



Monmouthshire County Council Replacement Local Development Plan (2018-2033) Preferred Strategy Representation Form

The Monmouthshire County Council Replacement Local Development Plan (RLDP) Preferred Strategy is available for public consultation for 8 weeks from **5th December 2022 to 30th January 2023**. All comments made should be restricted to the content of the Preferred Strategy and should address the questions included in this form which are designed to assist with your representation. Please use this form to respond to the consultation using additional sheets as necessary. 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	
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*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. Your comments should be set out in full – this will help us to understand the issues you raise.

Key Issues, Vision and Objectives (Paras 3.1 - 4.3 / Pages 10- 24)

Do you have any comments on the key Issues, Vision and Objectives?

The principles of the visions stated are sound.

Preferred Strategy (Paras 4.4- 4.8 / Pages 25-27)

Do you have any comments on the preferred strategy?

The ratio of affordable homes proposed on private sites is completely unrealistic and not deliverable.

Imposing such high ratios together with zero carbon aspirations beyond building regulations will render sites unviable to deliver.

What ratios have been achieved to date? What ratio was achieved on the strategic site of Lower Chepstow, currently under development, a location that could support affordable/social housing in terms of connectivity jobs and services? We believe less than 5%.

Releasing public land at below market rates to support affordable housing which is eventually sold on at market rates will not solve the problem and may not be publicly supported. Similarly with social housing. Welsh Government funding, CPO's and other such methods will take time to deliver and may not be achievable within the life of the RLDP. Similarly, if social housing is sold on, where does the next supply of housing come from?

Strategic Policies S1 – Growth Strategy (Paras 4.9- 4.26 / Pages 27-32)

Do you have any comments on Strategic Policy S1 – Growth Strategy

The basic assumption in the RLDP is that there is available capacity in the infrastructure in the south of the County to support further development. That is fundamentally not true and is a fact that can be demonstrated by anybody involved in providing services to residents (roads, drainage, education, health, social care, dentists to name a few).

The number of houses still proposed within the RLDP is still too high particularly in the context of focusing all development in the south of the County. The infrastructure in the south of the County is beyond capacity in every respect, roads, dentist, doctors, broadband.

High Beech roundabout in Chepstow has been a major congestion point for many years now and studies are still taking place but with no solution in sight.

A Chepstow by-pass has been discussed for many years now but is no further forwards despite Gloucester County Council proposing 2000 new homes in Beachley and Lydney.

With what is proposed in Severnside and Chepstow the settlements will not be capable of sustaining the quality of living environment we currently enjoy, and that is compromised.

Any plan for the Chepstow area has to incorporate the developments that are proposed over

adjacent boundaries (Llanwern site and Beachley for example). Do we need such additional volumes of housing in Monmouthshire or can we offer tourist, recreation, and leisure services to those living outside the County to our benefit. Monmouthshire is a beautiful rural County, let us protect it and not over develop it by making the south of the County a developed sprawl.

Strategic Policy S2 – Spatial Distribution of Development - Settlement Hierarchy (Paras 4.27 - 4.35 / Pages 33 - 40)

Do you have any comments on Strategic Policy S2 – Spatial Distribution of Development - Settlement Hierarchy?

**Strategic Policy S7 – Preferred Strategic Site Allocations
(Please State which Preferred Strategic Site Allocation you are commenting on)
(Paras 5.32 - 5.36 / Pages 56- 59)**

Do you have any comments on the Preferred Strategic Site Allocations?

There is no spare infrastructure capacity in the south of the County to support the proposed developments. Any reinforcement of infrastructure will demand significant expenditure.

**Other Strategic Policies (Please State which Strategic Policy you are commenting on)
(Paras 5.1-5.123 / Pages 41-98)**

Do you have any comments on the Strategic policies?

Review of Existing Adopted LDP Development Management Policies Options (Please State which Development Management Policy you are commenting on) (Appendix 7 Pages 136-147)

Do you agree with the recommendations with regard to the existing Adopted LDP Development Management Policy?

Any other Comments

Do you have any other comments on the Preferred Strategy?

Welsh Language

We would like to know your views on the effects that the proposals would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Please also explain how you believe the proposals could be improved so as to have positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

Initial Integrated Sustainability Appraisal (separate document)

Do you have any comments on the Initial Integrated Sustainability Appraisal Report?

Habitats Regulations Assessment (separate document)

Do you have any comments on the Habitats Regulations Assessment?

To assist with the efficient processing of responses we would encourage you to submit your comments via email to: 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 30th January 2023**.

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

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. The Planning Policy Privacy Notice is available via the following link on the Council's website: <http://www.monmouthshire.gov.uk/your-privacy/your-council>

The GDPR applies to our RLDP Consultation Database which is used to send information to those who have been in contact with Planning Policy at Monmouthshire County Council.

Please check the box to confirm that you are happy for your details to be retained on the RLDP Consultation Database.

It would be helpful if you are able to receive future RLDP correspondence by email. Please check the box if you are happy to receive future correspondence by email and provide your email address in Part 1.