b) relates to the siting and appearance of any proposed apparatus and structures and refers to visual amenity, character and appearance of the surrounding area. This criterion along with policies set out in the Green Infrastructure, Landscape and Nature Recovery chapter are considered to sufficiently cover consideration of landscape impact. It is not, therefore, considered appropriate to amend the wording of the policy as suggested.</p>	No change required.
2548 / Shirenewton Community Council / Comment	Should provide the presumption that all digital infrastructure should be laid underground.	<p>The RLDP reflects Welsh Government guidance set out in Future Wales (2021) and Planning Policy Wales (2024) which notes modern, reliable mobile telecommunications and fast broadband services are essential to our everyday lives. It is also recognised that digital communications infrastructure is crucial to the future success of businesses and communities, including access to key services and facilities. This is reflected in the issues, vision and objectives and highlighted specifically in objective 14 of the RLDP.</p> <p>As noted in supporting paragraph 11.2.2 of Policy IN1 many forms of electronic and telecommunications infrastructure are supported by extensive permitted development rights. Typically, broadband infrastructure is installed underground, however some apparatus may need to be located above ground. It is not, therefore, considered appropriate to amend the wording of the policy as suggested.</p>	No change required.
3340 / Mrs Cheryl Cummings / Objection	Policies and IN1 are not achievable in Monmouth	The RLDP reflects Welsh Government guidance set out in Future Wales (2021) and Planning Policy Wales (2024) which notes modern, reliable mobile telecommunications and fast broadband services are essential to our everyday lives. It is also recognised that digital communications infrastructure is crucial to the future success of businesses and communities, including access to key services and	No change required.

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		<p>facilities. This is reflected in the issues, vision and objectives and highlighted specifically in objective 14 of the RLDP.</p> <p>In accordance with Future Wales (2021) Policy 13 – Supporting Digital Communications, Policy IN1 supports technical and operational requirements where specific criteria set out within Policy IN1 can be met, to help deliver future digital infrastructure needs of the area. While the planning process can support the delivery of digital infrastructure it is up to digital infrastructure providers to set out future needs within any given area.</p>	
3407 / Mr Ian Glen / Objection	Concerns new developments will have access to fibre but no provision for existing homes.	<p>As noted in supporting paragraph 11.2.2 of Policy IN1 many forms of electronic and telecommunications infrastructure are supported by extensive permitted development rights. The aim of Policy IN1 is to support any proposals where planning permission is required to help deliver future digital infrastructure needs of the area in accordance with Future Wales (2021) Policy 13 and Planning Policy Wales (2024).</p> <p>Policy IN1 relates to need in general across Monmouthshire as a whole and therefore relates to both existing and proposed developments. While the planning process can support the delivery of digital infrastructure it is up to digital infrastructure providers to set out future needs within any given area.</p>	No change required.
3643 / Daniel Moore / Objection	11.2.2: There should be reference to ensuring access to Fibre Broadband to ensure sufficient bandwidth for any development so that there is no detrimental impact on existing properties.	<p>As noted in supporting paragraph 11.2.2 of Policy IN1 many forms of electronic and telecommunications infrastructure are supported by extensive permitted development rights. The aim of Policy IN1 is to support any proposals where planning permission is required to help deliver future digital infrastructure needs of the area in accordance with Future Wales (2021) Policy 13 and Planning Policy Wales (2024).</p> <p>Policy IN1 relates to need in general across Monmouthshire as a whole and therefore relates to both existing and proposed developments. While the planning process can support the delivery of digital infrastructure it is up to digital infrastructure providers to set out future needs within any given area.</p>	No change required.
3906 / Mr Philip Taylor / Support	Policies are commendable, however essential that digital connections are	As noted in supporting paragraph 11.2.2 of Policy IN1 many forms of electronic and telecommunications infrastructure are supported by extensive permitted development rights. The aim of Policy IN1 is to support any proposals where	No change required.

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	improved in areas that are not served by a fibre network.	<p>planning permission is required to help deliver future digital infrastructure needs of the area in accordance with Future Wales (2021) Policy 13 and Planning Policy Wales (2024).</p> <p>Policy IN1 relates to need in general across Monmouthshire as a whole and therefore relates to both existing and proposed developments. While the planning process can support the delivery of digital infrastructure it is up to digital infrastructure providers to set out future needs within any given area.</p>	