

APPENDIX 3



Monmouthshire Replacement Local Development Plan 2018-2033

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

Volume 10 – Gypsy & Travellers

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Gypsy & Travellers

Strategic Policy S9 – Gypsy and Travellers

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71024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site but that there are no public sewers near the site. Add that the site is crossed by a 125mm diameter watermain.	Comments noted. This will be considered as the site progresses to the planning application stage.	No change required.
1356 / Welsh Government / Support	An updated Gypsy and Traveller Accommodation Assessment (GTAA) was agreed by the Welsh Government Ministers June 2024. The assessment identifies a need for 13 pitches over the plan period with 9 residential pitches 2020-2025 and a further 4 pitches 2026-2033. Further to the GTAA planning permissions granted for 6 pitches, leaving a residual total of 7 pitches required over the plan period. Policy S9 identifies a site for 7 pitches, meeting the need identified in the Plan period. The Welsh Government supports this approach. It will be for the Council to justify the site selection methodology.	Support for policy S9 welcomed. Comments noted in relation to site selection methodology.	No change required.
2031 / Peter Fox OBE MS Senedd Member for the Monmouth Constituency / Objection	Understand the need to identify appropriate sites for our Gypsy and Traveller community. Remain concerned over the allocation of the site at Bradbury Farm. Expressed concerns in the specific consultation regarding safe walking routes on the Crick Road, this is an extremely busy road with increasing levels of traffic. Also concerned that the Gypsy and Traveller community do not want to be located near	As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.	No change required.

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	<p>settled estates. Very clearly the delivery of the Caldicot developments outlined in the RLDP, along Crick Road will put pressure on the needs and desires of the Gypsy and Traveller community. Think that there would have been better sites that could have been identified.</p>	<p>Paragraph 38 of Welsh Government Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Site states that 'in deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to existing settlement boundaries with access to local services.' In this respect, the proposed allocation at Bradbury Farm and its proximity to residential areas is considered to be in accordance with national planning policy guidance and offers opportunities to masterplan the site as part of the wider proposals in the area. Enhancements to active travel routes in the area are proposed as part of Strategic Site HA2 – Caldicot East/North of Portskewett and ongoing masterplanning will seek to ensure links are incorporated within the allocation at Bradbury Farm, Crick.</p>	
1803 / Councillor Dr Louise Brown / Objection	<p>There are already Gypsy and Traveller sites in the close vicinity, and this results in a concentration of sites in a small geographical area in the South of the County and none in the North. It is proposed to be close to a site for residential development.</p>	<p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>With regards to existing Gypsy and Traveller sites in the County, each site is considered against the relevant policy framework and assessed on its own merits. Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites notes in Annex B that sites should be considered in context and in relation to the local infrastructure, population size and density to ensure they are in proportion to local settled communities. Further guidance is set out in Welsh Government Guidance Designing Gypsy and Traveller Sites, which notes that new sites should comprise 20 pitches of less, other than in exceptional circumstances.</p>	No change required.

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		<p>The proposed allocation at Bradbury Farm, Crick is considered to be acceptable with regard to this guidance.</p> <p>Paragraph 38 of Welsh Government Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Site states that 'in deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to existing settlement boundaries with access to local services.' In this respect, the proposed allocation at Bradbury Farm and its proximity to residential areas is considered to be in accordance with national planning policy guidance and offers opportunities to masterplan the site as part of the wider proposals in the area.</p>	
1803 / Councillor Dr Louise Brown / Objection	<p>Policy S9 should state in the policy itself that it will be designed in line with the Welsh Government guidance on Designing Gypsy and Traveller sites. It should also include the specifications in policy GT1 on landscaping and highways etc. It needs to have its own separate entrance and exit and to be landscaped so it is separated from the housing development. The use of large vehicles for the site means that it would not be suitable to have to drive through a housing estate with its narrow roads (based on the manual of streets) and there is likely to be on street parking which would make for access difficulties if the same entrance and/or access was used, and the site needs its own entrance and exit to the highway.</p>	<p>Paragraph 15.2.1 of the Deposit Plan notes that Policy GT1 provides the policy framework for assessing proposals for Gypsy, Traveller and Travelling Showpeople sites whether they are permanent sites, such as the proposed S9 allocation, or transit or emergency sites. In addition to this, paragraph 15.2.1 explains that Gypsy and Traveller sites must be in accordance with advice set out in Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites and sites being developed by a public body, such as MCC, should be designed in accordance with the Welsh Government Guidance: Designing Gypsy and Traveller Sites. It is not considered necessary to include reference to these in Policy S9.</p> <p>Furthermore, development considerations including access arrangements will be assessed as part of the planning application process.</p>	No change required.
2489 / Councillor Lisa Dymock / Objection	<p>The selection of sites for Gypsy and Traveller communities, such as the proposed Caldicot East location, raises concerns about suitability and integration with existing communities. Some of the proposed site may lack access to basic</p>	<p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week</p>	No change required.

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	<p>amenities, such as healthcare, education, and public transport, limiting the ability of these communities to thrive.</p> <p>The lack of detailed engagement with local residents about the proposed Gypsy and Traveller site risks fostering opposition and misunderstanding. Without proper integration and communication, these developments may face significant community pushback, leading to tension and social division.</p> <p>The council should engage in proactive, transparent consultation with both the Gypsy and Traveller communities and local residents to build understanding, trust, and support. During the call-in, the Cabinet Member dismissed the vast majority of contributions and only took onboard one person's views.</p> <p>RLDP does not provide sufficient detail on how the Gypsy and Traveller site will be managed or maintained over the long term. There is a risk of these sites becoming neglected or unsuitable if proper funding and governance are not secured.</p> <p>The process for identifying Gypsy and Traveller sites, including Caldicot East, has been criticised widely for a lack of transparency. Residents have raised concerns that alternative, more suitable locations have not been adequately considered. The council should publish</p>	<p>consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>A six-week public consultation period on three shortlisted sites, including Land at Bradbury Farm, was undertaken between November and December 2023 by Grasshopper, a specialist and independent community engagement agency. This included three drop-in events (Portskewett, Magor and Undy and targeted Gypsy and Traveller event), a feedback questionnaire and website information which received a significant level of participation with over 400 responses received from local residents and other stakeholders. A further six-week consultation period was undertaken on the Deposit RLDP, which included drop-in sessions across the County, on-line virtual sessions and website information.</p> <p>The RLDP is a land-use based document, with a remit of identifying land for different uses and establishing a planning policy framework to assess development against. It does not cover the operational arrangements of any of the site allocations, with these managed by the relevant Council department(s).</p> <p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>With regard to existing Gypsy and Traveller sites in the County, each site is considered against the relevant policy framework and assessed on its own merits. Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites notes in Annex B that sites should be considered in context and in relation to the local infrastructure, population size and density to ensure they are in proportion to local settled communities. Further guidance is set out in Welsh Government Guidance Designing Gypsy and Traveller Sites, which notes that new sites should comprise 20 pitches of less, other than in exceptional circumstances. The proposed allocation at Bradbury Farm, Crick is considered to be acceptable with regard to this guidance.</p>	

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	<p>detailed criteria for site selection and be completely transparent.</p> <p>One significant concern is this will be the third similar site within one mile, this makes no sense and highlights serious questions about the fairness and balance of this decision. Gypsy and Traveller sites are required across the county like any housing, yet MCC are proposing an imbalance to one area.</p>		
2505 / Councillor Steven Garratt / Support	<p>Members of the traveller community add diversity to our communities and many integrate through their children attending school. Ensuring family groups can find a site to settle is vital and I support the plan.</p>	Support noted.	No change required.
3118 / Councillor Meirion Howells / Support	<p>I support the requirement to identify suitable sites for our Gypsy & Traveller communities.</p>	Support noted.	No change required.
3118 / Councillor Meirion Howells / Support	<p>I support the need to provide 7 pitches to accommodate unmet Gypsy and Traveller accommodation identified in the latest Gypsy and Traveller Accommodation Assessment.</p>	Support noted.	No change required.
1106 / Llanarth Fawr Community Council / Objection	<p>Object to paragraph 15.1.2: the wording of the reference to four pitches at Llancayo should be changed to: "The resolution by the Planning Committee on 16th July 2024 to approve a further four pitches at Llancayo would reduce the overall pitch requirement if the pitches prove capable of implementation."</p>	<p>A resolution to approve planning application DM/2024/0355 for four pitches, subject to the conditions outlined in the report and subject to appropriate assessment under the Habitats Regulations being agreed with Natural Resources Wales (NRW) was made by Planning Committee on the 16th July 2024. Paragraph 15.1.2 is therefore considered to reflect the current position in terms of the overall pitch requirement.</p>	No change required.

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3168 / Roadchef Motorways Limited / Support	Supports the removal of land at Langley Close/St Brides Road, Magor as a future gypsy and traveller site.	Support noted.	No change required.
1663 / Richborough / Objection	State there is no information given within Strategic Policy S9 as to what will be expected from any development at the site, suggest there is no reference or information provided in relation to the actual site identified to accommodate this need. Note this is not consistent with the approach taken to the allocation of other residential uses (HA1 - HA18) which all have specific expectations set for any future development. Request the policy and/or supporting text should be amended to provide additional detail to help guide any future development of the site.	Paragraph 15.2.1 of the Deposit Plan notes that Policy GT1 provides the policy framework for assessing proposals for Gypsy, Traveller and Travelling Showpeople sites whether they are permanent sites, such as the proposed S9 allocation, or transit or emergency sites. In addition to this, paragraph 15.2.1 explains that Gypsy and Traveller sites must be in accordance with advice set out in Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites and sites being developed by a public body, such as MCC, should be designed in accordance with the Welsh Government Guidance: Designing Gypsy and Traveller Sites. In this respect, there is considered to be sufficient policy requirements and guidance for both the site allocated at Bradbury Farm and any other sites that come forward during the remainder of the plan period.	No change required.
1365 / Mr Adrian Lewis / Objection	Land East of Caldicot/North of Portskewett - Integrating gypsy/traveller sites in proximity to residential areas will create anti-social behaviour.	Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). Further guidance is set out in Welsh Government Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Site. This notes at paragraph 38 that 'in deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to existing settlement boundaries with access to local services.' In this respect, the proposed allocation at Bradbury Farm and its proximity to residential areas is considered to be in accordance with national planning policy guidance and offers opportunities to masterplan the site as part of the wider proposals in the area.	No change required.
1646 / Mr Brian Williams / Objection	Policies S9 and GT1 The proposed GT site at Crick is treated differently in this Deposit Plan to all of the other proposed residential sites. For each and all of those (HA1-HA18) site-specific requirements over and above policy S8 are outlined in detail, but there is	Paragraph 15.2.1 of the Deposit Plan notes that Policy GT1 provides the policy framework for assessing proposals for Gypsy, Traveller and Travelling Showpeople sites whether they are permanent sites, such as the proposed S9 allocation, or transit or emergency sites. In addition to this paragraph 15.2.1 explains that Gypsy and Traveller sites must be in accordance with advice set out in Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites and sites	No change required.

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	<p>absolutely no detail given about specific requirements relating to the Bradbury Farm site - all the more surprising since it has been stated in several public meetings, including a full Council meeting, that a new access road would be required as the Crick Road access is unsafe, and air quality and noise assessments and mitigations would need to be in place before this could be taken forward. In addition, no response has ever been given to the concern that there are already 2 private G&T sites adjacent to Crick which represents clustering specifically advised against in WG guidance. As the site is located in the small green buffer between site HA2 and Crick it is not clear whether it will have mains sewer drainage – Crick does not.</p> <p>Disappointed in the extent of information in the Deposit Plan relating to Policies S9 and GT1, with minimal detail provided. This is in keeping with a public 'consultation' that did not even provide the consultation results for the specific site that was chosen, choosing instead to combine these with the results for a site that was not chosen, thus rendering the consultation pointless. I feel the whole approach to this issue has been to force through a pre-decided outcome.</p>	<p>being developed by a public body, such as MCC, should be designed in accordance with the Welsh Government Guidance: Designing Gypsy and Traveller Sites. In accordance with Welsh Government guidance set out in the Development Plans Manual, an LDP should not repeat national policy. It is therefore not necessary to add the suggested wording to the policy. In this respect, there is considered to be sufficient policy requirements and guidance for both the site allocated at Bradbury Farm and any other sites that come forward during the remainder of the plan period.</p> <p>Site investigation surveys including air quality, transport, ecology and noise surveys have been undertaken to inform the site identification process. The survey findings were considered at the Cabinet meeting of the 21st August 2024 which approved the inclusion of Land at Bradbury Farm, Crick as an allocation in the Deposit RLDP. Furthermore, development considerations including access arrangements, air quality, noise impacts and drainage arrangements are requirements of the policies and documents listed above and will therefore be assessed as part of the planning application process.</p> <p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>A six-week public consultation period on three shortlisted sites, including Land at Bradbury Farm, was undertaken between November and December 2023 by Grasshopper, a specialist and independent community engagement agency. This included three drop-in events (Portskewett, Magor and Undy and targeted Gypsy and Traveller event), a feedback questionnaire and website information and received a significant level of participation with over 400 responses received from local residents and other stakeholders and direct feedback from the Gypsy and Traveller community, facilitated by Travelling Ahead. A further six-week</p>	

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		<p>consultation period was undertaken on the RLDP, which included drop-in sessions across the County, on-line virtual sessions and website information.</p> <p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community. With regards to existing Gypsy and Traveller sites in the County, each site is considered against the relevant policy framework and assessed on its own merits. As part of the site identification process for the RLDP, the Council evaluated all of its own land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process, the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites notes in Annex B that sites should be considered in context and in relation to the local infrastructure, population size and density to ensure they are in proportion to local settled communities. Further guidance is set out in Welsh Government Guidance Designing Gypsy and Traveller Sites, which notes that new sites should comprise 20 pitches of less, other than in exceptional circumstances. The proposed allocation at Bradbury Farm, Crick is considered to be acceptable with regard to this guidance.</p> <p>Drainage arrangements will be considered at the planning application stage.</p>	
1779 / Mrs Sandra Lloyd / Objection	Disproportionate number of GT sites in Severnside. There were many suitable sites within Monmouthshire which were discounted for unsound reasons. A better spatial distribution throughout Monmouthshire could be achieved.	As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a	No change required.

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		<p>result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>With regards to existing Gypsy and Traveller sites in the County, each site is considered against the relevant policy framework and assessed on its own merits. Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites notes in Annex B that sites should be considered in context and in relation to the local infrastructure, population size and density to ensure they are in proportion to local settled communities. Further guidance is set out in Welsh Government Guidance Designing Gypsy and Traveller Sites, which notes that new sites should comprise 20 pitches of less, other than in exceptional circumstances. The proposed allocation at Bradbury Farm, Crick is considered to be acceptable with regard to this guidance.</p>	
2595 / Mrs Elda Fouch / Objection	<p>The proposed site is unsafe and unsuitable for the same reasons other sites were rejected. Gypsies/travellers themselves have not been consulted and do not wish to be sited so close to a residential area. Access onto the A48 is dangerous for a large site like this.</p>	<p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>Site investigation surveys including air quality, transport, ecology and noise surveys have been undertaken to inform the site identification process. The survey findings were considered at the Cabinet meeting of the 21st August 2024 which approved the inclusion of Land at Bradbury Farm, Crick as an allocation in the Deposit RLDP. Furthermore, development considerations including access arrangements will be assessed as part of the planning application process.</p>	No change required.

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		<p>A six-week public consultation period on three shortlisted sites, including Land at Bradbury Farm, was undertaken between November and December 2023 by Grasshopper, a specialist and independent community engagement agency. This included three drop-in events (Portskewett, Magor and Undy and targeted Gypsy and Traveller event), a feedback questionnaire and website information and received a significant level of participation with over 400 responses received from local residents and other stakeholders and direct feedback from the Gypsy and Traveller community, facilitated by Travelling Ahead. A further six-week consultation period was undertaken on the RLDP, which included drop-in sessions across the County, on-line virtual sessions and website information.</p>	
2616 / Mrs Sarah Turner / Objection	<p>Too many Gypsy and Traveller sites proposed in Portskewett / Caldicot area. Noise concerns from the M48 over the proposed site on Crick Road. Constituents feel ignored and question ability to manage a further 6 plots.</p>	<p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>With regards to existing Gypsy and Traveller sites in the County, each site is considered against the relevant policy framework and assessed on its own merits. Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites notes in Annex B that sites should be considered in context and in relation to the local infrastructure, population size and density to ensure they are in proportion to local settled communities. Further guidance is set out in Welsh Government Guidance Designing Gypsy and Traveller Sites, which notes that new sites should comprise 20 pitches of less, other than in exceptional circumstances. The proposed allocation at Bradbury Farm, Crick is considered to be acceptable with regard to this guidance.</p>	No change required.

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		<p>Site investigation surveys including air quality, transport, ecology and noise surveys have been undertaken to inform the site identification process. The survey findings were considered at the Cabinet meeting of the 21st August 2024 which approved the inclusion of Land at Bradbury Farm, Crick as an allocation in the Deposit RLDP. Further survey work will be undertaken as necessary at the planning application stage.</p> <p>Site management arrangements are being considered.</p>	
2633 / Mr Martyn Reed / Objection	Gypsy/traveller policy should include a maximum number of 1 allocated site within a 20 mile area, and should be rented by the occupants under similar terms and conditions as a covenant would apply to a private land owner.	<p>Such an approach would not be consistent with national planning policy. Pitch allocation arrangements will operate in a similar fashion to the housing register whereby families register their interest to be allocated a pitch or pitches.</p>	No change required.
2706 / Miss Anna Chapman / Objection	Does not want a gypsy and traveller site in or around Chepstow.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). Further guidance is set out in Welsh Government Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Site. This notes at paragraph 38 that 'in deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to existing settlement boundaries with access to local services.' In this respect, the proposed allocation at Bradbury Farm and its proximity to residential areas is considered to be in accordance with national planning policy guidance and offers opportunities to masterplan the site as part of the wider proposals in the area.</p>	No change required.
2876 / Christopher Neighbour / Objection	Proposed development is too large for the area and will alter the nature of Portskewett (people won't feel part of their community). Failure to mention the gypsy site on the northern boundary, unacceptable in this location given there	<p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week</p>	No change required.

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	<p>are already 2 sites in Crick. Should have been more consultation in Crick, with leaflet drops. Highway concern regarding the impact on Crick Road with the extra vehicles using the site. 20mph should be along the entire length of Crick Road, with the A48 junction being one-way into Crick Road and vehicles leaving the development onto the B4245. There needs to be traffic calming measures, with 30mph along the A48 in Crick. More emphasis should be placed on sustainability, with all houses conditioned to have solar panels, heat pumps and/or low carbon underfloor heating.</p>	<p>consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>With regards to existing Gypsy and Traveller sites in the County, each site is considered against the relevant policy framework and assessed on its own merits. Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites notes in Annex B that sites should be considered in context and in relation to the local infrastructure, population size and density to ensure they are in proportion to local settled communities. Further guidance is set out in Welsh Government Guidance Designing Gypsy and Traveller Sites, which notes that new sites should comprise 20 pitches of less, other than in exceptional circumstances. The proposed allocation at Bradbury Farm, Crick is considered to be acceptable with regard to this guidance.</p> <p>Site investigation surveys including air quality, transport, ecology and noise surveys have been undertaken to inform the site identification process. The survey findings were considered at the Cabinet meeting of the 21st August 2024 which approved the inclusion of Land at Bradbury Farm, Crick as an allocation in the Deposit RLDP. Further survey work will be undertaken as necessary at the planning application stage.</p> <p>A six-week public consultation period on three shortlisted sites, including Land at Bradbury Farm, was undertaken between November and December 2023 by Grasshopper, a specialist and independent community engagement agency. This included three drop-in events (Portskewett, Magor and Undy and targeted Gypsy and Traveller event), a feedback questionnaire and website information and received a significant level of participation with over 400 responses received from local residents and other stakeholders and direct feedback from the Gypsy and Traveller community. A further six-week consultation period was undertaken on</p>	

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		<p>the RLDP, which included drop-in sessions across the County, on-line virtual sessions and website information.</p> <p>With regards to increased emphasis on the sustainability of new houses, Policy NZ1 – Monmouthshire Net Zero Carbon Homes, places a requirement on all new homes to demonstrate compliance with the net zero requirements set out in the policy.</p>	
2915 / Mrs Louise Bebell / Objection	I object to any plans to change the field at the back of Langley Close on St Brides Road being used for anything other than a green field.	There are no allocations made within the Deposit Plan on the land referred to.	No change required.
3101 / Mrs Susan Blake / Objection	G&T should be sited elsewhere.	As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.	No change required.
3278 / Miss Susan Griffiths / Objection	No gypsy sites.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.
3323 / Mrs Angela Harries / Objection	Request for details as to where this traveller site will be sited and managed?	Policy S9 allocates Land at Bradbury Farm, Crick for 7 pitches. The site is identified on the Proposals Plan but is located south of the M48 on land adjoining Crick Road. Site management arrangements are still under consideration.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3355 / Miss Clare Nurden / Support	Support the land for gypsy and travellers.	Support noted.	No change required.
3359 / Mr Dai Burgum / Objection	<p>Has the proposed gypsy/traveller site has been moved from the Caldicot/Portskewett side of the M48 to Bradbury Farm on the Crick side of the M48. Change has raised concerns about the validity of the previous public consultation process and should be held again if this is the case. Requests detailed information about the facilities to be provided at the new site, including: Drainage, Street lighting, Sewerage, Safe pedestrian access, Types of buildings/temporary structures or caravan parking allowed. Questions about the rent to be applied, how it will be collected from travellers, the council's record of rent collection from travellers over the past 10 years, whether the site will be a private gated community, and the council tax band for individual sites. Is there a list for potential travellers to move to the new site. How the council knows the new facilities will be used, and how to get on the list if it exists. Where do the proposed new residents currently reside within the county and has any council employee promised potential residents a place at the new site. Requests a detailed explanation from the council on these points before deciding how the plan should change.</p>	<p>Land allocated at Bradbury Farm, Crick as a Gypsy and Traveller site is the same site as the site consulted upon as part of the site selection consultation that was undertaken between November and December 2023. In both cases the site is located to the south of the M48, on land adjoining Crick Road.</p> <p>Site investigation surveys including air quality, transport, ecology and noise surveys have been undertaken to inform the site identification process. The survey findings were considered at the Cabinet meeting of the 21st August 2024 which approved the inclusion of Land at Bradbury Farm, Crick as an allocation in the Deposit RLDP. Further survey work will be undertaken as necessary at the planning application stage.</p> <p>Details of design standards for Gypsy and Traveller sites can be found in Welsh Government Guidance: Designing Gypsy and Traveller Sites.</p> <p>Site management arrangements are still under consideration. Pitch allocation arrangements will operate in a similar fashion to the housing register whereby families register their interest to be allocated a pitch or pitches.</p>	No change required.
3371 / Andrew Clark / Objection	In reference to para 7.2.1 of OC1 regarding development in the open countryside: The	Welsh Government guidance on identifying Gypsy and Traveller sites set out in Circular 005/2018 states that locations within or adjacent to existing settlements	No change required.

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	<p>proposed Traveller site is outside the Crick settlement boundary and in the open countryside. No planning policy to justify this site. Other boundaries in the area have been respected such as Sudbrook/Portskewett but the RLDP gives no such protection to the green wedge between Portskewett and Crick. Chosen location for the Traveller site is too dangerous to be fit for purpose due to excessive noise and particulate pollution (which has not been tested). An alternative Traveller site should be located.</p>	<p>boundaries with access to local services must be considered in the first instance. However, sites in the countryside can also be considered and that the over rigid application of national or development plan policies that seek to reduce car borne travel in order to effectively block proposals for Gypsy and Traveller sites in a countryside location would be inappropriate. In this respect and with regard to the site selection process, Land at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members.</p> <p>Site investigation surveys including air quality, transport, ecology and noise surveys have been undertaken to inform the site identification process. The survey findings were considered at the Cabinet meeting of the 21st August 2024 which approved the inclusion of Land at Bradbury Farm, Crick as an allocation in the Deposit RLDP. Further survey work will be undertaken as necessary at the planning application stage.</p>	
3377 / Mrs Edmunds / Objection	No more gypsy sites in the area.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.
3378 / Mrs Elizabeth Parnell / Objection	Gypsies & travellers should reside in areas like mid Wales where there is much more space.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.

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3399 / Mrs Hannah Taylor / Objection	Concerns there will be an influx in those from outside of the area if there isn't a system in place that determines who can apply for the affordable housing.	Pitch allocation arrangements will operate in a similar fashion to the housing register whereby families register their interest to be allocated a pitch or pitches.	No change required.
3433 / Mrs Carla Farrands / Objection	Portskewett is not a suitable site.	As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.	No change required.
3437 / Mr Darren Cuddy / Objection	Objects to gypsy traveller site.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.
3442 / Mr Gareth Yates / Objection	Why do we have to provide gypsies sites?	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.

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3444 / Mr Graham Parker / Objection	Travelling families prefer to be away from built up areas as they cause conflict between communities, so you put them next to 770 house development? Also, these sites need infrastructure and sustainable links and public services to get to and from essential needs like doctors, dentists, schools, shops.	Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). Further guidance is set out in Welsh Government Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Site. This notes at paragraph 38 that 'in deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to existing settlement boundaries with access to local services.' In this respect, the allocation at Bradbury Farm and its proximity to residential areas is considered to be in accordance with national planning policy guidance and offers opportunities to masterplan the site as part of the wider proposals in the area, including active travel links.	No change required.
3447 / Julie Stollery / Objection	Objection to new housing and traveller sites in Chepstow until the existing roads and infrastructure are improved.	The RLDP does not allocate a Gypsy and Traveller site in Chepstow.	No change required.
3484 / Bridget Neighbour / Objection	There are already two traveller sites in the Crick Area. It is not fair to add another site so close to Crick.	<p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>With regards to existing Gypsy and Traveller sites in the County, each site is considered against the relevant policy framework and assessed on its own merits. Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites notes in Annex B that sites should be considered in context and in relation to the local infrastructure, population size and density to ensure they are</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>in proportion to local settled communities. Further guidance is set out in Welsh Government Guidance Designing Gypsy and Traveller Sites, which notes that new sites should comprise 20 pitches of less, other than in exceptional circumstances. The proposed allocation at Bradbury Farm, Crick is considered to be acceptable with regard to this guidance.</p>	
3492 / Claire Richards / Objection	<p>Disproportionate number of sites in Severnside. Another 7 pitches increases the future requirement in this area as they outgrow their sites but wish to stay in the same area. There are better sites within Monmouthshire discounted for unsound reasons. A better spatial distribution throughout Monmouthshire could be achieved.</p>	<p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p> <p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>With regards to existing Gypsy and Traveller sites in the County, each site is considered against the relevant policy framework and assessed on its own merits. Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites notes in Annex B that sites should be considered in context and in relation to the local infrastructure, population size and density to ensure they are in proportion to local settled communities. Further guidance is set out in Welsh Government Guidance Designing Gypsy and Traveller Sites, which notes that new sites should comprise 20 pitches of less, other than in exceptional circumstances. The proposed allocation at Bradbury Farm, Crick is considered to be acceptable with regard to this guidance.</p>	No change required.
3496 / Mr John Valentine / Objection	<p>How will waste from the Gypsy and Traveller site at Crick be removed and disposed of, and who will pay for that service?</p>	<p>Waste disposal will be operated by Monmouthshire County Council. Residents of the site will pay a range of fees including council tax.</p>	No change required.

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3498 / MR Adrian Scrivens / Objection	Object to any plan for a Gypsy/Traveller site being built unless these communities contribute to the cost of building such facilities.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW. Site management arrangements are still under consideration.</p>	No change required.
3525 / Mr Scott Davies / Objection	Can you ensure that the Gypsies will be paying into the council system.	Residents of the Gypsy and Traveller site will pay a range of fees including council tax.	No change required.
3528 / Mr John Bennett / Objection	We do not want gypsy and travellers site.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.
3534 / Ms Yvonne Lampert / Objection	No gypsy site due to proximity to settled community.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). Further guidance is set out in Welsh Government Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Site. This notes at paragraph 38 that 'in deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		existing settlement boundaries with access to local services.' In this respect, the proposed allocation at Bradbury Farm and its proximity to residential areas is considered to be in accordance with national planning policy guidance and offers opportunities to masterplan the site as part of the wider proposals in the area, including active travel links.	
3547 / Mr Jon Palmer / Objection	Concerns that G&Ts settle in carparks in Caldicot and Chepstow and by providing a site for them to stay encourages the behaviour.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.
3565 / Mrs Angela Sandles / Support	We absolutely must be seen to care for all people who choose to live and work in Monmouthshire, including those who live a different cultural lifestyle to the majority. By building a brand new purpose built settlement for Gypsies and travellers at the same time as a new settled housing community is I believe is an innovative way that we can encourage everyone to start on the same footing, the potential is it can be a new settlement with a difference.	Support noted.	No change required.
3603 / Mr Darren / Objection	Does not want a gypsy site within the area.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation</p>	No change required.

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		Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.	
3611 / Mrs Debra Golden / Objection	Concern how the site will be managed and additional caravans than currently proposed. Who will enforce infringements.	Site management arrangements are still under consideration.	No change required.
3721 / Melissa Sugrue / Objection	Concerns re flooding as Nedern Brook is at capacity and developing greenfield land will contribute to the issue. Lack of infrastructure as doctors, dentists, schools and transport systems are overloaded. Development to cause increased environmental damage including air and noise pollution, traffic and loss of habitats.	<p>The allocation at Land at Bradbury Farm, Crick is not within a flood risk area. With regards to surface water run-off, in accordance with Policy CC1 – Sustainable Drainage Systems, sustainable drainage systems (SuDs) must be an integral part of a development to ensure consideration is given to surface water discharge. A separate regulatory framework is now in place to oversee this and implemented through the SuDs Approving Body (SAB).</p> <p>Site investigation surveys including air quality, transport, ecology and noise surveys have been undertaken to inform the site identification process. The survey findings were considered at the Cabinet meeting of the 21st August 2024 which approved the inclusion of Land at Bradbury Farm, Crick as an allocation in the Deposit RLDP. Further survey work will be undertaken as necessary at the planning application stage.</p>	No change required.
3733 / Mrs Jane Davies / Objection	There should not be anymore gypsy sites.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.
3739 / Mrs Heather Burns / Objection	Gypsy site should be moved to an area that is not next the motorway and are treated with respect and dignity, and they should have specialist school for their education.	Site investigation surveys including air quality, transport, ecology and noise surveys have been undertaken to inform the site identification process. The survey findings were considered at the Cabinet meeting of the 21 st August 2024 which approved the inclusion of Land at Bradbury Farm, Crick as an allocation in the Deposit RLDP. Further survey work will be undertaken as necessary at the planning application stage.	No change required.

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		Residents of the site will have access to local services and amenities.	
3801 / Mrs Lubna Arif / Objection	Object to a gypsy/traveller site nearby.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p> <p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p>	No change required.
3802 / Mrs Lucinda Lund / Objection	The traveller housing proposal is not supported.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p> <p>As part of the site identification process, the Council evaluated all of its owned land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this</p>	No change required.

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		<p>process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p>	
3808 / Ms M K Annandale / Objection	I come from Gypsy family and we wouldn't want to be shovved in a flood zone just so you can tick boxes.	<p>The allocation at Land at Bradbury Farm, Crick is not within a flood risk area. Furthermore, in accordance with Policy CC1 – Sustainable Drainage Systems, sustainable drainage systems (SuDs) must be an integral part of a development to ensure consideration is given to surface water discharge.</p>	No change required.
3811 / Mr Marc Sugrue / Objection	<p>The Gypsy and Traveller site is not covered in any of the mapping associated with the Site in Portskewett, Caldicot, Crick. Policy GT1a has been largely ignored as the site is situated directly opposite a member of the settled community. Impact on the value/saleability of properties of the settled community in the area. Policy GT1e whilst the proposed site is not directly prone to flooding it is in an area that is prone to ground saturation. As policy GT1c will require supporting traffic and caravans then this will likely involve groundworks which will result in the water absorption being decreased. Policy GT1b has been largely ignored as the site is on a blind bend of a busy road which runs directly under the M48 Motorway.</p>	<p>The Gypsy and Traveller allocation at Land at Bradbury Farm, Crick is identified on the Proposals Map. As noted, however, it is not included within the indicative masterplan for strategic site allocated under Policy HA2 – Land to the East of Caldicot/North of Portskewett, as it does not form part of that site allocation. The proximity of the two sites does, however, provide opportunities to masterplan the site as part of the wider proposals in the area, including active travel links.</p> <p>Site investigation surveys including air quality, transport, ecology and noise surveys have been undertaken to inform the site identification process. The survey findings were considered at the Cabinet meeting of the 21st August 2024 which approved the inclusion of Land at Bradbury Farm, Crick as an allocation in the Deposit RLDP. Further survey work will be undertaken as necessary at the planning application stage. The site is not within a flood risk area, however, as with all development proposals, the proposal will be required to incorporate sustainable drainage systems (SuDs) that satisfy Welsh Government's Statutory Standards for Sustainable Drainage. The site allocation is not considered to be contrary to GT1.</p>	No change required.
3850 / Mr Maurice Burns / Objection	Why can't travellers be offered a location in a less sought after area?	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p>	No change required.

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		<p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire the RLDP is required to identify a site to address this need in accordance with PPW.</p> <p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members. The site selection process is therefore considered to be based on a robust and transparent process.</p>	
3852 / Miss Megan Evans / Objection	The proposed site will detract from the appeal of the area.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p> <p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3860 / Miss Michaela McDougall / Objection	They don't want traveller sites in the area.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p> <p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members.</p>	No change required.
3871 / Mr L Llewellyn / Objection	Does not support 'special treatment' of traveller communities.	Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.	No change required.
3873 / Mr V G Danks / Comment	S9 - Why has this not been included in the request of response?	Policy S9 was grouped with the housing policies (question 32 on the online version).	No change required.
3915 / Mrs Rebecca Reed / Objection	Gypsy and traveller policy should include a maximum of 1 site within a 15 mile radius. Already have a site located near Bradbury farm. GT11 (e) Site is subject to flooding with no pedestrian footpath link.	Such an approach would not be consistent with national planning policy. Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>With regards to existing Gypsy and Traveller sites in the County, each site is considered against the relevant policy framework and assessed on each individual site merits.</p> <p>The proposed allocation at Land at Bradbury Farm, Crick is not within a flood risk area. Furthermore, in accordance with Policy CC1 – Sustainable Drainage Systems, sustainable drainage systems (SuDs) must be an integral part of a development to ensure consideration is given to surface water discharge. Opportunities to incorporate pedestrian links as part of the wider proposals in the area will be considered at the masterplanning/planning application stage.</p>	
3932 / Mr Robert Kendall / Objection	Strongly object to the G&T site around Portskelewett.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p> <p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members.</p>	No change required.
3944 / Mrs Sally Benitez / Objection	Gypsy sites are not needed in this area and people have objected to this before.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p> <p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members.</p>	
3949 / Mrs Sarah Spencer / Objection	<p>This is inappropriate place for a Gypsy and Traveller site. Historically, as a community, they do not want to be close to residential estates - have they been consulted. Gypsy and Traveller sites should be discussed with their community who tend to not want to live near residential estates. Brownfield sites close to travel corridors should be looked at such as the Newhouse estate.</p>	<p>As part of the site identification process, the Council evaluated all of its land assets (approximately 1,500), across the County, to meet the identified pitch need set out in the Gypsy Traveller Accommodation Assessment (GTAA). Details of this process are set out in the Gypsy and Traveller Background Paper, however, in summary this included engagement with elected Members, a five-stage sifting exercise to remove unsuitable land using the agreed site evaluation criteria, a six-week consultation exercise and site investigation surveys on three shortlisted sites. As a result of this process the site at Bradbury Farm was considered to be the most appropriate having regard to the criteria agreed by Members.</p> <p>A six-week public consultation period on three shortlisted sites, including Land at Bradbury Farm, was undertaken between November and December 2023 by Grasshopper, a specialist and independent community engagement agency. This included three drop-in events, a feedback questionnaire and website information and received a significant level of participation with over 400 responses received from local residents and other stakeholders and direct feedback from the Gypsy and Traveller community, facilitated by Travelling Ahead. A further six-week consultation period was undertaken on the RLDP, with drop-in sessions across the County, on-line virtual sessions and website information.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3960 / Ms Sophie / Objection	We do not need any more houses and we do not need any more gypsy camps around the area.	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.
3972 / Mrs Sue Young / Comment	<p>How will the traveller site be managed?</p> <p>How will the site incorporate the renewable energy and climate change policies?</p>	<p>Site management arrangements are being considered. The planning application for the proposal will be determined in accordance with the RLDP policy framework which includes climate change and renewable energy considerations.</p>	No change required.
4000 / Mr Alexis Randall / Objection	No Gypsy or Travellers - NIMBY	<p>Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.</p> <p>Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). As the latest Gypsy Traveller Accommodation Assessment identifies an outstanding need for 7 pitches in Monmouthshire, the RLDP is required to identify a site to address this need in accordance with PPW.</p>	No change required.

Policy GT1 – Gypsy, Traveller and Showpeople Sites

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1803 / Councillor Dr Louise Brown / Objection	Add to this h) the site is not located in the South of the County for Gypsy, Traveller and Show People, to ensure a geographical spread of available sites across the County, as most are already concentrated in the South of the County.	Such an approach would not be consistent with national planning policy. Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community.	No change required.
3358 / Mr Craig Wooler / Objection	Gypsy/traveller schemes have been set up around the country and have failed regularly.	Planning Policy Wales requires the RLDP to include a criteria-based policy to assess Gypsy and Traveller sites that might come forward during the Plan period. Site management arrangements will depend on the nature of the proposal i.e. private, or Council owned.	No change required.
3370 / Ms Deborah Hayler / Objection	Prejudicial comments.	No comment.	No change required.
3634 / Dr Greg Palka / Objection	State policies raise concerns regarding their environmental sustainability, impact on local infrastructure, and alignment with broader climate and community goals. While the aim of addressing housing needs, particularly for the Gypsy and Traveller community, is commendable, these policies fail to balance these objectives with the need to protect the environment and preserve community well-being. Policy GT1 highlights the importance of accommodating Gypsy and Traveller communities, it must ensure that proposed sites are developed with full consideration of environmental impacts. Without these safeguards, these policies risk undermining their intended objectives and creating	As with all development proposals, Gypsy and Traveller proposals that come forward during the Plan period will be assessed against policy GT1 and all other relevant policies of the RLDP, which collectively cover a range of environmental considerations. The RLDP policy framework will ensure potential environmental impacts are fully considered as part of the determination of any planning applications.	No change required.

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	long-term environmental and social harm, e.g., in Chepstow in the summer of 2024.		
3886 / Mrs Nerys Wilson / Comment	Gypsy and Traveller sites should be carefully planned to ensure they have appropriate access to amenities and infrastructure.	Comments noted. As noted in paragraph 15.2.1, in addition to the criteria set out in GT1, Gypsy and Traveller Proposals will also be required to be in accordance with Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites, which addresses the concerns raised.	No change required.