



## Monmouthshire County Council Replacement Local Development Plan (2018-2033) Candidate Site Register Representation Form

The Monmouthshire County Council Replacement Local Development Plan (RLDP) **Candidate Sites Register (CSR)** which lists the Candidate Sites submitted during the Second Call for Candidate Sites (5<sup>th</sup> July to 31<sup>st</sup> August 2021) is available for public consultation for 8 weeks from **5<sup>th</sup> December 2022 to 30<sup>th</sup> January 2023**.

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### PART 1: Contact details

Your/ your Client's details		Agent's details* ( <i>if relevant</i> )
Title:	Mr	
Name:	David Harris	
Job title: ( <i>where relevant</i> )	Chair	
Organisation: ( <i>where relevant</i> )	Mathern Community Council	
Address:		
Telephone no:	01291 626337	
Email: ( <i>if you have one</i> )	davidharris@matherncc.co.uk	

\*Note if agent's details are included, all correspondence will be sent to the agent.

You should include all your comments on this form. If you wish to submit them electronically please use the following link: <http://www.monmouthshire.gov.uk/planning-policy/current-consultations>

#### Office Use Only

Representor Number .....

Submission Type (email/web/letter etc) .....

## PART 2: Your Comments

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**Candidate Site Reference No.**

CS0029

**Candidate Site name**

Barnetts Farm, Bayfield

**Comments:**

It is noted that the information presented does not identify the number, type or mix of dwellings proposed. The principal concern of this Council would be the increase in traffic on what is a single track lane and the overburdening of local infrastructure. As there is no public transport that serves this site, no immediate shops or employment hence residents would have to rely upon private cars. The drainage in the outfall area of this site (surface and foul) is overcapacity with Mounton, just below this site, being flooded via the brook annually and having raw sewage emitting from manholes. Any further load put on these services would be unacceptable and impact negatively on residents. The broadband infrastructure is similarly very poor together with a lack of availability for doctors and dentists in the immediate area.

Without infrastructure improvements in this area, the site would only place a further burden on the already over stretched infrastructure. Based on the above we would not support this site without the necessary infrastructure improvements being put in place first.

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**Candidate Site Reference No.**

CS0098

**Candidate Site name**

Land at Bayfield

**Comments:**

Although spatially this site is a logical site to develop and provide housing, it is in an area that suffers from having no spare infrastructure locally to serve it.

Sites have developed along this corridor for several years, yet nothing has been put in place to reinforce the local highway network, provision of doctors and dentists or education. Very little affordable/social housing has been provided and there is no evidence of any Section 106 funds relieving any of the underlying problems.

The introduction of more cars via an already junction on and off the A466 and more cars at High Beech roundabout is not possible without causing further considerable inconvenience to residents.

There are no NHS dentist places available in Chepstow and doctors waiting lists are counted in weeks not days.

Based on the above we would not support this site without the necessary infrastructure improvements being put in place first.

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**Candidate Site Reference No.**

CS0112

**Candidate Site name**

Land at St Lawrence Lane

**Comments:**

This piece of land is an essential part of the green belt/wedge between Pwllmeyric and Chepstow. Building on this valuable piece of agricultural land would not be acceptable as Pwllmeyric would just become an extended part of Chepstow, completely losing its identity. The site is in an area that suffers from having no spare infrastructure locally to serve it, be that the local highway network, provision of doctors and dentists, broadband or education. The introduction of more cars onto the already congested A48 and more cars at High Beech roundabout is not possible without causing further considerable inconvenience to residents. Vehicles now regularly que from High Beech roundabout right through Pwllmeyric. This not only is causing a degradation of air quality through noise and pollution (as is the case in Chepstow with Hardwick Hill) but also stops emergency vehicles being able to pass this main arterial route. There are no NHS dentist places available in Chepstow and doctors waiting lists are counted in weeks not days. Even with infrastructure improvements in this area we would not support this site as it is eroding valuable agricultural land and would be destroying the green belt/wedge between Pwllmeyric and Chepstow.

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# Monmouthshire County Council

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**Candidate Site Reference No.**

CS0165

**Candidate Site name**

Land at Mounon Road

**Comments:**

This piece of land is an essential part of the green belt/wedge between Pwllmeyric and Chepstow. Building on this valuable piece of agricultural land would bring Chepstow closer to Pwllmeyric thus compromising its identity.

The site is in an area that suffers from having no spare infrastructure locally to serve it, be that the local highway network, provision of doctors and dentists, broadband or education.

The introduction of more cars onto the already congested A48 or A446 and more cars at High Beech roundabout is not possible without causing further considerable inconvenience to residents. Vehicles now regularly que from High Beech roundabout right through Pwllmeyric. This not only is causing a degradation of air quality through noise and pollution (as is the case in Chepstow with Hardwick Hill) but also stops emergency vehicles being able to pass this main arterial route.

Sites have developed along this part of the A446 corridor for several years, yet nothing has been put in place to reinforce the local highway network, provision of doctors and dentists or education. Very little affordable/social housing has been provided and there is no evidence of any Section 106 funds relieving any of the underlying problems.

There are no NHS dentist places available in Chepstow and doctors waiting lists are counted in weeks not days.

Even with infrastructure improvements in this area we would not support this site as it is eroding valuable agricultural land and would be destroying the green belt/wedge between Pwllmeyric and Chepstow and entrance to the Wye Valley AONB.

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**Candidate Site Reference No.**

CS0154

**Candidate Site name**

Land to the North of the M48

**Comments:**

Although spatially, there is a logic to development here, the area suffers from having no spare infrastructure locally to serve it.

There is no local public transport serving the site. There are no NHS dentist places available in Chepstow and doctors waiting lists are counted in weeks not days.

The site is in a very dangerous location for access by pedestrians, in fact a number of people have lost their lives crossing the A446.

The site also breaks the notional boundary of building to the west of the A466 which could encourage the further erosion of the green wedge between Mathern and Bulwark.

Based on the above we would not support this site.

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**Candidate Site Reference No.**

CS0026

**Candidate Site name**

Land west of Baileys Hay

**Comments:**

This site falls outside the traditional boundary of the village in an area that suffers from having no spare infrastructure locally to serve it.

There is no local public transport serving the site other than one bus on a Saturday. There are no NHS dentist places available in Chepstow and doctors waiting lists are counted in weeks not days.

Broadband service to the village is poor.

The site is in a very sensitive location being at the entrance to the village of Mathern and any considered development on this site would have to respect that. There is no indication of the numbers of houses proposed here or the mix. Any residents of these house would inevitably work away from the immediate area and hence would rely on private cars, even if to get to train stations.

The local roads are choked now and could not accommodate further load without significant improvement to aid capacity.

Based on the above we would not support this site.

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**Candidate Site Reference No.**

CS0053

**Candidate Site name**

Land to the east of Cherry Trees

**Comments:**

This is a relatively small infill site but is in an area that suffers from having no spare infrastructure locally to serve it.

There is no local public transport serving the site, other than one bus on a Saturday. There are no NHS dentist places available in Chepstow and doctors waiting lists are counted in weeks not days. The site has an open water course running through it which needs constant maintenance to avoid local surface water flooding.

Depending on the number and mix of houses proposed the site could be improved through development however as it has been left to degrade over many years now. The watercourse may be better maintained if the site were developed.

Based on the modest development of the site, we would support this site.

To assist with the efficient processing of responses we would encourage you to submit your comments via email to: [planningpolicy@monmouthshire.gov.uk](mailto:planningpolicy@monmouthshire.gov.uk). If this is not possible, completed forms can be sent to Planning Policy Team, Monmouthshire County Council, County Hall, The Rhadyr, Usk, NP15 1GA. All responses must be received by **midnight on 30<sup>th</sup> January 2023**.

Please note that comments submitted will be available for public inspection and cannot be treated as confidential.

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## Monmouthshire County Council Replacement Local Development Plan (2018-2033) Candidate Site Register Representation Form

The Monmouthshire County Council Replacement Local Development Plan (RLDP) **Candidate Sites Register (CSR)** which lists the Candidate Sites submitted during the Second Call for Candidate Sites (5<sup>th</sup> July to 31<sup>st</sup> August 2021) is available for public consultation for 8 weeks from **5<sup>th</sup> December 2022 to 30<sup>th</sup> January 2023**.

Candidate Sites are pieces of land that have been submitted to the Council during the RLDP process to consider the land to be used for a certain purpose. A Candidate Site can be for development or protection. A Candidate Site has no status and is not a planning application.

The Candidate Sites listed in the Register have been subject to a **high-level assessment which has identified those sites that will and will not progress to the next stage of the candidate sites assessment process**. This document should be read alongside the Candidate Sites Register, both documents can be viewed via this link <http://www.monmouthshire.gov.uk/planning-policy/current-consultations>

Please use this form to respond to the CSR consultation using additional sheets as necessary. **Please fill in a separate form for each representation on a Candidate Site i.e. a different Candidate Site reference No. requires a further form to be filled in, and so on.** Further copies of the form can be obtained from the Planning Policy Team, the Planning Policy website, your local Community Hub/library or you can photocopy this form.

### PART 1: Contact details

Your/ your Client's details		Agent's details* (if relevant)
Title:	Mr	
Name:	David Harris	
Job title: <i>(where relevant)</i>	Chair	
Organisation: <i>(where relevant)</i>	Mathern Community Council	
Address:		
Telephone no:	01291 626337	
Email: <i>(if you have one)</i>	davidharris@matherncc.co.uk	

\*Note if agent's details are included, all correspondence will be sent to the agent.

You should include all your comments on this form. If you wish to submit them electronically please use the following link: <http://www.monmouthshire.gov.uk/planning-policy/current-consultations>

#### Office Use Only

Representor Number .....

Submission Type (email/web/letter etc) .....



## PART 2: Your Comments

Please set out your comments below using additional sheets as necessary.

Please fill in a separate form for each representation on a Candidate Site i.e. a different Candidate Site Reference No. requires a further form to be filled in, and so on.

**Candidate Site Reference No.**

CS0030

**Candidate Site name**

Land off Chapel Lane

**Comments:**

This piece of land is an essential part of the green belt/wedge between Pwllmeyric and Mathern. Building on this valuable piece of agricultural land would join Mathern to Pwllmeyric thus compromising the identity and individuality of both villages.

The site is in an area that suffers from having no spare infrastructure locally to serve it, be that the local highway network, drainage, provision of doctors and dentists, broadband or education.

The introduction of more cars onto the already congested A48 and more cars at High Beech roundabout is not possible without causing further considerable inconvenience to residents. Vehicles now regularly que from High Beech roundabout right through Pwllmeyric. This not only is causing a degradation of air quality through noise and pollution (as is the case in Chepstow with Hardwick Hill) but also stops emergency vehicles being able to pass this main arterial route.

There are no NHS dentist places available in Chepstow and doctors waiting lists are counted in weeks not days.

Even with infrastructure improvements in this area we would not support this site as it is eroding valuable agricultural land and would be destroying the green belt/wedge between Pwllmeyric and Mathern.

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Your/ your Client's details		Agent's details* (if relevant)
Title:	Mr	
Name:	David Harris	
Job title: (where relevant)	Chair	
Organisation: (where relevant)	Mathern Community Council	
Address:		
Telephone no:	01291 626337	
Email: (if you have one)	davidharris@matherncc.co.uk	

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#### **Office Use Only**

Representor Number .....

Submission Type (email/web/letter etc) .....

## PART 2: Your Comments

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**Candidate Site Reference No.**

CS0229

**Candidate Site name**

Land opposite Chepstow Garden Centre

**Comments:**

This piece of land is an essential part of the green belt/wedge between Pwllmeyric, Hayes Gate and Mathern. It does not lie in the development area of any of the villages. Building on this valuable piece of agricultural land would erode the green space between Mathern, Hayes Gate and Pwllmeyric thus compromising the identity and individuality of all developments.

The site is in an area that suffers from having no spare infrastructure locally to serve it, be that the local highway network, drainage, or broadband. The fields itself regularly floods from the local stream and is potentially in a flood zone area.

The introduction of more cars onto the already congested A48 and more cars at High Beech roundabout is not possible without causing further considerable inconvenience to residents. Vehicles now regularly que from High Beech roundabout right through Pwllmeyric. This not only is causing a degradation of air quality through noise and pollution (as is the case in Chepstow with Hardwick Hill) but also stops emergency vehicles being able to pass this main arterial route.

Any hotel provision needed in this area would be better placed in Chepstow where it can help to regenerate the town and not use up valuable agricultural land and erode the green wedge. Similarly, a solar farm in this location is inappropriate to prominent and unsightly.

Even with infrastructure improvements in this area we would not support this site as it is eroding valuable agricultural land and would be destroying the green belt/wedge between Pwllmeyric, Hayes Gate and Mathern.

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