

APPENDIX 3



Monmouthshire Replacement Local Development Plan 2018-2033

Report Of Consultation: Appendix 12
Deposit RLDP Representation Responses

Volume 18 – Alternative Sites

Alternative Sites

Alternative Sites

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1803 / Councillor Dr Louise Brown / Comment	Both the previous Bayfield site and the Mounton Road site should not be developed as Chepstow is unable to take any more development due to traffic congestion. However, a major developer (Barratts/David Wilson homes) have indicated in a letter to all Councillors emailed prior to the County Council meeting on the 24th of October 2024, that on a traffic light assessment that Bayfield is preferable, and it is a further distance away from the roundabout. Barratts/David Wilson gave 5 green, 1 red, 1 amber assessment for the Bayfield site and 2 green, 4 red and 1 amber for Mounton Road site. The Bayfield site was the original site for Chepstow and only replaced by the Mounton Road site later in this RLDP. The Bayfield site should not be supported without all the necessary infrastructure being put in place first which needs a Chepstow bypass, substantial improvements to the High Beech roundabout and M48 links.	<p>The growth levels proposed for the primary settlements, including Chepstow, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed for Chepstow is considered appropriate given its role as a primary settlement, whilst also having regard to its constraints.</p> <p>In October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounton Road was one such change. On balance, the Council considered that the benefits of the commercial development and associated job creation at the Mounton Road site outweigh the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric (which is proposed to be removed as green wedge it has a moderate role as a green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley.</p> <p>As such, it is considered HA3 – Land at Mounton Road, Chepstow is the preferred site to accommodate Chepstow’s housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.</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 (LTS). A proposal for a Chepstow Bypass is not set out within the current Monmouthshire LTS road schemes, nor within the Welsh Government road building programme. It is, therefore, not included within the RLDP.</p>	No change required.

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1803 / Councillor Dr Louise Brown / Comment	<p>The previous consultation answers given indicate that the North rather than the South of the County is able to sustain more development due to the significant sums spent on developing the Heads of the Valley Road infrastructure, which is lacking in the South of the County. There has already been substantial development in the South of the County in the last LDP which is still in the process of being built and 80% of development is already in the South. There should be no development in Chepstow due to the lack of road infrastructure as residents who commute into Bristol from both Shirenewton and Chepstow already have to leave at 6am to avoid the very long daily queues at the bottom of St Lawrence Road near the racecourse and at the bottom of Pwllmeyric Hill as by 7.15am the High Beech roundabout is highly congested. There should be no development in Shirenewton or the Shirenewton ward which covers the villages of Shirenewton, Mynyddbach, Mounton, Pwllmeyric and Mathern due to the inadequate Sewerage infrastructure.</p>	<p>Comments noted. The growth levels proposed for the primary settlements, including Chepstow, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed for Chepstow is considered appropriate given its role as a primary settlement, whilst also having regard to its constraints.</p> <p>Land has been allocated for housing in Monmouthshire's Main Rural Settlements to assist in meeting the needs of Monmouthshire's rural communities. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). Further information regarding sewage infrastructure for specific allocations in RLDP can be found in responses to representations received on these allocations.</p>	No change required.
1016 / Chepstow Town Council / Comment	<p>Discussion was largely in favour of Mounton Road and there was some reasonable support for development at Bayfield.</p>	<p>In October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounton Road was one such change. On balance, the Council considered that the benefits of the commercial development and associated job creation at the Mounton Road site outweigh the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric</p>	No change required.

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		(which is proposed to be removed as a green wedge as it has a moderate role as a green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley. As such, it is considered HA3 – Land at Mounton Road, Chepstow is the preferred site to accommodate Chepstow’s housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.	
1138 / Raglan Community Council / Support	Raglan CC would support the extension of the existing Employment site on Clytha Road and Pen-y-Parc, Raglan. This site has all the relevant infrastructure to support areas of employment.	Extensions to the sites referenced were not submitted as candidate sites and therefore did not form part of the site selection process. The existing employment sites at Grange Mill Industrial Estate and Little Castle Farm Business Park are, however, protected for employment under policies EA2v and EA2w respectively. Extensions to these employment sites would be considered against the relevant policy framework, with particular reference to policy RE1 – Secondary and Main Rural Settlements Employment Exceptions.	No change required.
1138 / Raglan Community Council / Support	Raglan Community Council support Raglan Country Estate, Candidate Site CS0281 Tourism/Leisure/Commercial (A1/A3/C1/D1/D2/Sui Generis). CC understand that this was withdrawn at stage 3, but the site has direct access onto the A449/A40.	CS0281 was assessed as part of the candidate site assessment process. However, as the proposed tourism policy approach in the Deposit Plan allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries, it is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP.	No change required.
1367 / Abergavenny and District Civic Society / Comment	Recognise that if HA5 is removed the strategy requires land for about 100 homes to be allocated at Abergavenny/Llanfoist. The published Candidate Site Assessment provides little information on the options but we consider those most likely to be acceptable, wholly or partly, are CS0108 (North of Hillgrove Avenue), CS0164 (Adjacent to Red Barn Farm), CS0250 (Land at Evesham Nurseries) and/or CS0267 (Waterloo Court).	<p>The proposed site allocation HA5 – Land at Penlanlas, Abergavenny performs well against the assessment methodology, with no fundamental constraints identified. It is considered to represent a logical extension to Abergavenny, providing a deliverable site to help meet the RLDP’s core objectives.</p> <p>The sites referenced have been considered as part of the candidate site assessment report, which should be referred to accordingly. Further detail is available in the candidate site assessment proformas.</p>	No change required.

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1376 / Abergavenny Transition Town / Comment	Should HA5 not be included in the Plan alternative sites for allocation of these 100 homes could be possibly found at CS0108 (North of Hillgrave Avenue), CS0164/0249 (Adjacent to Red Barn Farm, CS0250 (Land at Evesham Nurseries) and/or CS0267 (Waterloo Court).	<p>The proposed site allocation HA5 – Land at Penlanlas, Abergavenny performs well against the assessment methodology, with no fundamental constraints identified. It is considered to represent a logical extension to Abergavenny, providing a deliverable site to help meet the RLDP's core objectives.</p> <p>The sites referenced have been considered as part of the candidate site assessment report, which should be referred to accordingly. Further detail is available in the candidate site assessment proformas.</p>	No change required.
1984 / Raglan Village Action Group / Objection	CS assessment is an unjustified response. It evidences that no proper comparison has been undertaken with regard to the sustainability of Usk Road site (CS0205) compared to the allocated site HA10. Usk Road site is containable and is preferable in landscape, conservation area, and village form/placemaking concepts compared to HA10. Its accessibility from the A40 roundabout is an important asset.	As noted in the Candidate Site Assessment Report in relation to CS0205 – Land at Usk Road, while a southern section of the site is within a flood risk area, development could be directed away from this part of the site. However, the site is not allocated as there is sufficient and more suitable land available for residential development within Raglan to accommodate its housing need. Further detail on the candidate site assessment is available in the candidate site assessment proformas. Further details on the HA10 – South of Monmouth Road allocation can be found elsewhere in the report with specific reference to the site allocation policy HA10.	No change required.
3591 / Monmouth Town Council / Comment	Would be more suitable because close to National Cycle trails and Active Travel routes. Close to employment and retail infrastructure. In-keeping with surrounding developments. Downstream of the WWTW. Significantly better suited than land at HA7 (Drewen Farm) and HA4 (Land at Leasbrook).	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p>	No change required.

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		<p>The proposed allocation HA7 – Land at Drewen Farm, Monmouth site was allocated in the Adopted LDP, however, phosphates prevented its development coming forward. In view of DCWW’s planned improvements at the Monmouth Wastewater Treatment Works by 31st March 2025 the site can now be progressed. The site performs well against the site search sequence, with good links to a primary school, neighbourhood centre, employment uses and open space. It is therefore proposed to allocate the site for approximately 110 homes.</p> <p>Further details on the sites are set out in the relevant section of the Report in relation to HA4 and HA7 and addressed in response to representations received on residential and employment allocations.</p>	
3591 / Monmouth Town Council / Objection	Suggests Wonastow Road site is more suitable site over the proposed HA7.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed allocation HA7 – Land at Drewen Farm, Monmouth site was allocated in the Adopted LDP, however, phosphates prevented its development coming forward. In view of DCWW’s planned improvements at the Monmouth Wastewater Treatment Works by 31st March 2025 the site can now be progressed. The site performs well against the site search sequence, with good links to a primary school, neighbourhood centre, employment uses and open space. It is therefore proposed to allocate the site for approximately 110 homes.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA7 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3562 / Gateway to Wales Action	Provide a matrix of HA4 compared to CS0274 and suggest Land at Wonastow Road is less sensitive.	As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more	No change required.

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Group / Objection		<p>suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3562 / Gateway to Wales Action Group / Objection	<p>Suggest CS0274 is a better site for housing in Monmouth noting it offers both housing and employment land and is less sensitive than HA4. The site is in close proximity to Monmouth's largest businesses. State any surface water runoff from CS0274 would flow into the River Wye downstream of Monmouth so would not impact on Monmouth's drinking water. Suggest CS0274 is not in an area failing in phosphates. Note SuDS will work better on the free draining soils at CS0274. Suggest the site is better served by active travel with existing and future cycle routes and has a national cycle route going past the front of the site. State this site has less flooding issues than HA4. Suggest it is</p>	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in</p>	No change required.

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	further away from major pinch points and can distribute traffic in different directions through the Link Road and Wonastow Road. State the ISA ranks CS0274 the highest and HA4 the lowest. Question the use of place check for site selection noting the Council made it clear it was not part of the formal consultation but suggest the Council are now using it for site selection.	<p>relation to HA4 and addressed in response to representations received on residential and employment allocations.</p> <p>The ISA assessment is one element of the candidate site assessment process, with other development constraints also considered to provide a balanced approach to determining which sites should contribute to meeting the RLDP's core objectives.</p> <p>Reflecting the site search sequence set out in national planning policy, the site allocation process has been informed by a range of factors including the sustainable settlement hierarchy, physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. Further details are set out in the candidate site methodology and assessments.</p>	
3562 / Gateway to Wales Action Group / Objection	Refer to recommendations made in the Landscape Sensitivity Study report suggesting CS0274 has been overlooked.	The Landscape Sensitivity Study was completed in October 2020 and therefore prior the Second Call for Candidate Sites whereby CS0274 was submitted. In the Initial Call for Candidate Sites the area was submitted by site promoters as two separate Candidate Sites namely CS0090 and CS0012. These references should therefore be referred to, the boundaries can be viewed on the Settlement: Monmouth East maps.	No change required.
1259 / Llanover Estates / Objection	The village of Llanover performs better than other Tier 3 and 4 settlements and should therefore be allocated a proportion of the 9% growth allocated to Tier 3 & 4. CS0140 Land south of Rhyd-y-Meirch, Llanover performs well against the RLDP objectives and has no fundamental constraints and should therefore be allocated in place of HA14 Land at Churchfields, Devauden.	As noted in the Candidate Site Assessment Report CS0140 will not be progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.	No change required.
1259 / Llanover Estates / Objection	CS0139 Former Petrol Station, Llanover - site's contribution to rural employment provision and RLDP objectives has been overlooked. MCC has previously acknowledged that the site is not subject	Site CS0139 has been considered as a part of the Candidate Site Assessment Report, noting that the site is not progressing as an allocation due to heritage concerns regarding the impact on the Llanover Conservation Area, nearby Listed	No change required.

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	to fundamental constraints that cannot be mitigated (Candidate Sites High-Level Assessment 2023). With regard to heritage, mitigation would be deployed to minimise any impacts on the Llanover Conservation Area, nearby Listed Building and Llanover Historic Park and Garden.	Buildings and the Llanover Historic Park and Garden. Therefore, this site will not be allocated in the RLDP.	
1259 / Llanover Estates / Objection	The village of Llanover performs better than other Tier 3 and 4 settlements and should therefore be allocated a proportion of the 9% growth allocated to Tier 3 & 4. CS0140 Land south of Rhyd-y-Meirch, Llanover performs well against the RLDP objectives and has no fundamental constraints and should therefore be allocated in place of HA14 Land at Churchfields, Devauden.	As noted in the Candidate Site Assessment Report CS0140 will not be progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.	No change required.
1281 / Barratt David Wilson Homes / Comment	Bayfield can make a meaningful contribution to the delivery of housing and job growth and request change to Plan to add this further allocation (Q10 points 1.20 - 1.27)	<p>Comments noted. The growth levels proposed for the primary settlements, including Chepstow, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed for Chepstow is considered appropriate given its role as a primary settlement, whilst also having regard to its constraints.</p> <p>In October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounton Road was one such change. On balance, the Council considered that the benefits of the commercial development and associated job creation at the Mounton Road site outweigh the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric (which is proposed to be removed as green wedge it has a moderate role as a</p>	No change required.

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		<p>green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley.</p> <p>As such, it is considered HA3 – Land at Mounton Road, Chepstow is the preferred site to accommodate Chepstow’s housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.</p>	
1281 / Barratt David Wilson Homes / Objection	<p>Bayfield allocated ahead of Mounton Road due to higher scoring on the ISA assessments but also the need for a larger proportion of growth in Chepstow given its ranking in the settlement hierarchy and general need to increase provision due to larger strategic sites delivery times to fall outside the plan period. Bayfield ought to be allocated for new homes in place of Mounton road or in addition to it (Q10. point 1.19).</p>	<p>The ISA assessment is one element of the candidate site assessment process, with other development constraints also considered to provide a balanced approach to determining which sites should contribute to meeting the RLDP’s core objectives.</p> <p>The growth levels proposed for the primary settlements, including Chepstow, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed for Chepstow is considered appropriate given its role as a primary settlement, whilst also having regard to its constraints.</p> <p>In October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounton Road was one such change. On balance, the Council considered that the benefits of the commercial development and associated job creation at the Mounton Road site outweigh the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric (which is proposed to be removed as green wedge it has a moderate role as a green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley.</p> <p>As such, it is considered HA3 – Land at Mounton Road, Chepstow is the preferred site to accommodate Chepstow’s housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.</p>	No change required.

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1301 / Melin Homes / Objection	CS0224 - Cwm Pentref - Note the position of the Authority with regards to the level of growth proposed and that LDP's cannot allocate new settlements. Notwithstanding that, given the issues involved, keen to ensure that it is clear that their proposal is still a viable and deliverable option for allocation in the SDP. New settlement in the right location would provide an appropriate long term opportunity to address Monmouthshire's issues.	CS0244 is not considered compatible with the Preferred Strategy or national planning policy which states new settlements should be proposed via a Joint LDP, SDP or Future Wales. As such, the site has not progressed further in the candidate site assessment process.	No change required.
1305 / MHA / Comment	It is noted MHA have submitted other sites (that are not proposed to be allocated) that could also be made available if the need arises to identify further allocations (Q1 point 1.1).	Comments noted. These sites have been considered as part of the candidate site assessment report, which should be referred to accordingly.	No change required.
1305 / MHA / Comment	Clients site at Llandogo is likely to contribute as a windfall site as it lies within settlement boundaries and an application is imminent. However, we would question whether this should be an allocation given the certainty over the proposals (Q2 point 1.7).	The site is located within the existing development boundary which is proposed to be retained in this location. Given the site's location within the settlement boundary proposals can be pursued via the planning application system, subject to detailed planning policies. It is not, therefore, deemed necessary to allocate this site within the RLDP.	No change required.
1305 / MHA / Comment	Considered that should additional land be required then the omission sites and sites within settlement boundaries as proposed by MHA should be identified as allocations. In particular: - Land adj Berthon Rd, Little Mill (CS0103); - Land adj to Parklands Llandogo (CS010); and	CS0101 Land adj to Parklands, Llandogo - The site is located within the existing development boundary which is proposed to be retained in this location. Given the site's location within the settlement boundary proposals can be pursued via the planning application system, subject to detailed planning policies. It is not, therefore, deemed necessary to allocate this site within the RLDP. CS0103 Land adj Berthon Road, Little Mill - The site is not allocated as there is sufficient and more suitable land available for residential development within Little Mill to accommodate its housing need.	No change required.

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	- Land at Llanellen (CS0215).	CS0215 Land at Llanellen - The site is not allocated as there is sufficient and more suitable land available for residential development within Llanellen to accommodate its housing need. Significant concerns have also been raised in relation to the ecological impact of this site.	
1493 / Vistry Homes Limited / Objection	Consider that CS0112 Land at St Lawrence Lane could be delivered alongside HA3 to deliver around 400 homes. Land at St Lawrence is available, suitable and deliverable for development and should be included as a residential site allocation to form a comprehensive extension to the settlement, alongside Land at Mounton Road.	<p>The growth levels proposed for the primary settlements, including Chepstow, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed for Chepstow is considered appropriate given its role as a primary settlement, whilst also having regard to its constraints.</p> <p>As noted in the Candidate Site Assessment Report CS0112 site is not progressing as insufficient information has been submitted in relation to demonstrating the viability and deliverability of the site. The site is within a Green Wedge and would also have negative ecology impact due to the ancient woodland priority habitat within the site. Therefore, the site will not be allocated in the RLDP.</p>	No change required.
1503 / Redrow Homes (South Wales) Limited / Comment	The site put forward by Redrow Homes at Dewstow (CS0129) is better/ sustainably located and can deliver a similar number of new homes with similar supporting infrastructure. The land is also readily available in the hands of the developer and can be brought forward early in the plan period. M48 is not a barrier as in a cutting and unobtrusive therefore not spatially segregated like HA2.	Comments noted. As stated in the Candidate Site Assessment Report CS0129 is considered too divorced from the settlement of Caldicot, as it is physically separated by the M48. Concerns have also been raised in relation to highways and landscape impact. There are considered to be more suitable sites available in this area and, therefore, the site will not be allocated in the RLDP.	No change required.
1519 / Barratt David Wilson Homes / Objection	CS0279 Land West of Road, Penperlleni - concerned with the way the site has been considered as part of the candidate site assessment process with the site being unduly dismissed. The concluding comments imply the site would not be	The Council has made its position clear within the Candidate Site Assessment Report that there are sites considered to be more suitable in the area and, therefore this site will not be allocated in the RLDP. The Council reaffirms this positions that there are significant landscape concerns in relation to developing west of the A4042 which would significantly change Penperlleni's settlement	No change required.

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	considered as a reserve or substitute site if allocations were needed to be made. A comprehensive package of documentation has been submitted covering landscape, transport and connectivity and settlement form.	pattern and valued landscape. There are also concerns regarding connectivity to facilities in the settlement due to the location on the opposite side of the A4042. For further information please also see the Candidate Site Assessment proformas.	
1533 / Manor Farm Partnership / Objection	CS0168 Land West of Rogiet (Merlin Close): The reliance on long-term climate projections to designate the flood risk for Candidate Site CS0168 introduces significant uncertainty that warrants closer scrutiny. Given the variability in sea level rise predictions, the localised condition at Rogiet, and the likelihood of future flood defence investments, the risk for this site may be overstated. MCC should re-evaluate the TAN15 designation with these factors in mind, ensuring a balanced approach that reflects both current conditions and the site's potential for mitigation and adaptation. MCC should revisit the flood-risk assessment with NRW and site-specific refinements to the TAN15 mapping.	As noted in the Candidate Site Assessment Report Land West of Rogiet (Merlin Close) is not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. A significant proportion of the site is located in flood zone which would not be suitable for highly vulnerable development. The site is also within a green wedge designation where there is a presumption against new built development. Therefore, the site will not be allocated in the RLDP.	No change required.
1533 / Manor Farm Partnership / Objection	CS0168 Land West of Rogiet (Merlin Close): site's proximity to the Rogiet rail station, active networks, and the M4 corridor make it an ideal candidate for mixed-use development that reduces car dependency and supports sustainable transport. The Green Wedge boundary should be re-evaluated.	As noted in the Candidate Site Assessment Report Land West of Rogiet (Merlin Close) is not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. A significant proportion of the site is located in flood zone which would not be suitable for highly vulnerable development. The site is also within a green wedge designation where there is a presumption against new built development. Therefore, the site will not be allocated in the RLDP. Further details regarding the review of Green Wedge boundaries can be found in the Green Wedge Review, 2025.	No change required.

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1663 / Richborough / Objection	Note while EA1c is allocated as an industrial and business site maintain it should be taken forward as a mixed-use residential and employment development, suggest there is still 6.2ha of land available for residential use, together with land for community uses and public open space. Site promoter has submitted a Vision Document Addendum as an additional piece of evidence to demonstrate how a mixed use scheme could be brought forward to deliver 4.5ha of employment land together with 175 new homes, community uses and public open space.	As noted in the Candidate Site Assessment Report CS0274 will not be allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need. Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.	No change required.
1683 / Llanarth Estates / Objection	CS0224 - Cwm Pentref - Note the position of the Authority with regards to the level of growth proposed and that LDP's cannot allocate new settlements. Notwithstanding that, given the issues involved, keen to ensure that it is clear that their proposal is still a viable and deliverable option for allocation in the SDP. New settlement in the right location would provide an appropriate long term opportunity to address Monmouthshire's issues.	CS0244 is not considered compatible with the Preferred Strategy or national planning policy which states new settlements should be proposed via a Joint LDP, SDP or Future Wales. As such, the site has not progressed further in the candidate site assessment process.	No change required.
1685 / Stephen Arnell / Objection	Suggest comments made on the individual Shirenewton sites are meaningless for the purpose of site selection.	Comment noted. The Candidate Site Assessment Report provided a summary in relation to each of the Candidate Site submissions. Further detail on candidate site assessment is available in the individual candidate site assessment proformas.	No change required.
1685 / Stephen Arnell / Objection	Refer to CS0240 noting cannot recall anything about 50% affordable housing and additional section 106 contributions being required in the Second Call for	A Viability Guidance Note was published in July 2021 specifically in relation to the information required to undertake the required viability assessments for candidate site submissions. Further information was set out in the Candidate Site Guidance	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	<p>Candidate Sites. Suggest there has been no communication in changing this to the site promoter or agent. Suggest this may have only been done between the Council and the site promoters of CS0232 and that Candidate Sites must be assessed fairly on a level playing field, without any consideration of the benefits to contributions swaying decisions on what sites are put forward for inclusion in the RLDP. State inferior sites can be chosen in preference to better sites. Suggest CS0240 should be reassessed.</p>	<p>Note. Both documents were made available for the duration of the Second Call for Candidate Sites and remain available on the Council's website.</p> <p>In addition to this, site promoters were contacted in January 2023 requesting updated viability evidence based on the Preferred Strategy policy requirement for all new residential allocations to provide 50% affordable housing. The agent for CS0240 was sent this email.</p>	
1692 / Edenstone Homes / Comment	<p>Not enough growth in Monmouth. Additional new housing allocations should therefore be made in Monmouth. Proposals are being advanced by Edenstone Homes for land at Vauxhall fields.</p>	<p>Comments noted. The growth levels proposed for the primary settlements, including Monmouth, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed for Monmouth is considered appropriate given its role as a primary settlement, whilst also having regard to its constraints.</p> <p>As stated in the Candidate Site Assessment Proforma Land at Vauxhall Fields site is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p>	No change required.
1694 / The Stantonbury Building and Development Company / Objection	<p>CS0108 Land north of Hillgrove Avenue would make a logical, smaller scale extension to Abergavenny delivering 60 to 80 homes. Detailed comments provided to evidence that the site forms a rounding off opportunity that could deliver housing in the plan period.</p>	<p>As set out in the Candidate Site Assessment Report, CS0108 – Land North of Hillgrove Avenue, Abergavenny is not progressing as the highway authority has raised significant concerns in relation to achieving suitable access arrangements. Landscape impact concerns have also been raised reflecting the lack of supporting information with the submission and the likely significant adverse visual impact on the Landscape Character Area. Overall, there are considered to be more suitable</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		sites available in Abergavenny and therefore the site will not be allocated in the RLDP.	
1736 / Bellway Homes / Objection	CS0250 Land at Evesham Nurseries is a smaller, developer led site which should be considered to provide certainty in the trajectory. Clear evidence has been provided to confirm that CS0250 can be allocated and delivered.	As noted in the Candidate Site Assessment Report, CS0250 – Land at Evesham Nurseries, Llanfoist is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Abergavenny including Llanfoist to accommodate its housing need.	No change required.
1948 / Edward Rogers / Comment	Allocation of land east of De Clere Way (CS0234) benefits from positive evidence in matters of settlement, site and sustainability.	As noted in the Candidate Site Assessment Report in relation to CS0234 - Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. In addition, there is no capacity at the Trellech WWTW to accommodate foul flows from the site. Therefore, the site will not be allocated in the RLDP.	No change required.
2005 / Vistry Group / Objection	Note the remainder of CS0277 (wider Drewen Farm submission) is located immediately to the west of Monmouth and state its development would be in accordance to S1 and S2 of the RLDP. State additional land should be allocated for housing in sustainable locations and suggest CS0277 could provide a viable opportunity to deliver sustainable residential growth in Monmouth. Promote CS0277 to deliver further land for residential development in the RLDP.	<p>The Candidate Site Assessment Report notes that this site was allocated in the Adopted LDP, however, phosphates prevented its development in coming forward. In view of DCWW's planned improvements at the Monmouth Wastewater Treatment Works by 31st March 2025 the site can now be progressed. The site performs well against the site search sequence, with good links to a primary school, neighbourhood centre, employment uses and open space. It is therefore proposed to allocate the site for approximately 110 homes.</p> <p>However, the remainder of the site is not allocated for a residential site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need. The Candidate Site Assessment Report will be updated for clarity to make it clear that only part of the site is allocated in the RLDP, the boundary of which reflects the previous allocation in the adopted LDP.</p>	Amend the Candidate Site Assessment Report to provide clarity to show that only part of the site is allocated and add in the additional wording 'The remainder of the site is not allocated for a residential site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.'

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2280 / Candleston Homes / Objection	The site performs less well than CS0192 Land off Old Hereford Road in the ISA assessment of candidate sites. The sole point where Land at Penlanlas Farm site scores ++ and Land off Old Hereford Road only scores + is in connection to 'providing a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs'. This indicates that MCC is proposing to take an unsound approach of allocating a less well performing site because it is bigger. Sites should be allocated in order of performance with CS0192 being allocated first and Land at Penlanlas taking any residual need.	<p>The ISA candidate site assessment is the first step for the ISA, the methodology of which involves employing GIS data-sets and measuring ('quantitative analysis') how each candidate site relates to various constraint and opportunity features. Further detailed, qualitative, comparative analysis is carried out through subsequent ISA stages, as seen within the Deposit ISA and its accompanying appendices. The candidate site assessment is proportionately detailed to provide an initial assessment of all reasonable alternative sites. No ranking has been carried out, and as such the application of numerical values to RAG findings to compare sites is not appropriate at this stage. The methodology is robust and fit for purpose, underpinned by GIS tools and spatial datasets. Assumptions and limitations have also been identified within the ISA.</p> <p>The ISA assessment is one element of the candidate site assessment process, with other development constraints also considered to provide a balanced approach to determining which sites should contribute to meeting the RLDP's core objectives.</p>	No change required.
2394 // Objection	Performs better than the allocated site HA2 - ISA comparison has indicated this. Required to deliver the number of homes in the Plan.	<p>The ISA assessment is one element of the candidate site assessment process, with other development constraints also considered to provide a balanced approach to determining which sites should contribute to meeting the RLDP's core objectives.</p> <p>As noted in the Candidate Site Assessment Report Ifton Manor Farm A/B site is not progressing as it is designated as a green wedge in the RLDP where there is a presumption against new built development and due to the scale of the proposal there are significant landscape concerns the proposal would have impacted on the openness of the green wedge land. The site also comprises 100% BMV land (38% of which relates to Grade 1 BMV). Overall, there are considered to be more suitable alternative sites in the Severnside area and, therefore, the site is not allocated in the RLDP.</p>	No change required.
2416 / Edenstone Homes / Comment	It is considered that land south of Newport Road, Magor would best contribute to the vision and objectives of the RLDP and the achievement of	Comments noted. As stated in the Candidate Site Assessment Report Land South of Newport Road, Magor is not allocated as there is sufficient and more suitable land available for residential development within Severnside to accommodate its housing need.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	sustainable development within the Severnside region when compared with Caldicot East. See also supporting Vision document.	The proposed site allocation HA2 – Land to the East of Caldicot / North of Portskewett performs well against the site search sequence, with good links to a shop, open space and employment uses with facilities in the town centre just over a 20-minute walk. These links will be strengthened via active travel links throughout the site. While the site has good links to a nearby primary school, a new primary school will be provided on the site to assist with capacity issues in the area and provide benefits to the wider community. While the site is located in close proximity to heritage designations, no significant constraints are identified on the site. The site is also in close proximity to a SSSI. No built development will take place on these sensitive areas, with the area to the west of the former railway to be designated as an Area of Amenity Importance to provide additional protection. The site offers the opportunity to create an exemplar residential-led mixed-use development. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.	
2951 / Tirion Homes / Objection	CS0224 - Cwm Pentref - Note the position of the Authority with regards to the level of growth proposed and that LDP's cannot allocate new settlements. Notwithstanding that, given the issues involved, keen to ensure that it is clear that their proposal is still a viable and deliverable option for allocation in the SDP. New settlement in the right location would provide an appropriate long term opportunity to address Monmouthshire's issues.	CS0244 is not considered compatible with the Preferred Strategy or national planning policy which states new settlements should be proposed via a Joint LDP, SDP or Future Wales. As such, the site has not progressed further in the candidate site assessment process.	No change required.
2952 / Candleston Homes / Objection	CS0224 - Cwm Pentref - Note the position of the Authority with regards to the level of growth proposed and that LDP's cannot allocate new settlements. Notwithstanding that, given the issues involved, keen to ensure that it is clear that their proposal is still a viable and deliverable option for	CS0244 is not considered compatible with the Preferred Strategy or national planning policy which states new settlements should be proposed via a Joint LDP, SDP or Future Wales. As such, the site has not progressed further in the candidate site assessment process.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	allocation in the SDP. New settlement in the right location would provide an appropriate long term opportunity to address Monmouthshire's issues.		
2954 / Sero / Objection	CS0224 - Cwm Pentref - Note the position of the Authority with regards to the level of growth proposed and that LDP's cannot allocate new settlements. Notwithstanding that, given the issues involved, keen to ensure that it is clear that their proposal is still a viable and deliverable option for allocation in the SDP. New settlement in the right location would provide an appropriate long term opportunity to address Monmouthshire's issues.	CS0244 is not considered compatible with the Preferred Strategy or national planning policy which states new settlements should be proposed via a Joint LDP, SDP or Future Wales. As such, the site has not progressed further in the candidate site assessment process.	No change required.
3028 / Coldbrook Estates / Objection	CS0293 is proposed as a more sustainable alternative for Abergavenny East than the current masterplan and seeks to better address the requirements of the site. Therefore, seek to amend the proposed allocation boundary to include land promoted as part of CS0293. Supplementary evidence to support this is also provided including a landscape and visual statement, Preliminary Ecological Appraisal and Green Infrastructure Strategy.	<p>As noted in the Candidate Site Assessment Report, a section of CS0293 – Land East of A465 (2), is allocated for placemaking purposes alongside CS0213 to form the strategic allocation HA1 – Land East of Abergavenny. The proposed site allocation offers the opportunity to create a sustainable, residential-led, mixed-use community that helps meet the objectives of the RLDP.</p> <p>Extensive dialogue has taken place between the Council and the respective parties involved in bringing the proposed site allocation forward and these will be ongoing as the RLDP progresses to Examination and to the planning application stage. The indicative masterplan contained within the RLDP is considered to be deliverable having regard to land ownerships and the Council will continue to work with all relevant parties to secure the delivery of the site. The Council fully appreciates that Coldbrook Estates are seeking the inclusion of a larger area of land, promoted as part of the candidate site process in relation to candidate site submission CS0293, the outcome of which will be concluded as part of the Examination process.</p> <p>The RLDP recognises the placemaking benefits the western parcel of land contributes to the overall masterplanning of the site. The land provides an opportunity to contribute to placemaking and sustainable transport objectives</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		through the incorporation of a potential park and ride facility and mixed-use neighbourhood centre, linking to Abergavenny Railway Station and the wider Abergavenny area. Given the placemaking benefits associated with this section of the allocation, the Council will explore all options available to deliver this land as part of the wider scheme.	
3028 / Coldbrook Estates / Objection	CS0243 Land North of Village Hall, Llanellen - site is capable of accommodating sustainable residential development in accordance with the RLDP objectives as set out in the representation.	As noted in the Candidate Site Assessment Report CS0243 - Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.	No change required.
3028 / Coldbrook Estates / Objection	Consider Land North of Village Hall (CS0243) offers a more sustainable location to accommodate sustainable growth in Llanellen (circa 26 dwellings) than Land adjacent to Llanellen Court Farm, Llanellen.	As noted in the Candidate Site Assessment Report CS0243 - Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.	No change required.
3669 / Mathern Estates / Comment	Submitted a Candidate Site submission for Caerwent Quarry (appendix 1, 2 & 3)	As set in the Development Plans Manual Wales (2020), new candidate site proposals submitted at the Deposit stage are required to submit a Sustainability Appraisal (SA). This submission does not include an SA and therefore the Council is unable to consider it further within the site selection process. It is considered, however, that the RLDP provides a supportive policy framework under Policy S12 – Visitor Economy and Policy T1- New or Extended Tourism Accommodation and Facilities in the Open Countryside to allow consideration of tourism facilities beyond identified settlement boundaries.	No change required.
1383 / Taylor Wimpey / Objection	Support Land at Croft Y Bwla as an alternative to HA4 Leasbrook and HA1 Land East of Abergavenny noting this site is located within a sustainable location close to a number of facilities/good transport links and is naturally well screened by existing vegetation and physical features which could be further enhanced. State the	As noted in the Candidate Site Assessment Report site CS0051 is not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape impact and highway concerns have also been raised in relation to the site's allocation given the large scale of the site. Overall, there are considered to be more suitable sites available in Monmouth and therefore, this site will not be allocated in the RLDP. The proposed site allocation HA1 – Land to the East of Abergavenny is a sustainably located edge of settlement site, located on the eastern edge of Abergavenny, that	No change required.

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	<p>site is also well connected to a series of footpaths and cycleways within the immediate vicinity and the scheme will prioritise active travel routes.</p>	<p>provides the longer-term intention for further growth beyond the Plan period. The site performs well against the site search sequence, with no significant constraints identified on site. The integration of the site with the existing settlement is a key principle with connection links forming a key policy requirement of the site's allocation. The site also meets key policy requirements including 50% affordable housing and net zero carbon homes demonstrating its viability and deliverability.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the sites are set out in the relevant section of the Report in relation to HA1 and HA4.</p>	
3737 / Mr Andrew Hazell / Comment	<p>The representor supports the allocation of new sites for employment uses in Policy EA1 but considers that land east of the A4810 and north of the B4245 at Magor should be included as an appropriate location to provide complementary small scale employment and appropriate ancillary uses to the existing employment area of Wales One. (See attached letter). The site is about 0.4 hectares and was formerly used as the control centre for the M4 by Gwent police. This brownfield site presents an opportunity for redevelopment to accommodate employment type uses or uses that may be complementary to the allocated area to the west, supporting the employment objectives of the LDP and Future Wales.</p>	<p>As set in the Development Plans Manual Wales (2020), new candidate site proposals submitted at the Deposit stage are required to submit a Sustainability Appraisal (SA). This submission does not include an SA and therefore the Council is unable to consider it further within the site selection process.</p> <p>It is considered, however, that the RLDP provides a supportive policy framework under Policy E2 Non -Allocated Employment Sites to allow consideration of employment sites adjacent to settlement boundaries.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1175 / Paul Bezani / Comment	Wonastow Road CS0274 is more suitable.	<p>Comments Noted. As stated in the Candidate Site Assessment Report CS0274 will not be allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p>	No change required.
1289 / Mr Charles Boase / Objection	Overmonnow sites are better suited for Active Travel than the site at Dixon	<p>Comment noted, no specific alternative sites are referred to in the response.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
1581 / Richard Kitchen / Objection	CS0274 site at Wonastow Road to be prioritised over HA4	<p>As noted in the Candidate Site Assessment Report CS0274 will not be allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p>	No change required.
1671 / Mark Griffiths / Comment	Suggests the Drybridge Farm (CS0099) is allocated the 270 homes. It is not in a remarkably conspicuous position. Is not in close proximity to two special areas of	It is noted that an updated financial viability assessment for CS0099 was submitted in 2023, although not via the Development Viability Model (DVM) as recommended. In view of this, it is accepted that the reference in the Candidate Sites Assessment Report to insufficient information being submitted in relation to	Amend the Candidate Site Assessment Report to remove reference to insufficient evidence

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	<p>conservation. It is not partly within the Lower Wye Valley Landscape of historic interest. It does not affect the setting of the Wye Valley Natural Landscape. It is sustainably located at the edge of the settlement, within walking distance of Monmouth Town Centre, health care and school. It is also accessible via footways and active travel links. The council made an incorrect statement regarding the deliverability of the site.</p>	<p>demonstrating deliverability of the site was not strictly correct and the report will be updated accordingly to reflect this. Nevertheless, the Candidate Site Assessment Report has been informed by and reflects the candidate sites assessment process (set out in the Candidate Sites Methodology Background Paper). The point raised regarding CS0099, therefore, does not affect the outcome of the site selection process in Monmouth. A number of concerns were raised in relation to CS0099, including landscape and heritage impact, and on planning balance CS0270 (Land at Leasbrook) is the Council's preferred strategic site allocation in Monmouth (the reasons for which are summarised in the Candidate Sites Assessment Report).</p>	<p>being submitted in relation to demonstrating deliverability so that it reads: Landscape impact and heritage concerns have been raised in relation to the site's allocation. On balance, the site will not be allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p>
1709 / James Duncan / Objection	<p>CS0274 site at Wonastow Road is more suitable as does not share disadvantages of HA4. Closer to Active Travel routes, alongside a National Cycle Route and closer to likely employment areas. Soil type more effective with SuDS than the heavy clay at HA4. Designated as 'Medium' for landscape sensitivity in MCC's Landscape Sensitivity Report. Agricultural Quality of Land objector states that CS0274 scores better than HA4 at 35% Grade 2, 60% Grade 3a and 5% Grade 3b.</p>	<p>As noted in the Candidate Site Assessment Report CS0274 - Land North of Wonastow Road, Monmouth has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to</p>	<p>No change required.</p>

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		<p>Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
1810 / Jane Gray / Objection	<p>CS0274 site at Wonastow Road is a more suitable site than HA4. Less risk of flooding. Much lower traffic flow. On an active travel route and has a cycle route passing by. Site is downstream of the water supply so not affected by water quality issues and is not failing its phosphate targets. No issues re AONB, SAM or rare bats.</p>	<p>As noted in the Candidate Site Assessment Report CS0274 – Land North of Wonastow Road, Monmouth has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
1826 / Kate Richards / Objection	<p>CS0274 site at Wonastow Road is a better option than HA4 as closer to employment opportunities and cycle routes. This site is not subject to phosphate and drinking water issues and objector states is on lower grade agricultural land. The site is not affected by designations such as AONB/protected species. Site has better</p>	<p>As noted in the Candidate Site Assessment Report CS0274 - Land North of Wonastow Road, Monmouth will not be allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide</p>	No change required.

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	vehicle access and would not impact views on the approach to town.	<p>much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
1856 / Paul Roberts / Objection	Wonastow Road would have less impact on the River Wye, drainage systems, traffic, and local wildlife.	<p>As noted in the Candidate Site Assessment Report CS0274 - Land North of Wonastow Road, Monmouth will not be allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p>	No change required.
1857 / Tracey Roberts / Objection	CS0274 site at Wonastow Road is a smaller site with less visual and environmental impact than HA4. Site is outside the Horseshoe Bat core sustenance zone, has free draining soil and is downstream of Monmouth's drinking water source. Easy access to employment land (connecting infrastructure already partially in place - see photos) and already connected to the national cycle route. Landscape Sensitivity	<p>As noted in the Candidate Site Assessment Report CS0274 - Land North of Wonastow Road, Monmouth will not be allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	reports suggests CS0274 is an area with most opportunity.	excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
1891 / Chris Hollick / Objection	Prefers CS0274 an alternative site at Wonastow Road, Monmouth for housing. Suggests this has less issues than other sites in Monmouth and is of a lower agricultural land quality with active travel links.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
2000 / Roger Langford / Objection	Prefers an alternative site in Monmouth CS0274 at Wonastow Road.	As noted in the Candidate Site Assessment Report CS0274 - Land North of Wonastow Road, Monmouth will not be allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.	
2126 / Susan Thomas / Objection	Suggest the alternative site off Wonastow Road (CS0274) poses none of the problems identified by the representor in relation to Leasbrook - increased traffic, water pollution, phosphates, loss of prime agricultural land, flooding at entrance to the site, AONB, greater Horseshoe Bat zone.	<p>As noted in the Candidate Site Assessment Report CS0274 - Land North of Wonastow Road, Monmouth will not be allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
2138 / Sarah-Jayne Byrne / Objection	The Wonastow site is lower grade. CS0274 site at Wonastow Road is more suitable HA4	<p>As noted in the Candidate Site Assessment Report CS0274 - Land North of Wonastow Road, Monmouth will not be allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
2627 / Mrs Deborah OBrien / Comment	<p>CS0098 Bayfield will be away from the beauty spot of Highbeech roundabout with more accessibility to traffic. Will protect the attractive entrance to Chepstow. Alternatively the site near the industrial estate as it's away from Highbeech so will have less effect on traffic.</p>	<p>The growth levels proposed for the primary settlements, including Chepstow, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed for Chepstow is considered appropriate given its role as a primary settlement, whilst also having regard to its constraints.</p> <p>In October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounon Road was one such change. On balance, the Council considered that the benefits of the commercial development and associated job creation at the Mounon Road site outweigh the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric (which is proposed to be removed as green wedge it has a moderate role as a green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley.</p> <p>As such, it is considered HA3 – Land at Mounon Road, Chepstow is the preferred site to accommodate Chepstow's housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2946 / Ms Vicky Shah / Objection	Proposes Avara Industrial Site to be redeveloped - 32 Acres of land on sale currently	<p>The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites) then greenfield sites are to be considered.</p> <p>If referring to Avonmouth, the Avara Industrial Site is within the jurisdiction of Bristol City Council and therefore it is outside the scope of the Monmouthshire RLDP to allocate this land for development.</p> <p>If referring to Abergavenny, the former Avara site is protected in the Replacement Local Development Plan (RLDP) for employment uses under policy EA2e but under the name Former Cranberry Food, Abergavenny. The Council recognises the potential contribution this site could make to Monmouthshire's economy and has, therefore, sought to retain it for employment use. In addition, the Council's Economy, Employment and Skills Team are continuing to explore opportunities for alternative occupiers for the premises.</p>	No change required.
3135 / Frances Kitchen / Comment	Wonastow Road site would be more suitable for development.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3172 / Richard Liddell / Comment	Land between the B4293 and B4235 - site immediately adjacent to the racecourse with easier less hilly walk to Chepstow Town Centre and further away from existing traffic congestion at High Beech roundabout.	Comments noted. As stated in the Candidate Site Assessment Report this site is not progressing as insufficient information has been submitted in relation to demonstrating viability and deliverability in accordance with key policy requirements. Inclusion of the site of this scale would also have a negative impact on ecology due to loss of a locally protected SINC and nationally important Priority Habitats. Therefore, the site will not be allocated in the RLDP.	No change required.
3215 / Jonathan (Jonty) Pearce / Objection	CS0274 is a less sensitive site than HA4. Served by Cycle routes and Active Travel network. Has lower grade Agricultural land than HA4. Site scores lower than HA4 for Landscape Sensitivity and has less flooding issues. Welsh language education is accessible by an Active Travel route from the site. Some of Monmouth's largest businesses within walking distance and traffic is further away from major pinch points. Objector believes the ISA shows CS0274 as the preferable site and states that Monmouth Town Council have made it quite clear that the CS0274 Wonastow Road site is the better site for Monmouth.	<p>The ISA assessment is one element of the candidate site assessment process, with other development constraints also considered to provide a balanced approach to determining which sites should contribute to meeting the RLDP's core objectives.</p> <p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3268 / Chris Goldsbrough / Objection	Wonastow Road (CS0274) does not pose the issues that RLDP Dixton Rd CS0270/HS4 pose.	As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.	No change required.

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		<p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3270 / Caroline White / Objection	CS0274 site at Wonastow Road offers both housing and employment facilities within walking distance of major employers. The soil is suitable for SuDS and the site is downstream of Monmouth's drinking water supply and is less environmentally sensitive.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3271 / John Taylerson / Objection	Wonastow Road site much more obvious and appropriate	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3272 / Alan Goldsbrough / Comment	Wonastow Road (CS0274) does not pose the issues that RLDP Dixon Rd CS0270/HS4 pose.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p>	No change required.

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		Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3274 / Justine Johnson / Objection	The site is within the AONB and tourists visit because of this and its amazing history. They do not want blots on the landscape when other sites are better such as Wonastow Road. Further development would trash Monmouth's history and charm. HA4 is on a prime agricultural location. This is short sighted vision for a ill thought out gain.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3275 / John Yapp / Objection	Wonastow Road site for more sensible and viable option for new development that is better served by existing roads, with easy access to town centre for both pedestrians and cyclists. The site has low risk of flooding with low ecological value, particularly in comparison to Leasbrook, and is downstream so will have less risk of contamination and impact on public health in Monmouth.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3277 / John Craig / Objection	CS0274 site at Wonastow Road is far more suitable than HA4 as it has minimal flood risk, it already has access points, near to employment and potential residents could walk to work or use the cycle route.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3277 / John Craig / Comment	CS0271 land at Vauxhall Fields should be discounted as prone to flooding and is publicly accessible open space.	As noted in the Candidate Site Assessment Report CS0271 – Land at Vauxhall Fields, Monmouth is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3287 / Robert Elliott / Objection	Wonastow Road site much better suited for development and would not have as large a bearing as the Leasbrook Site.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3290 / C Reynolds / Comment	The Wonastow site is located further away from the AONB and the greater horseshoe bat population. It is not on prime agricultural land. The site is acceptable regarding flooding issues. The drinking water issue would not apply to the Wonastow site. Air quality would be better at the other site. Less congestion issues. More active travel links and less parking issues. It is near major employers and pedestrians have a safe place to walk.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3291 / David Evans / Support	Wonastow Road (CS0274) is a better option than Dixon Rd CS0270/HS4.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3295 / Jo Thorp / Comment	Wonastow Road (CS0274) offers both housing and employment facilities. Traffic away from pinch points, better soil for SuDs, less environmentally sensitive. No issues regarding proximity to SAM.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3297 / Mr W T Phillips / Comment	Wonastow Road is suggested as it has similar housing with it being an ideal infill site. There is also an area in Raglan that was refused for 111 houses that should be revisited.	<p>As noted in the Candidate Site Assessment Report CS0274 - has not been allocated for a mixed use residential and employment site as there is considered to be sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>A reduced area to the candidate site submission is proposed for the site allocation HA10 – Land South of Monmouth Road, Raglan. Overall, the site performs well against the site search sequence with good access to local amenities and no fundamental constraints have been identified. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 54 dwellings.</p>	No change required.
3298 / Carol Reynolds / Comment	The Wonastow site is located further away from the AONB and the greater horseshoe bat population. It is not on prime agricultural land. The site is acceptable regarding flooding issues. The drinking water issue would not apply to the Wonastow site. Air quality would be better at the other site. Less congestion issues. More active travel links and less parking	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	issues. It is near major employers and pedestrians have a safe place to walk.	excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3300 / Richard Thorp / Comment	CS0274 site at Wonastow Road is a more suitable site as it has easier access to existing employment hubs and is away from traffic congestion hotspots. The soil is more suitable for SuDS and is downstream of Monmouth's drinking water intake. The site lies outside the bat zone and is less environmentally sensitive.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3301 / Susan Read / Comment	Wonastow Road (CS0274) is a better option than Dixon Rd CS0270/HS4.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide</p>	No change required.

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		<p>much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3303 / Anthony Brennan / Objection	The site off Wonastow Road (CS0274) presents a more suitable option, as it is located downstream of the water extraction point, on lower grade agricultural land, outside the core sustenance zone for rare bats and within easy walking distance of major employers.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3304 / Daphne Smith / Objection	The alternative site at Wonastow Road is a better proposition as it is a flat walk into	As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	town, does not flood and fewer traffic issues but it will still impact wildlife.	<p>suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3304 / Daphne Smith / Objection	Wonastow Road better site with better connectivity to main town, doesn't flood and fewer traffic issues.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3306 / E J Brennan / Objection	Suggests Wonastow Road Site is a better option as offers housing and employment, closer links with employers, drains downstream of drinking water collection and is located outside of a bat zone.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3308 / Gary Hill / Objection	A far more suitable site would be CS0274 at Wonastow Road Monmouth.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3310 / Harriet Brennan / Objection	This site will have a devastating impact on the community and the local environment. Key concerns: exacerbated traffic congestion: near the Dixon Roundabout with a significant increase in traffic and longer journey times, increased air pollution and noise disturbance. Destruction of critical habitat: Located in the core sustenance zone for the endangered Great Horseshoe Bat with this vital habitat being destroyed. Contamination of water supply: location upstream of DCWW water extraction point poses a serious risk of water pollution. Surface water runoff from the development, carrying pollutants such as phosphates and potentially leading to costly water treatment measures. The Wonastow Road site presents a more suitable location, it is downstream of the water extraction point, on lower grade agricultural land, outside the core sustenance zone for Bats and within walking distance of employers.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3311 / Lynda Ord / Objection	Wonastow Road would be a better site as the road and cycle system is much better	As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more	No change required.

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	with preexisting links to a large portion of Monmouth's employers and shops.	<p>suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3313 / Peter Shaw Willington / Objection	Concerns as follows: the development in an elevated position is not in keeping with the rural town image and as a Gateway to Wales it projects the wrong image for a small town 'blot on the landscape'. It will be located at one of the busiest sections of the local road system, with Dixon roundabout being potentially hazardous and dangerous. The current issues will be exacerbated by additional traffic from the development. The section of road approaching the roundabout is often flooded after periods of heavy rainfall, how will this be dealt with if the current field of grass is replaced by tarmac and houses. Impact on the river Wye, with contamination being made worse. Concern	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in</p>	No change required.

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	<p>about where inhabitants will find work locally, with commuting to other areas being likely which will contribute to more air pollution. The town does not have a railway station and bus services are not adequate. Concern about the capacity of primary and secondary school places. Existing medical services have not increased in line with the population, with surgeries under pressure to cope. Concludes that the Rockfield and Wonastow housing areas are better placed for further expansion. They are in close proximity to 2 industrial estates and excellent active travel to both work and town. The sites are not prominent and more environmentally acceptable. The 'legacy' sites have not been fully built out which could have addressed more of the 270 homes now being sought. Negative impact HA4 would have on the environment.</p>	<p>relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3314 / Sue Gaylard / Comment	<p>Urge reconsideration of the more suitable sites in Wonastow and to the East in Wyesham. Neither site poses the same environmental risks nor would they have the same impact on traffic flows. They both have existing infrastructure such as shops, workplaces, schools and churches making them more acceptable to the affordable housing provision.</p>	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3315 / David Thomas / Objection	Wonastow Road a far better option as closer to Welsh Language School, downriver of drinking water intake, not intruding upon prime agricultural land and will be less impactful upon congestion	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3346 / Susan Hughes / Objection	Alternative site at Wonastow Road that offers both housing and employment facilities where there will be no problem with SuDS and is downstream of Monmouth's drinking water. Also environmentally less sensitive.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide</p>	No change required.

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		<p>much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3374 / Mrs Delysia Mary Evans / Comment	Suggests the Bayfield site as an alternative location for development in Chepstow as it would require the loss of greenfield site, wouldn't increase pollution in an already polluted area, and has better infrastructure to cope with the population influx	<p>The growth levels proposed for the primary settlements, including Chepstow, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed for Chepstow is considered appropriate given its role as a primary settlement, whilst also having regard to its constraints.</p> <p>In October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Moun-ton Road was one such change. On balance, the Council considered that the benefits of the commercial development and associated job creation at the Moun-ton Road site outweigh the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric (which is proposed to be removed as green wedge it has a moderate role as a green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley.</p> <p>As such, it is considered HA3 – Land at Moun-ton Road, Chepstow is the preferred site to accommodate Chepstow's housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.</p>	No change required.

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3394 / Mr Gorell / Comment	Suggests development should be located on a brownfield site at the steelworks.	<p>Comments noted. The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites) then greenfield sites are to be considered.</p> <p>The Steelworks is within the jurisdiction of Newport City Council and therefore it is outside the scope of the Monmouthshire RLDP to allocate this land for development.</p>	No change required.
3395 / Mrs Gorell / Comment	Suggests development on land near Caldicot station as it has access to more infrastructure.	As noted in the Candidate Site Assessment Report Ifton Manor Farm A/B site is not progressing as it is designated as a green wedge in the RLDP where there is a presumption against new built development and due to the scale of the proposal there are significant landscape concerns the proposal would have impacted on the openness of the green wedge land. The site also comprises 100% BMV land (38% of which relates to Grade 1 BMV). Overall, there are considered to be more suitable alternative sites in the Severnside area and, therefore, the site is not allocated in the RLDP.	No change required.
3411 / Charles Porter / Comment	There are other sites in Monmouth with lower grade agricultural status which would be better, such as in Wonastow. Wonastow also has better routes so people can walk as its closer to some companies.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3413 / Mrs L M Armstrong / Comment	Suggest land at Wonastow is used (CS0274). It has less impact on the landscape, highways congestion, the loss of agricultural land and surface water run off.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3422 / Mairwen Harris / Objection	Site CS0274 (Wonastow Road) is a preferred option.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p>	No change required.
3428 / Mr Peter Woodrow / Comment	If further housing is necessary, field east of Usk road is preferable due to less traffic within the town. The fields south of Monmouth Road provide an attractive. Usk Road site has a natural boundary with the stream - Monmouth Road site does not	Comments noted. As noted in the Candidate Site Assessment Report in relation to CS0205 – Land at Usk Road, while a southern section of the site is within a flood risk area, development could be directed away from this part of the site. However, the site is not allocated as there is sufficient and more suitable land available for residential development within Raglan to accommodate its housing need.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	have a natural boundary leading to further future development.	A reduced area is proposed for site allocation HA10 – Land South of Monmouth Road, Raglan. Overall, the site performs well against the site search sequence with good access to local amenities and no fundamental constraints have been identified. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.	
3429 / Mrs Rhianon Lord / Objection	An alternative site on Wonastow Road has been identified as more suitable for development. This location offers better access to employment and retail infrastructure, reducing the need for additional traffic through already congested areas. It already has an active travel route from town to the Kingswood Gate estate.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3446 / Gary Davies / Objection	Puts forward advantages for the Wonastow Road site is a more suitable development site in comparison to Leasbrook for the following reasons; 2 hectares of employment land providing jobs, short commute to work reducing reliance on private vehicles, national cycle route passing through site and planned active travel routes enhancing suitability, low	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p>	No change required.

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	grade farming land compared to Leasbrook which is biodiverse with protected established bat feeding grounds, Wonastow wouldn't infringe upon Landscape setting of the AONB, Scheduled monument, or priority heritage lands, the site will have lower risk of causing congestion in traffic, lower risk of flooding and sensitivity to LANDMAP landscape	The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3453 / Susan Smith / Objection	Wonastow road site is mainly 3a grade agricultural land. The Wonastow road site is within walking distance of major employers, closer to retail infrastructure, national cycle trail and active travel route. It is less environmentally and aesthetically sensitive.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3464 / Mr Colwyn Knight / Comment	The original candidate site east of Usk Road (CS0205), is far preferable and should be included in the RLDP to replace HA10.	As noted in the Candidate Site Assessment Report in relation to CS0205 – Land at Usk Road, while a southern section of the site is within a flood risk area, development could be directed away from this part of the site. However, the site is not allocated as there is sufficient and more suitable land available for residential	No change required.

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		development within Raglan to accommodate its housing need. Further detail on the candidate site assessment is available in the candidate site assessment proformas. Further detailed comments in relation to HA10 – South of Monmouth Road can be found elsewhere in the report with specific reference to the site allocation policy HA10.	
3476 / Angela Cooper / Objection	Wonastow Road better suited to being developed with active travel routes already in place and less flood risk	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3485 / Bridgid O'Hara / Comment	Other areas of Monmouth would be more appropriate. ie Wonastow where there is already the newly developed walk and ride scheme/ cycle paths, accessibility to Siltbusters the centre and transport.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3485 / Bridgid O'Hara / Objection	<p>(CS0274) Wonastow would be better, where there is already the newly developed walk and ride scheme/ cycle paths, accessibility to Siltbusters the centre and transport, recently developed at great expense by the Council.</p>	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3488 / Catherine Duncan / Objection	<p>Wonastow Road (CS0274), is a much better option, it does not have any historic heritage issues, closer to employment sites, CS0274 is very much closer to the</p>	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	<p>new Welsh - medium school Ysgol Gymraeg Trefynwy than HA4. CS0274 is also poorer agricultural land (60% Grade 3a compared to 80% Grade 2 in HA4). Site HA4 for landscape sensitivity is assessed as High / Medium as opposed to CS0274 which is only classed as Medium.</p>	<p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3490 / Joan Hollick / Objection	<p>The Wonastow road site would be a more sensible option. There are currently cycle tracks and easy pedestrian access to town. Two/three major employers of Monmouth within walking distance. The site is not on high quality farmland and is less environmentally sensitive.</p>	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.

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3511 / Mrs Laura Giles / Objection	Suggests Newhouse Industrial Estate would be a more suitable location for development due to it being brownfield.	As noted in the Candidate Site Assessment Report, Newhouse Industrial Estate is to progress to Deposit Plan as an employment site allocation. The Site has recently gained planning permission (DM/2022/01155) for the non-B use suis generis use of a Petrol Station and Drive Thru facility. Overall, the remaining employment land at the site provides an opportunity for B use employment land within an already established and protected industrial site.	No change required.
3541 / Mr Neil Parry / Comment	Two other sites were identified in Penperlleni but were discounted as viable sites.	It is not clear in the response which the two other sites this representation refers to. The Council however has made its position clear within the Candidate Site Assessment Report its consideration of the candidate site submissions. For further information please also see the Candidate Site Assessment proformas.	No change required.
3542 / Mrs Pam Pearce / Objection	Wonastow Road preferred to Leasbrook due to location on lower grade agricultural land, with lower flood risk, outside of any protected landscape or proximity to site of both ecological and historical value, that is better linked to active travel routes and better soil type for drainage.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3556 / Mr Andrew Woolley / Objection	Find a better location, but the area (HA1) already suffers from floods regularly. The green spaces are essential for collecting the waters, which surely is a good thing	The proposed site allocation HA1 – Land East of Abergavenny, offers the opportunity to create a sustainable, residential-led, mixed-use community that	No change required.

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	especially with global warming. There a huge Brown field site literally over the other side of the road in the old Turkey factory.	<p>helps meet the objectives of the RLDP. Further detailed comments in relation to the site can be found elsewhere in the report.</p> <p>The former Avara site is protected in the Replacement Local Development Plan (RLDP) for employment uses under policy EA2e but under the name Former Cranberry Food, Abergavenny. The Council recognises the potential contribution this site could make to Monmouthshire's economy and has, therefore, sought to retain it for employment use. In addition, the Council's Economy, Employment and Skills Team are continuing to explore opportunities for alternative occupiers for the premises.</p>	
3566 / Mrs Angharad Jones / Comment	Alternative sites further into Monmouthshire need to be sought and further consideration of a bypass need to be worked through before development of Chepstow.	<p>The growth levels proposed for the primary settlements, including Chepstow, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed for Chepstow is considered appropriate given its role as a primary settlement, whilst also having regard to its constraints.</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 (LTS). A proposal for a Chepstow Bypass is not set out within the current Monmouthshire LTS road schemes, nor within the Welsh Government road building programme. It is, therefore, not included within the RLDP.</p>	No change required.
3616 / Mrs Emily Witham / Comment	CS2074 - lower grade agricultural land compared to HA4. Benefits from active travel improvements and is closer to major employers as well as the town centre.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3631 / Mrs Gwyneth Morgan / Comment	Consideration should be given to Usk Road as opposed to the Monmouth Road site for viability reasons.	As noted in the Candidate Site Assessment Report in relation to CS0205 – Land at Usk Road, while a southern section of the site is within a flood risk area, development could be directed away from this part of the site. However, the site is not allocated as there is sufficient and more suitable land available for residential development within Raglan to accommodate its housing need. Further detail on the candidate site assessment is available in the candidate site assessment proformas. Further detailed comments in relation to HA10 – South of Monmouth Road can be found elsewhere in the report with specific reference to the site allocation policy HA10.	No change required.
3632 / Mr George RV Ashworth / Objection	HA10 should be deleted, and the alternative candidate site CS0205 Usk Road included if needed. The site is containable and has easy access onto the A40 roundabout.	As noted in the Candidate Site Assessment Report in relation to CS0205 – Land at Usk Road, while a southern section of the site is within a flood risk area, development could be directed away from this part of the site. However, the site is not allocated as there is sufficient and more suitable land available for residential development within Raglan to accommodate its housing need. Further detail on the candidate site assessment is available in the candidate site assessment proformas. Further details on the HA10 – South of Monmouth Road allocation can be found elsewhere in the report.	No change required.
3640 / Colin Chapman / Comment	Wonastow Road site is a more suitable.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide</p>	No change required.

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		<p>much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3642 / Craig & Sarah Wallace / Comment	Wonastow Road site would be more suitable.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3643 / Daniel Moore / Comment	<p>CS0244 could meet the requirements of the plan, better meet the policy requirements and do not have some of the challenges associated with the selected site resulting in a more viable scheme. This includes:</p> <ul style="list-style-type: none"> o highways impact: CS0244 can exit directly onto B4235 leading to the main settlements (e.g. Chepstow and Usk) and the Severn Bridge. This would significantly minimise impact on the village as other sites would push traffic through village centre impacting pedestrians and other road users. o Visual and landscape impact: CS0244 is set lower in the landscape than the proposed site. This would preserve the views in and out of the conservation area. It would also preserve local distinctiveness and landscape character in terms of natural views and panoramas. o Exposure: CS0244 is much more sheltered than the proposed site reducing negative impacts of high-winds and other conditions. o Education: CS0244 is within reasonable walking distance to a school o Settlement alignment: CS0244 did not progress based on the rationale that 'there is better and more suitable land within the Main Rural Settlement'. The selected site (CS0232) is also outside the main settlement. Therefore, this rationale is not 	<p>As noted in the Candidate Site Assessment Report CS0244 is not allocated as there is sufficient and more suitable land available for residential development within the Main Rural Settlement of Shirenewton to accommodate its housing need.</p> <p>In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. HA18 is located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA18 and addressed in response to representations received on residential allocations.</p>	No change required.

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	clear or evidenced, particularly given the points outlined above regarding issues with the selected site and impact on landscape etc. This suggests that full consideration has not been given and that CS0232 should also be discounted on the same grounds.		
3644 / Mr David Cantle / Objection	Suggests Wonastow road site is more suitable due to employment opportunities, travel links and services, less impact on water quality and environmental impact.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3647 / Deborah & Nick Edwards / Comment	Wonastow Road site is more suitable and mitigates a lot of the issue with this site and should be seriously considered.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide</p>	No change required.

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		<p>much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3654 / Elizabeth Guy / Comment	<p>The Wonastow Road site (CS0274) would be a much better site. There are two hectares of employment land nearby. The National Cycle Route 423 passes the site, with active travel routes planned. The site is downstream of drinking water supply. It is not in an area with phosphate targets. The site is 3a agricultural land which is lower grade. The site is not close to a core sustenance zone for rare bats. Not within close proximity to Wye Valley AONB. Only 5% within zone 2 and 3 flowing parameters. Moderate effect on traffic congestion/trunk roads.</p>	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.

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3655 / Elizabeth Larnier / Comment	Wonastow Road site is more suitable.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3666 / George Martin / Comment	Wonastow Road offer both housing and employment opportunities. It is within walking distance of major employers. The soil is suitable for SuDS and is downstream of where Monmouth takes its drinking water and is beyond the Bat zone so is less environmentally sensitive.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to</p>	No change required.

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		<p>Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3674 / Huw Williams / Objection	Wonastow Road (CS0274) is a more appropriate location.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3675 / Ian Jones / Objection	The other Monmouth site at Wonastow road (CS0274) is better suited to being developed as it has active travel routes already in place making it easy walking distance to town, and not liable to flood.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p>	No change required.

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		<p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3678 / James Guy / Comment	<p>Suggest the Wonastow Road (CS0274) site. Reasons being 2 hectares of nearby employment land, National Cycle Route 423 already passes the site, with active travel routes planned. The site is downstream of the drinking water supply. Is not in an area with phosphate targets. Is primarily lower grade 3a agricultural land. The site is not a core sustenance zone for rare bats. Not within close proximity to Wye Valley AONB. Approximately 5% within zone 2 and 3 flowing parameters. Moderate effect on traffic congestion/trunk roads.</p>	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3681 / Mr Jamie Lewis / Comment	<p>There were two other sites in the secondary proposals for Penperlleni with greater viability than for CS0037 (as identified through the Council's own</p>	<p>It is not clear in the response which two other sites this representation refers to. The Council however has made its position clear within the Candidate Site</p>	No change required.

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	assessment methods), and discounted without sufficient information for the public to be aware or have opportunity to ask questions. The decision to discount the two other candidate sites raises questions around how planners determined what weighted their decisions etc. and why one site viability is greater than the other. The decision by planners also seemingly discounts that there is access to the other proposed sites from either direction, whether through Star Lane or Plough Rd, which also has an area of industrial business and access to the local sports playing fields, and much more opportunity for road calming measures.	Assessment Report its consideration of the candidate site submissions. For further information please also see the Candidate Site Assessment proformas.	
3691 / John Callicott / Comment	CS2074 is more appropriate as it is less damaging to the environment and ecology. It will have less impact on the Wye Valley natural beauty. However, it would make sense to bring jobs in before housing.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p>	No change required.

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		Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3694 / John Martin / Objection	A better site is at Wonastow Road (CS0274), Monmouth, which offers better Housing and Employment opportunities, and is within easy walking distance of some major employers. The soil is suitable for SuDS (free draining) and is downstream of where Monmouth takes its drinking water and is not so environmentally sensitive.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3713 / Mark Petersen / Comment	There is a brown field site in close proximity to sites EA1f and EA1h and whilst the site is in Newport (bordering Monmouthshire) both councils should work together to protect the Gwent Levels and SSSI.	The brownfield site referred to is within the jurisdiction of Newport City Council, and therefore it is outside the scope of the Monmouthshire RLDP to allocate this land for development. The sites Ea1f and EA1h have previously been identified as an employment site within Monmouthshire, allocation (SAE1b and SAE1c) in the current adopted LDP. Although it is recognised that the sites are greenfield and located in close proximity to the SSSI designation, it is considered that on planning balance the employment allocations are of strategic importance to ensure the continued support for employment growth and economic benefit in the area.	No change required.

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		With regards to EA1h, this site has extant planning permission meaning that development could lawfully commence on the site without the need to apply for future planning permission.	
3731 / Mr James Spreckley MRICS / Objection	CS0099 LAND AT DRYBRIDGE FARM - This site is a sustainably located edge of settlement site, in close proximity to Monmouth Town Centre, health care, schools and leisure centre all within 15 minutes walking distance, and is very accessible via existing footways and active travel links. This site does not flood, it is not in close proximity to two Special Areas of Conservation, it is not partly within the Lower Wye Valley Landscape of Historic Interest, it does not affect the setting of the nearby Wye Valley National Landscape (formerly AONB), and it does not lie in an extremely prominent position at the gateway to Wales and Monmouth, contrary to the Leasbrook site. Site CS0099 Land at Drybridge Farm should be allocated for 270 homes, in place of the current flawed allocation at Leasbrook. The Council also recognises that the Candidate Sites Assessment Report 2024 (the Report) contains fundamental errors that prevented the further consideration of a more suitable alternative site, namely site CS0099 Land at Drybridge Farm. The Report erroneously states 'Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy considerations.'	<p>Comments noted.</p> <p>It is noted that an updated financial viability assessment for CS0099 was submitted in 2023, although this was not submitted via the Development Viability Model (DVM) as recommended. In view of this, it is accepted that the reference in the Candidate Sites Assessment Report to insufficient information being submitted in relation to demonstrating deliverability of the site was not strictly correct and the report will be updated accordingly to reflect this. Nevertheless, the Candidate Site Assessment Report has been informed by and reflects the candidate sites assessment process (set out in the Candidate Sites Methodology Background Paper). The point raised regarding CS0099, therefore, does not affect the outcome of the site selection process in Monmouth. Decisions on which sites are proposed to be allocated for development are multifaceted and, in many circumstances, there will not be one sole reason for a site being chosen over another. The site selection process is a balanced one and all of the planning rationale for each site needs to be carefully weighed up. A number of concerns were raised in relation to CS0099, including landscape and heritage impact, and on planning balance CS0270 (Land at Leasbrook) is the Council's preferred strategic site allocation in Monmouth (the reasons for which are summarised in the Candidate Sites Assessment Report, with further detail provided in the candidate sites proformas). As a result, CS0099 has not been progressed as an allocation in the Deposit RLDP.</p>	Amend the Candidate Site Assessment Report to remove reference to insufficient evidence being submitted in relation to demonstrating deliverability so that it reads: Landscape impact and heritage concerns have been raised in relation to the site's allocation. On balance, the site will not be allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.

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	The Council has admitted that this is an error, as detailed financial analysis of the site was submitted to demonstrate its deliverability and viability. Nonetheless the site was not progressed due to this error.		
3758 / Mr Joseph Porter / Comment	There's better sites for housing in Monmouth like down by Siltbusters, where there is existing infrastructure.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3782 / Miss Karen Yates / Comment	Other proposed sites in Penperlleni have disappeared. These sites also seem more favourable given the issues concerning access and the impact this will have.	The Council has made its position clear within the Candidate Site Assessment Report its consideration of the candidate site submissions in Penperlleni. For further information please also see the Candidate Site Assessment proformas.	No change required.
3786 / Ms Kerry Mudd / Comment	One option would be to change the use of the land formerly housing the chicken factory near the Hardwick roundabout. This wouldn't decimate much needed existing	The former Avara site is protected in the Replacement Local Development Plan (RLDP) for employment uses under policy EA2e but under the name Former Cranberry Food, Abergavenny. The Council recognises the potential contribution this site could make to Monmouthshire's economy and has, therefore, sought to	No change required.

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	green space but just reallocate land already developed.	retain it for employment use. In addition, the Council's Economy, Employment and Skills Team are continuing to explore opportunities for alternative occupiers for the premises.	
3798 / Lou / Objection	Suggests development should be located on old turkey factory site.	The former Avara site is protected in the Replacement Local Development Plan (RLDP) for employment uses under policy EA2e but under the name Former Cranberry Food, Abergavenny. The Council recognises the potential contribution this site could make to Monmouthshire's economy and has, therefore, sought to retain it for employment use. In addition, the Council's Economy, Employment and Skills Team are continuing to explore opportunities for alternative occupiers for the premises.	No change required.
3803 / Ms Lucy Hoare / Comment	There is scrubland to the east of Woodland View in Wyesham, Monmouth which should be developed. Currently Woodland View is a terrible eyesore as you approach Monmouth on the Redbrook road. New homes would obscure this and help to create an approach to the town befitting of the Wye Valley's beauty. This land is out of the flood plain and sits on a gentle slope allowing good drainage towards the river.	The scrubland to the east of woodland view, Wyesham, Monmouth was not submitted as part of the Candidate site submission process, and therefore, cannot be considered for development in the RLDP.	No change required.
3816 / Sabrina Entwistle / Comment	If a replacement site is required it seems clear that Wonastow Road (CS0274) would on balance be a much more appropriate site. The Wonastow site which is located on the National Cycle route 423. The site at Wonastow road (CS0274) is clearly not in a River Wye SAC. The Wonastow Road site and importantly access, is predominantly flood zone 1 and therefore clearly a better choice of site from a climate impact and sustainability perspective. The majority lower grade 3a at Wonastow road. There	As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need. Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1. The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar	No change required.

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	being 2 hectares of employment land near to CS0274 (and several local employers – Siltbusters, Triwall, Singleton Court, Mandarin Stone etc.)	residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	
3823 / Sarah Withers / Comment	Wonastow Road site is more suitable.	As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need. Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1. The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	No change required.
3833 / Sophie Williams / Objection	Wonastow Road aligns with report suggesting it as most suitable for development and avoids ecological and cultural sensitivities with higher accessibility and better infrastructure integration, aligning better with planning goals and legal requirements. There is less	As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need. Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide	No change required.

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	flood risk, better drainage potential and lies outside of the CSZ.	<p>much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3845 / Mr Martin Sweeney / Objection	<p>The preferred strategy has ruled out a combined housing and employment development at CS0274 north of Wonastow Road, on the basis that more suitable residential land is available elsewhere within the settlement. I believe that this is a flawed argument for ruling out residential development at that site, yet permitting industrial development, given that there are clear drawbacks to the proposed strategic site CS0270. proposed development at CS0270 is contrary to these policies as follows:</p> <p>Policy S5, Policy LC 4, Policy LC5 Policy NR1</p> <p>This is not the case with CS0270, where the potential for housing at CS0274 does not appear to have been adequately considered, simply being ruled out as not within the existing designation for this land.</p>	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3855 / Mr Michael George Shean / Comment	Revert to the Bayfield site. It will not reduce the constantly increasing problems at the High Beech roundabout but it will allow some smoothing of traffic flow.	As noted in the Candidate Site Assessment Report, in October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounton Road was one such change. On balance, the Council considered that the benefits of the commercial development and associated job creation at the Mounton Road site outweigh the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric (which is proposed to be removed as a green wedge as it has a moderate role as a green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley. As such, it is considered HA3 – Land at Mounton Road, Chepstow is the preferred site to accommodate Chepstow's housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.	No change required.
3858 / Mr Michael Ogden / Objection	Suggests development in Chepstow would be better suited to the area between Bishop Barnet's Wood and the A466. Site would not effect key views, be a similar distance to schools and the town centre and removed from the traffic at Highbeech roundabout.	As noted in the Candidate Site Assessment Report, in October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounton Road was one such change. On balance, the Council considered that the benefits of the commercial development and associated job creation at the Mounton Road site outweigh the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric (which is proposed to be removed as a green wedge as it has a moderate role as a green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley. As such, it is considered HA3 – Land at Mounton Road, Chepstow is the preferred site to accommodate Chepstow's housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.	No change required.
3862 / Mr Mike Gorshkov / Comment	Land to the west of Wye Valley Link Road (A466) is more appropriate for such a development with better access to utilities, schooling, health provision and roads.	As noted in the Candidate Site Assessment Report, in October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounton Road was one such change. On balance, the Council considered that the benefits of the commercial development	No change required.

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		and associated job creation at the Mounton Road site outweigh the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric (which is proposed to be removed as a green wedge as it has a moderate role as a green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley. As such, it is considered HA3 – Land at Mounton Road, Chepstow is the preferred site to accommodate Chepstow’s housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.	
3873 / Mr V G Danks / Objection	<p>Whilst everyone agrees we need more housing and jobs in Monmouthshire this RLDP has chosen to disregard the best placement for both of these in the round and instead chosen for the most attractive option for residential developers as to will attract further migration from the Southwest of England rather than regeneration of South East Wales.</p> <p>This is evident by the disregard of the concerns in a number of the reports on both their impact on and viability of such things as travel, biodiversity impact and economic growth. This plan would make Caldicot (Severnside) the second-largest settlement in the country with the least sustainable public and commercial infrastructure with no clear plan on how this could be addressed in any aspect.</p> <p>I truly believe that a better plan would be the creation of a new settlement either directly connecting to the main highways or A449 thus reducing the pressure on the</p>	A new settlement is not considered compatible with the Preferred Strategy or national planning policy which states new settlements should be proposed via a Joint LDP, SDP or Future Wales. As such, sites of this sort have not progressed further in the candidate site assessment process.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	A48 and encouraging adoption from within Wales rather than migration from England.		
3879 / Mrs Rhian / Comment	If an additional site was needed in Raglan in the years to come, I feel that the site to the west of Raglan (adjacent to the roundabout) that was considered at an earlier stage in the consultation process would be significantly preferable from a village planning point of view - not only in terms of avoiding the major traffic issues that the site above produces, but also in terms of flooding and conservation impact.	Comments noted. A reduced area of approximately 4.5 ha (compared to the submitted 8ha) of CS0278 – Land West of Raglan, is proposed to be allocated for employment use in the RLDP, responding to site elevations and integrating the proposal more sensitively into the landscape. No fundamental development constraints have been identified as part of the assessment process. Its allocation will provide much needed employment land in Raglan and the wider County reflecting Raglan's location, and its access links to other settlements.	No change required.
3918 / Mrs Rhian Head / Comment	Relating to Little Mill - Would like the location changed to a site where flooding is less - convert derelict existing buildings such as The Beaufort Pub or Pentwyn Farm outbuildings.	<p>Flooding concerns are noted. The RLDP ensures new built development is located away from flood risk areas and has a role to play in terms of reducing the risk from present day flood risk, as well as in relation to climate change adaptation and resilience. The provision of green open spaces and Sustainable Drainage Systems (SuDS) drainage features help reduce the risk of flooding. Policy HA15 requires a scheme for the management of overland flows from adjacent land to ensure the potential flood risk from the land above the site is accommodated within the layout of the site. Policy CC1 details the requirements of development to incorporate water management measures including SuDs, to reduce surface water run-off and minimise its contribution to flood risk elsewhere.</p> <p>The RLDP aims to address the key challenges faced by rural communities with an appropriate level of growth across the most sustainable lower tier settlements. The suggested sites (The Beaufort Pub and Pentwyn Farm outbuildings) are in the open countryside and therefore not suitable for allocation within the RLDP.</p>	No change required.
3925 / Mr Richard Lansberry / Objection	Planners should revisit the land that was previously earmarked at the Bayfield site. It has the potential to deliver the number of units that the plan requires and won't impact the greenfield site that is so precious to so many. This will however not	As noted in the Candidate Site Assessment Report, in October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. The change in the strategic site allocation in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounton Road was one such change. On balance, the Council considered that the benefits of the commercial development and associated job creation at the Mounton Road site outweigh the loss of higher	No change required.

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	<p>resolve the chaos it will add to in terms of the High Beech Roundabout traffic congestion, it will just move the problem further down the road.</p>	<p>quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric (which is proposed to be removed as a green wedge as it has a moderate role as a green wedge designation – see the Green Wedge Review, 2025), given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley. As such, it is considered HA3 – Land at Mounon Road, Chepstow is the preferred site to accommodate Chepstow’s housing need. Therefore, CS0098 – Bayfield, Chepstow will not be allocated in the RLDP.</p>	
3928 / Dr Robert Handley / Comment	<p>There are no convenience store locations on the east side of Monmouth similar to the Coop store in Rockfield Road (pending possible development at the main Dixon Road roundabout). Alternative locations along the Rockfield Road or Watery Lane may be more suitable especially if a new pedestrian bridge across the Monnow to the Home Bargains car park area can be installed as these would then be a short 15 minutes’ walk across Vauxhall Fields. s these would then be a short 15 minutes’ walk across Vauxhall Fields.</p>	<p>Comment noted, no specific alternative sites are referred to in the response.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3963 / Mr Stephen Lewis / Comment	<p>Wonastow road is a far more suitable site. (CS0274)</p>	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and</p>	No change required.

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		<p>surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3963 / Mr Stephen Lewis / Comment	Wonastow road is far more suitable	<p>As noted in the Candidate Site Assessment Report CS0274 - Land North of Wonastow Road, Monmouth has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
3963 / Mr Stephen Lewis / Comment	Wonastow road is far more suitable.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with</p>	No change required.

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		<p>excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	
3971 / Miss Sue Netherway / Objection	Land at Wonastow Road would cause a less of a disastrous effect on Monmouth and is closer to employment opportunities.	<p>As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.</p> <p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	No change required.
4008 / Pat Phillips / Comment	Suggest the Wonastow Road site instead.	As noted in the Candidate Site Assessment Report CS0274 has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.</p> <p>The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.</p>	