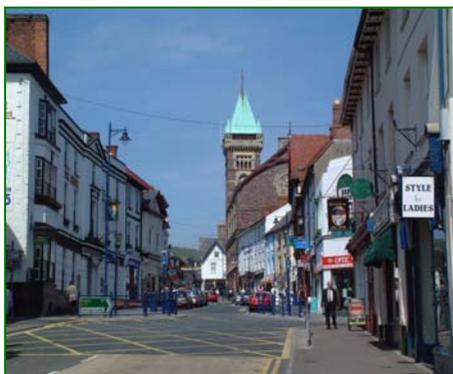




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Monmouthshire Local Development Plan

**Pre Deposit Participation
Draft
Report of Consultation
March 2009**



MONMOUTSHIRE LOCAL DEVELOPMENT PLAN

PRE-DEPOSIT PARTICIPATION

REPORT OF CONSULTATION

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A. Pre-Deposit Participation – Issues and Vision.

A. (1) THE ISSUES AND VISIONING WORKSHOPS

During June 2008 a series of workshops were held to inform the Issues/Vision/Objectives stage of the LDP preparation process.

These 'Issues and Visioning' workshops took place as follows:

2 June, Officers Workshop at County Hall, Cwmbran.

6 June, External Stakeholders Workshop at County Hall, Cwmbran.

12 June, in association with Bryn-y-Cwm Community Forum, St. Michaels Centre, Abergavenny.

19 June, in association with Monmouth Rural Forum, Raglan School.

25 June, in association with Monmouth Partnership Forum, Bridges Community Centre, Monmouth.

2 July, Mor Hafren Area (Chepstow/Caldicot), Beaufort Hotel, Chepstow.

The notes of each workshop were written up and sent to participants who had left their e-mail or home addresses. These notes have been amalgamated and are reproduced in Appendices A1 and A2. Lists of participants are given in Appendix A3. The workshops were led by an independent facilitator. The results of the workshops were used to inform an **Issues and Vision Report (August 2008)** that was issued for consultation. The results of this consultation are included in the second part of this report.

Workshop format

As part of the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) of the LDP it was necessary to produce a Draft Scoping Report that was issued for public consultation. Appendix 3 of the Draft SA/SEA Scoping Report contained a collection of key information relating to Monmouthshire's environment, population, economy and infrastructure. The baseline data was structured according to the five guiding themes of the Wales Spatial Plan.

This baseline data was analysed in order to identify sustainability issues that the LDP might need to deal with. These issues were set out in section 5 of the Draft Scoping Report together with some thoughts on how the LDP might be able to influence them. The relevant section of the Scoping Report was attached to the notes supplied to participants in the Issues and Visioning workshops. The topic headings were also used to structure the first part of the workshop session, which was held as an 'Open Space' style session where participants were invited to identify their main issues and concerns on flipchart paper at work stations devoted to each topic area. The information gathered at this stage of the workshops is collected in Appendix A1, together with the issues and possible actions identified in the Draft Scoping Report.

In the second part of the workshop, the participants were invited to think to the future – based on the information presented and the issues and concerns the group had raised. Working at tables of around six people, participants were asked to consider ‘What would they like to see in place in the future if the LDP addresses and achieves their goals?’ Each table was asked to be as specific as possible and to itemise their ideas on cards, with one idea per card and each idea to be no more than 7-8 words in length. By means of a general discussion led by the facilitator these ideas were then grouped into topic areas and each topic area was given a title. The findings of this part of the workshop are given in the tables in Appendix A2 and were used to inform the development of the Monmouthshire LDP Vision.

Issues

Appendix A1 sets out all the issues identified by participants in the six engagement workshops. Not all of the issues relate to matters that can be influenced by the LDP. The issues were reproduced in full in the Issues and Vision Report, however, both to give a complete picture of the main concerns of workshop participants so that their aspirations for the community can be understood and also to provide a resource that could inform other aspects of the County Council’s functions. For instance, the Issues and Vision Report was circulated to County Councillors, Partnership representatives, Area Managers and officers of the Council that are engaged in the preparation of other plans and strategies, such as the Community Strategy and Local Transport Plan.

The detailed issues listed in Appendix A1 will be used to inform policy preparation in the later stages of plan preparation. It was also important to ensure that the Vision and Objectives of the LDP arose from the Issues that the plan has to address. There is also a need to recognise that some of the issues raised are in conflict with each other. The objective of this exercise was not to seek consensus but to ensure that everyone’s views were put forward. Given the depth and richness of material gathered it is difficult to do it justice in a brief summary but short responses to the issues raised in each topic area are given below. This information was used to develop the list of Key Issues, that were further refined following the consultation on the Issues and Vision Report, as explained in the second section of this report.

1. Building sustainable communities.

Population

Participants generally acknowledged the fact of an aging population structure, relating the out migration of young people, in particular, to the lack of affordable housing but also recognising the needs of the elderly population. Rural issues were also related to the provision of community facilities and access to services. There was general concern about the implications of high population projections and Monmouthshire’s capacity to accommodate growth. Shortages of burial facilities were identified.

Housing

There was widespread recognition of the need for more affordable housing, with related discussion of policy approaches to providing such housing and noting the distinctive need of rural areas. At the External Stakeholders workshop, which was attended by representatives of the private sector, the importance of meeting needs for general market housing was raised as an issue. Comments were made on the need for good design and layout in housing, including energy efficiency. The distinction between brownfield/greenfield development was also noted.

Health and Well Being

The potential of the LDP to contribute to the health and well being of communities was recognised. Access to services and community facilities, was also an issue, particularly in the rural areas but also in towns. Developing community spirit was seen as important. Access to the countryside and recreation facilities was seen as a means of improving health.

Community Facilities and Recreation

Again, the amount and accessibility of community and recreation facilities were seen as important issues, with a debate in the External Stakeholders Workshop on the ability of new development to finance the provision of such facilities through legal agreements. The need for allotments and link to local food production came up in this and a number of other topic areas. Again, shortage of burial facilities was raised as an issue in some communities.

2. Promoting a sustainable economy

Employment and Economic Development

A need for local employment opportunities was recognised, particular concerns were the protection and promotion of existing small businesses in towns, promoting the rural economy in such areas as farmers' markets, local food production and farming and reducing the need to travel.

Tourism

There was widespread disagreement with the statement that tourism plays a 'small' part in the Monmouthshire economy. Emphasis was placed on the importance of 'image', appearance and appropriate infrastructure in attracting tourists, both in town centres and the countryside

Minerals

There was limited response on this issue, mineral production not being significant in Monmouthshire. Questions were raised on how mineral production could be 'sustainable' given that once extracted they were used up. It was emphasised that the Usk Valley should not be a location for minerals extraction.

3. Valuing the environment

One difficulty recognised in informal discussion in the workshops was the absence of climate change and energy efficiency as specific issues in their own right amongst the topic areas.

Biodiversity, Flora and Fauna

The Severn Barrage was often raised as an issue in this section, with opposing views being expressed, although this is a matter that the LDP does not have any influence over. A number of points were raised about habitat protection, connectivity etc., particularly in the Officer and External Stakeholder Workshops, and these will be taken up in more detail later in the preparation of the LDP, including as part of the SA/SEA process .

Air

The link between air quality and transport issues was stressed. The need for energy efficiency in new buildings was raised under this heading.

Water Resources

Flood risk was seen as a major issue. The importance of such matters as water harvesting, Sustainable Urban Drainage Systems etc was recognised and there was concern about inadequacies in sewerage infrastructure, particularly in relation to serving new developments.

Soil and Land

Importance of agriculture, local food production was stressed, together with concern about building on greenfield land.

Landscape

Landscape protection was seen as a priority, of designated areas and the countryside in general

Waste

A number of comments made under this topic area related more to the Council's municipal waste collection but taken with comments on waste policies these could also be seen as evidence of a general concern to reduce waste, encourage recycling and provide more local facilities.

4. Achieving sustainable accessibility

Transport

Inadequate public and integrated transport provision were significant concerns as was the reliance on private transport and access to services. Rural issues were mentioned but the need for sustainable transport was a common theme across the workshops, linking to Peak Oil and climate change.

Retail

Vulnerability of existing town centres and small businesses was a particular concern, together with access to town centres and decline in rural facilities.

5. Respecting distinctiveness

Language and Ethnicity

These were not seen as significant issues for the Monmouthshire LDP, although being a border County there was some debate over the importance of the Welsh language issue. One matter raised in a number of workshops was the absence of young people from the engagement process and this is something that will need to be taken on board in future exercises.

Cultural Heritage

The need for new development to be of a good design was recognised, as was the significance of Monmouthshire's built heritage, including the need to enhance the appearance of town centres and protect conservation areas. The need to preserve the character of Monmouthshire, particularly its market towns, was also raised.

Developing the Vision and Objectives for the Monmouthshire LDP

In the second part of the workshops, participants were asked to list what they would like to see in place in Monmouthshire in 2021 if the LDP was successful. The results of this 'Visioning' exercise are reproduced in Appendix A2. The vision statements resulting from this exercise were analysed in the Development Plans Team and grouped together, as described in the Issues and Vision Report. It was considered that five main themes emerged:

1. Preserving Monmouthshire's special character.
2. Promoting sustainable local economies.
3. Building sustainable communities.
4. Sustainable lifestyles.
5. Sustainable and integrated transport.

In preparing the draft Vision care was taken to ensure that its wording reflected these main themes and account was taken of issues emerging in the Update to the Community Strategy. The draft Objectives were also prepared in the context of these five main themes and in order to address the identified the Key Issues. The Vision and Objectives were further refined following the consultation on the Issues and Vision Report, as explained in the second section of this report.

A. (2) THE CONSULTATION EXERCISE

The LDP Issues and Vision Report was endorsed for public consultation at the meeting of Council on 31 July 2008. Notification of the issue of the report was sent to all those on the LDP consultation data base - all statutory, general and other consultees, together with agents, architects and private individuals who had expressed a wish to be kept informed of the LDP process, including all those who had submitted candidate sites. Every one of those notified received a copy of LDP Newsletter 3, which included the draft Key Issues, Vision and Objectives. Copies of the full report were placed in Council libraries and One-Stop-Shops and on the Council's web site.

The consultation period ran from 8 August 2008 to 19 September 2008. In total 35 responses to the consultation exercise were received. These provided a total of 238 representations that have been entered onto a database and compiled into a report, together with the Council's response to each representation. This report has been placed on the Council's web site as Appendix A4.

The tables that follow arrange the consultation replies as they relate to the Key Issues, Vision and Objectives and illustrate the amendments that have been made in response to the consultation. Prior to the responses relating to the draft Vision being analysed, the draft Vision was adapted to provide the Vision for the Community Strategy. Given the desirability of ensuring compatibility between the LDP and the Community Strategy, no further amendments have been made to the LDP Vision. It is considered, In any event, that no fundamental changes to the Vision would have been required as demonstrated below. Representations were received from the private sector in particular to the effect that mention should have been made of the need to provide general housing to meet the needs of existing and future residents. These comments have been taken on board in Objective 4, which previously had only referred to the provision of affordable housing.

KEY ISSUES	
(1) BUILDING SUSTAINABLE COMMUNITIES	
Population	<p>The population of Monmouthshire has been showing a steady increase, with all of this increase being fuelled by in-migration, leading to pressures for further growth in the County.</p> <p>Grwp Capel Cadwyn (13.2) - The statement that demand for housing is being created inter alia by 'in migration' appears to be a circular argument. If houses are not available, in migration will be restricted, albeit that demand for existing properties could force house prices up. This argues for the first proposition that housing development should concentrate on the provision of affordable housing. What is the local evidential basis of in migration to justify large commercial housing estates being provided for in the LDP. It should be governed by Planning Issues not the commercial imperative of Developers attracting in migrants.</p> <p>Chepstow Town Council (28.2) - The Town Council notes the observations in respect of population growth fuelled by in-migration and consequential pressures on services but suggests that in-migration has been encouraged by the type of housing development which has been permitted. Policies are required to ensure that house building is directed at meeting local need rather than attracting further in-migration.</p> <p>LPA Response - It is recognised that it is unlikely that population growth fuelled by in-migration would take place if the housing was not provided to meet this demand. These factors will be considered in choosing the level of growth to be accommodated in the County, which will be set out in the Preferred Strategy, and in detailed policies on the type of housing required.</p> <p>No change in response to these representations.</p>
Housing	<ul style="list-style-type: none"> • House prices are high in relation to earnings and there is a pressing need for additional affordable housing in the County in both urban and rural areas • There is a demand for more housing being created by high levels of in-migration while at the same time there is also a demand being created by the tendency towards smaller dwellings

	<p>House Builders Federation Ltd. (17.1) – We believe there needs to be more emphasis on the requirement to increase the provision of market housing. At present, we believe there is an over-reliance on ‘affordable housing’ and the plan needs to recognise the need for more market housing to serve the population.</p> <p>House Builders Federation Ltd. (17.3) – This paragraph again recognises the need solely for affordable housing and not for general market housing. The report highlights the fact that house prices are rising and indeed Monmouthshire currently has some of the highest house prices in Wales. As stated above, the need to increase the level of house building in general in Monmouthshire was highlighted as a necessity by the stakeholder group discussions, in order to solve housing problems in the longer term. The Government has recognised the fact that we need to build more homes in order to stem the rapid rise in house prices. Affordable housing is merely one solution to the problem and therefore we believe that the Issues and Vision report should not concentrate on ‘affordable housing’ as the sole solution to the requirement for new homes in Monmouthshire. We believe that the most effective and assured way to increase the availability of homes to the people of Monmouthshire is to increase the overall supply in the market and not to rely on creating an artificial boost up the property ladder to those what qualify. We agree that affordable housing has an important role to play in providing housing for certain sections of the population, but in order to solve the problems of affordability on a larger, more permanent scale, we believe there needs to be a commitment to increase housing provision in general in Monmouthshire, in order to spread the benefits to the entire population.</p> <p>LPA Response – It is accepted that the summary does not give recognition to some of the issues raised at the workshops relating to the need for general market housing, particularly the external stakeholder workshop attended by representatives of the development industry. At the same time, initial general feedback is that there is a strongly felt need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It is recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. The views expressed by the respondent are not agreed with. The ‘Key Issue’ for Monmouthshire in relation to Housing is considered to be the affordability issue, as reflected in the emerging update to the Community Strategy. It is recognised that the pressure to accommodate the high demand arising from in-migration is also a Key issue and this is reflected in the second bullet point in this section.</p> <p>No change in response to these representations.</p>
<p>Health and Wellbeing</p>	<p>SUSTRANS (23.1) - Health issues and how health services are accessed in an ageing population are not mentioned and should become a key issue. The health benefits of walking and cycling are now recognised but there needs to be clearer recognition of the role they have to play in replacing short car trips, especially given that so many of the journeys we make are under five miles.</p> <p>Chepstow Town Council (28.11) - Considers that the LDP will have is vital role to play in the preservation and promotion of strong vibrant communities and endorses the view that good access to local services and facilities is important. The Town Council also endorses the view that development of a sense of community “community spirit” is important and that access to the countryside and affordable recreation facilities has a role to play in improvements in health.</p>

	<p>LPA Response – It is agreed that Health and Wellbeing should be included as a Key Issue, although evidence provided in the SA/SEA Baseline Information report indicates that Monmouthshire performs better than Wales as a whole on various health indicators. The points about the need to build strong communities and provide good access to recreational opportunities are also recognised. With regard to these issues, Point (2) of the draft Vision statement recognises the desire for inclusive, cohesive, prosperous and vibrant communities and Point (3) of the draft Vision statement recognises the need for more opportunities for healthy activity and draft Objective 10 promotes the need for opportunities for increased walking and cycling.</p> <p>Add additional Key Issue: While Monmouthshire performs relatively well on indicators relating to health, there is a need to promote opportunities for healthy living and access to health care, particularly in the context of an ageing population.</p>
Comm- community Facilities	<p>Chepstow Town Council (28.13) – Has identified the need for local allotments.</p> <p>County Councillor James Harris (3.15) - Cemeteries - The cemetery in Caldicot would be expanded to facilitate the demand if the area on burials, Rogiet, Magor, Undy which have reached capacity</p>
	<p>LPA Response- In the Issues and Visioning Workshops, these issues were raised by a number of communities. Some communities (Magor and Undy, for instance) also identified a shortfall in community facilities in their area. It is considered that a general Key Issue is needed at this stage therefore to draw attention to these matters.</p>
	<p>Add additional Key Issue: Some communities in Monmouthshire experience a shortfall in the provision of community and recreational facilities and a general need has been identified for land for allotments and burial grounds.</p>
(2) PROMOTING A SUSTAINABLE ECONOMY	
Tourism	<p>Tourism plays a significant part in the Monmouthshire economy particularly in assisting in the diversification of the rural economy and in sustaining the County’s historic town centres.</p>
	<p>Chepstow Town Council (28.3) - The Town Council considers tourism to be very significant in the Monmouthshire economy and potentially the sector where greatest growth can reasonably be anticipated.</p> <p>Distinctive tourist attractive images have been positively developed and promoted for the two “key settlements” of Chepstow and Abergavenny. Chepstow is portrayed as a cultural, arts, crafts and historical centre, whilst Abergavenny is seen as a culinary and gastronomic centre. LDP policies need to enhance and build on the work undertaken to date.</p>
	<p>LPA Response – It is acknowledged that tourism is a significant element of the Monmouthshire economy and this matter is identified as a Key Issue.</p>

<p>Minerals</p>	<p>Quarry Products Association (24.1) - Overall, the QPA believe strongly that the subject of aggregates extraction and supply in Monmouthshire should be given much more serious consideration than is apparent from the contents of the draft Issues and Visions Report. To that end minerals should certainly be given equal or higher priority to those matters listed as key issues on pages 13 to 15 of the consultation document. QPA would suggest that minerals extraction should be listed as a key issue in its own right.</p> <p>An adequate supply of construction materials is essential to achieving many if not all of the objectives identified, including housing and flood defence. To be sustainable, as much of this material as possible should be sourced locally. In addition and as identified at the External Stakeholders Workshop, local mineral extraction is vital to future development.</p> <p>LPA Response – It was not the intention to downplay the significance of aggregates extraction and supply for the Monmouthshire LDP, although it is probably correct to say that it is not seen as a Key Issue for residents in the County, where there are only two 'live' quarries, neither of which are actually working at the present time. The point about the importance of Minerals as an issue is acknowledged, however, and will be taken into account in future documents.</p> <p>Amendment to Key Issues: Add the following Key Issue: There is a need to ensure that Monmouthshire makes an appropriate contribution to the sustainable supply of aggregates for the South Wales economy as a whole and to safeguard any potential aggregate resources for possible future use.</p>
<p>(3) VALUING THE ENVIRONMENT</p>	
<p>Rural Environment</p>	<p>Monmouthshire is largely a rural county and has major biodiversity and landscape resources that require protection and enhancement.</p> <p>Gwent Wildlife Trust (20.2) - The natural resources of the UK have evolved in such a way that many species cannot survive without support, in the form of ongoing land management. Examples in Monmouthshire include the need to mow flower-rich meadows annually, or to coppice woodlands to sustain dormouse populations. Developers and planning officers need to understand that creation or retention of wildlife habitat is not sustainable unless measures are put in place to secure ongoing management. Suggested change: 'Monmouthshire is largely a rural county and has major biodiversity and landscape resources that require protection, management and enhancement'.</p> <p>Gwent Wildlife Trust (20.3) - Gwent Wildlife Trust is also concerned by the implication that biodiversity and environmental issues only exist in rural area. There are nature conservation and landscape concerns within urban areas, as well as significant opportunities for biodiversity enhancements. We suggest changing the title to encompass a broader remit, to 'Biodiversity and Landscape'</p> <p>Chepstow Town Council (28.4) - Concerned that Monmouthshire's rural landscape resources need to be preserved and should get protection and enhancement.</p>

	<p>LPA Response – The two examples of habitat management given by the respondent are not matters that the LDP can directly influence to any significant extent, although it is recognised that any mitigating measures relating to biodiversity interests that might be required from a development will need to take account of future management issues. The suggested amendment is agreed, therefore.</p> <p>With regard to the title of this section, it is accepted that there are biodiversity and landscape resources within urban areas. It is considered, however, that the 'Key' significance of this issue for Monmouthshire arises from its rural character. It is considered, therefore, that the heading of this Key Issue should not be changed, although obviously this does not mean that no account will be taken of biodiversity and landscape issues when dealing with development proposals in urban areas.</p> <p>With regard to the amended wording suggested by the Chepstow Town Council, it is agreed that the wording of this Key Issue could be changed to give it greater emphasis.</p> <p>Amendment to Key Issue: Monmouthshire is largely a rural county and has major biodiversity and landscape resources that need to be preserved and should be protected, managed and enhanced.</p>
Bio-diversity	<p>Gwent Wildlife Trust (20.6) - In terms of protecting our biodiversity resources, we need to improve connectivity within the landscape to allow species to move and adapt to these climate change impacts. The need to protect and improve existing wildlife networks and corridors and create new linkages is crucial, and can be greatly affected by the emerging LDP.</p> <p>LPA Response - Agree</p> <p>Add the following Key Issue: There is a need to improve connectivity within the landscape through protecting and improving existing wildlife networks and corridors and creating new linkages to allow species to move and adapt to climate change impacts.</p>
Air	<p>Chepstow Town Council (28.14) – The link between air quality and transport is particularly relevant to Chepstow. The A48/Hardwick Hill site is one of the very few designated Air Quality Management Areas in South East Wales. The LDP needs to address this issue.</p> <p>LPA Response – While in general terms, air pollution is not a significant issue in Monmouthshire there are local issues in Chepstow and in Usk, where there is also an Air Quality Management Area. It is agreed that this should be identified as a Key Issue</p> <p>Add the following Key Issue: While air pollution is generally not a significant problem in Monmouthshire, there are two Air Quality Management Areas in the County at Usk and Chepstow where there is a link between this issue and traffic congestion.</p>
Climate Change	<ul style="list-style-type: none"> • The use of energy derived from burning fossil fuels for transport and in buildings means emissions that are changing the balance of the atmosphere giving rise to global warming • Parts of the County are vulnerable to flooding, a risk that is increasing through climate change and rising sea levels. Such flooding represents a considerable risk to human health and property

	<p>Gwent Wildlife Trust (20.4) - Suggested change 'The use of energy derived from burning fossil fuels for transport and in buildings gives rise to emissions that are changing the balance of the atmosphere, contributing to global warming. There is an urgent need to reduce our levels of greenhouse gas emissions in order to prevent further damage to the atmosphere and significant rises in global temperatures'. We are concerned that the issue of climate change is not how greenhouse gases are produced; it is the urgent need to reduce emissions.</p> <p>MCC Sustainable Development Team (12.4) – In general agree with the Key Issues but feel that Climate Change (<i>inter alia</i>) should be given more priority. Suggest the following be added to the list of Key Issues: 'There is need to restrict development on flood plains which is contributing to flooding risk' and 'There has been limited encouragement for renewable energy technologies'.</p> <p>Gwent Wildlife Trust (20.5) - We also feel that the impacts of climate change are likely to extend beyond increased flood risk. We may experience other extreme weather events such as drought and storms. There are likely to be long term impacts on human health and agriculture. It needs to be made clear that, although increased flood risk is perhaps the most immediate impact we will experience, it is by no means the only impact of climate change.</p> <p>Chepstow Town Council (28.7) – Climate Change – the vulnerability of the Gwent Levels needs to be addressed.</p> <p>The Chepstow Society (29.17) - 'Climate Change' appears as a general risk but the Caldicot Levels presents a particular problem. If the Environment Agency push through a policy currently labelled 'Managed retreat' then the risk to property, industry and agriculture in that low lying area from flooding may happen sooner than appears.</p>
	<p>LPA Response – The amendment to the first bullet point suggested by Gwent Wildlife Trust is agreed.</p> <p>With regard to their second point (20.5) , Other documents in the LDP process make reference to the wider impacts of global warming (e.g. SA/SEA Scoping Report Baseline Information). The reference to Flooding as a 'Key Issue' in this section is made because it is something that the LDP can influence, particularly by locating development outside areas of flood risk and by ensuring that development does not lead to additional flooding problems elsewhere. No change, therefore in response to this representation.</p> <p>With regard to the Gwent/Caldicot Levels, risk from flooding is recognised as a significant issue for Monmouthshire and a Strategic Flood Consequences Assessment is being carried out in connection with the LDP. The comments made will be taken into account at future stages of the LDP but it is considered that there is no need to make specific mention of this matter at this stage where the purpose is to identify Key Issues at a more general level.</p> <p>With regard to the points raised by MCC Sustainable Development Team (12.4), these are relatively detailed matters that are not considered to require mention at this stage. Risk from flooding is already identified as a Key Issue and the promotion of renewable energy technologies is referred to in Objective 9.</p>
	<p>Amendment to Key Issues. No change to second bullet point. Amend first bullet point to read:</p> <ul style="list-style-type: none"> • The use of energy derived from burning fossil fuels for transport and in buildings gives rise to emissions that are changing the balance of the atmosphere,

	<p>contributing to global warming. There is an urgent need to reduce our levels of greenhouse gas emissions in order to prevent further damage to the atmosphere and significant rises in global temperatures</p>
Waste	<p>While the County has made relatively good progress in the promotion of the recycling and composting of waste there is still a need to reduce the reduce the reliance on landfill and the long distances travelled for the disposal of waste.</p>
	<p>MCC Sustainable Development Team (12.4) – In general agree with the Key Issues but feel that Waste (<i>inter alia</i>) should be given more priority. Suggest the following be added to the list of Key Issues: 'There is a need to minimise the amount of waste generated in the County'.</p>
	<p>LPA Response – The LDP can have limited influence over waste reduction, which depends more on social behaviour and national legislation (on packaging for instance). There some areas where the LDP can exert an influence, however, such as encouraging the use of demolition waste on site and it is agreed to add 'waste reduction' to the Key Issue.</p>
	<p>Amend Key Issue to read: While the County has made relatively good progress in the promotion of the recycling and composting of waste there is still a need to reduce the reduce the reliance on landfill, the amount of waste generated and the long distances travelled for the disposal of waste.</p>
<p>(4) ACHIEVING SUSTAINABLE ACCESSIBILITY</p>	

<p>Travel</p>	<p>Bovis Homes (8.3) - There are shortcomings in the Key Issues that have been identified in the Report. As evidenced in Appendices, the workshops that were held in June outlined clear concern from residents with regard to public transport within Monmouthshire, especially with regard to the more rural parts of the County. As such the inadequate public transport infrastructure is another Key Issue that specifically needs to be recognised under the 'Travel' sub heading. This is in line with Policies PL1 and PL2 of the Draft Regional Transport Plan that is currently out to consultation, both of which specifically refer to the improvement of public transport between key settlements and their hinterlands.</p> <p>MCC Sustainable Development Team (12.4) – In general agree with the Key Issues but feel that travel (<i>inter alia</i>) should be given more priority. Suggest the following be added to the list of Key Issues: 'Monmouthshire has a limited public transport infrastructure'.</p> <p>Chepstow Properties Limited (18.3) – as Rep. 8.3 above.</p> <p>Chepstow Town Council (28.8) - Policies on private/public transport need to be clarified. On the one hand there appears to be a general acceptance of long travel to work distances by private car, whilst on the other, town centre shopping trips by private car are discouraged by car park charging policies.</p> <p>Chepstow Town Council (28.9) - There is increasing evidence that commuters will shop where they work, out of town shopping centres offer free parking and are attractive alternatives to town centres, therefore access to our town centres needs to be made easy, attractive and convenient if they are to be sustained.</p> <p>Chepstow Town Council (28.10) - Chepstow's need for an integrated and effective public transport system has been well documented over many, many years and yet there has been remarkably little progress in this respect. In recent years the train and bus services have been curtailed, despite strong local opposition and a concerted local campaign for improvements.</p> <hr/> <p>LPA Response – The need to improve public transport is recognised as a significant issue for Monmouthshire. The influence that the LDP can have over this issue is limited, however. While efforts can be made to site development close to public transport facilities and perhaps use planning obligations to obtain some improvements, these representations on public transport are really matters for the Regional or Local Transport Plans but it is agreed to add this to the list of key issues.</p> <p>With regard to Chepstow Town Council's comments on access to town centres (28.8 and 28.9) these appear to relate to car parking charges, which is not a matter for the LDP.</p> <hr/> <p>Add the following Key Issue: Monmouthshire has a limited public transport infrastructure.</p>
<p>Retail</p>	<p>Generally the County's town centres are reasonably healthy although they are vulnerable to out of town developments. There are concerns in Abergavenny, in particular, relating to 'leakage' of food shopping outside the County.</p>

	<p>Grwp Capel Cadwyn (13.3) - The County's town centres are at least as vulnerable (if not more) to retail parks in edge of town centre locations as they are to out of town locations. While there may be concerns about the leakage of food shopping, there is arguably greater concern in Abergavenny (ref Workshop evidence) at the prospect of unnecessary non-food provision (i.e. retail park) on the edge of the commercial shopping area. This would prejudice the viability of existing town centre and do nothing for sustainability or reduction of car travel. Balance would require that this should be included as a Key Issue.</p> <p>Chepstow Town Council (28.6) - Chepstow Town Council is very concerned at the vulnerability of its town centre and Bulwark neighbourhood shops. Chepstow's footfall and retail health appears still to be in difficulty and requires the support of the Town Council, County Council and Chamber of Commerce partnership to actively promote the town centre. The Town Council also identifies that the retail sector has an important role to play in sustaining vibrant health local communities.</p> <p>The Chepstow Society (29.16) - Abergavenny may have certain problems but in the matter of retail health and footfall Chepstow still appears in difficulties when compared with it, despite the County having done a lot to regenerate Chepstow Town Centre.</p> <p>Tesco Stores Ltd (31.1) - Tesco consider it imperative that the local planning authority plan positively to meet the County Borough's future shopping needs, given the role that retail can play in supporting the local economy. However, while we agree that the vitality and viability of Abergavenny town centre should be sustained and enhanced, this should not be at the expense of other centres within the County Borough. Indeed, the Wales Spatial Plan 2008 Update recognises (p.128) that strengthening regional towns such as Abergavenny and Chepstow will be important in providing local employment, retail services and leisure activities.</p> <p>LPA Response – The first respondent (13.3) appears to be making reference to a current planning application in Abergavenny that is being considered under existing UDP policies. This is a specific case that is not a Key Issue for the LDP.</p> <p>It is accepted that further consideration should be given to the wording of this Key Issue, however, as it needs to be more general so that the situation in all the towns in the County can be reflected.</p> <p>Amendment to Key Issue: There are concerns about the vitality and viability of the County's town centres and they would be vulnerable to out of town developments.</p>
(5) RESPECTING DISTINCTIVENESS	
Built Environment	<ul style="list-style-type: none"> • Monmouthshire has a significant built heritage resource in terms of scheduled ancient monuments, listed buildings, conservation areas and archaeologically sensitive sites that require protection and enhancement. • There is a need to ensure a good standard of design in order to avoid the bland, standardised appearance of some recent suburban expansion, ensure that new development respects its surroundings and to avoid development of an inappropriate scale and character in the County's rural areas.

	<p>The National Trust (19.1) - Welcomes the identification of the environment and built heritage as key issues by Monmouthshire Council. However, we are disappointed that recognition is not given to other aspects of the historic environment that are a significant part of the cultural heritage and distinctiveness of Monmouthshire. In particular we are concerned about historic parks and gardens. Planning Policy Wales includes historic parks and gardens within its description of the historic environment (paragraphs 6.1.1.) and advises that they and their settings should be protected by local planning authorities (paragraph 6.5.23). Our experience as the owner and custodian of over 200 historic parks and gardens across Wales, England and Northern Ireland is that they are particularly vulnerable to development threats.</p> <p>The National Trust (19.2) - Another potential concern that can arise from a focus on built heritage is that it downplays the significance of other types of archaeological features that are not buildings. To give an example, the Scheduled Ancient Monument at Skenfrith Castle, which is owned by the Trust and in the guardianship of Cadw, extends well beyond the visible ruins and includes areas that are now open land.</p> <p>Design Commission for Wales (22.1) - endorses the inclusion of design within the 'Built Environment' key issue but in line with TAN 12 'Design' recommends that new development also achieves sustainable design solutions (TAN 12 p5).</p> <p>The Chepstow Society (29.15) - Page 14 under 'Built Environment' does admit to some of the planning errors of the past and the acceptance of second best in design. It is correct to say that a pressing need exists 'to ensure a good standard of design' in any future development.</p>
	<p>LPA Response –</p> <p>With regard to the National Trust's first point (19.1), the Baseline Information report prepared in connection with the Scoping Report of the LDP SA/SEA states that there are 43 Historic Parks and Gardens identified as having a Special Historic Interest within the County of Monmouthshire. There is no question of this issue being neglected in the LDP process, therefore, but it is recognised that having key issues relating to 'Built Environment' and 'Rural Environment' does not provide a category within which historic parks and gardens can comfortably sit. Nevertheless, the Rural Environment Key Issue does make reference to 'major landscape resources' and it is considered that this is sufficient to cover this point at this stage.</p> <p>With regard to the National Trust's second point (19.2) the Built Environment Key Issue does make reference to Scheduled Ancient Monuments and archaeologically sensitive sites. It is considered that sufficient attention is being given to the issues referred to by the respondent but this could be clarified further by including the phrase, 'together with their settings' within the Key Issue.</p> <p>With regard to the Design Commission for Wales' comment on the need for 'sustainable design solutions', this is recognised in draft Objective 11. These Key Issues are meant to refer to particular issues of character and appearance that are of concern in Monmouthshire and that need LDP policies to deal with them.</p>
	<p>Amendment to Key Issues. No change to second bullet point. Amend first bullet point to read:</p> <p>Monmouthshire has a significant built heritage resource in terms of scheduled ancient monuments, listed buildings, conservation areas and archaeologically sensitive sites that, together with their settings, require protection and enhancement.</p>

Suggested additional key issues.	
New Issue	<p>Bovis Homes (8.4) - Given the aspirations of the Welsh Assembly Government, and given Monmouthshire's location at the Gateway to Wales, it is paramount that a positive image of a thriving and vibrant Monmouthshire (and therefore Wales) is portrayed to visitors when arriving into Wales. Whilst rural Wales is encapsulated either side of the M4 and M48 when approaching from the east as a result of the lack of existing settlements, and as a result is likely to remain as such, there is little perception of a thriving and vibrant economy on this approach. Consequently, whilst Monmouthshire is a predominantly rural County, evidenced by the open land bordering on the M4 and M48 when approaching from the east, it does not portray the necessary image that would help to attract much needed inward investment that is required to enable the Welsh Assembly Government's aspirations of the Capital Network. A new sub heading of 'Image' should be created in the Key Issues stating that the County needs to promote itself as a thriving and vibrant economy at the Gateway to Wales in order to attract much needed inward investment. In the right locations, this inward investment can dramatically increase employment opportunities within the County, thereby reducing the need to travel with the resultant effect of reducing the reliance on the private car.</p> <p>Chepstow Properties Limited (18.4) - As Rep. 8.4 above.</p>
	<p>LPA Response – More evidence has come forward on the community's aspirations for the southern part of the County through the Options consultation. In general there was no particular appetite for significant growth in the southern part of the County. There are major employment sites in the southern part of the County and inward investment would be welcomed. It is not agreed, however, that the question of 'Image' as referred to by the respondent is a Key Issue for the Monmouthshire LDP.</p>
	<p>No change in respect of this representation.</p>
New Issue	<p>Gwent Wildlife Trust (20.7) - Although Monmouthshire does not have any significant pollution problems, we suggest the inclusion of air, soil and water quality as an issue, in order that these resources may continue to be safeguarded.</p>
	<p>LPA Response – It is agreed that these resources need to be safeguarded in the LDP. The fact that there are no significant pollution problems in Monmouthshire, however, confirms that in general terms this is not a 'Key' issue that requires particular attention from the LDP. Other LDP documents (for example, the SA/SEA Scoping Report) will make reference to these issues. It should also be noted that there are local issues with regard to Air Quality, particularly in Chepstow and Usk where there are Air Quality Management Areas. These particular issues are covered through the addition of an additional Key Issue relating to Air Quality.</p>
	<p>No change in respect of this representation.</p>
Other comments.	
<p>MCC Sustainable Development Team (12.3) - It is a little confusing to set out first the Issues and then the Key Issues, but to change the headings in the Key Issues. Some naturally seem to group together eg Rural Environment, Built Environment, but others eg Settlement Pattern didn't feature in the list of Issues at all.</p> <p><u>LPA Response</u> - The point is taken but the section on Issues is a brief summary of the material gathered in the workshops, which followed this particular format based on the categories of the Wales Spatial Plan. The Preferred Strategy will only contain a section on Key Issues, not a general summary of the workshops so the two sections will not appear together in later documents, reducing the possibility for confusion. Having said that, the LDP topics will be arranged in the same format as the WSP, as set out in the SA/SEA Scoping Report and this Report of Consultation has been arranged in this fashion.</p>	

Glamorgan-Gwent Archaeological Trust (25.1) - In our opinion the key issues that need to be addressed in the LDP have been recognised and we are not aware of any other issues that need to be addressed at this time.
<p>Chepstow Town Council (28.1) – Endorse the Key Issues and make additional comments,</p> <p>St Regis Paper Company Limited (32.14) - We agree that the key issues identified in the report do represent those that need to be addressed through the Monmouthshire LDP. It is considered that in light of the 'limited opportunities for brownfield development within the County's existing urban areas' more explicit reference needs to be made to opportunities presented by redundant employment land (in both urban and rural areas) to help redress this balance. The relationship between brownfield / greenfield land and employment / housing land supply is considered to be of critical importance to the County and to the effectiveness of the LDP. We do not consider that this is highlighted sufficiently, or given appropriate (high) priority, by the key issues presented in the report.</p> <p><u>LPA Response</u> – The limited opportunities for brownfield development is listed as a Key Issue, as recognised by the respondent. The points raised are detailed issues that will need further consideration as the LDP is progressed but are not considered to require a mention at this stage.</p>
Shirenewton Community Council (85.1) – Agree that the report sets out the Key Issues that need to be addressed in the Monmouthshire LDP.

VISION	
By 2021 Monmouthshire will be a place where:	
(1)	<p>The distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced.</p> <p>MCC Sustainable Development Team (12.7) – In the Vision we suggest the following addition: (1) the distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced in a sustainable manner.</p> <p>The National Trust (19.3) - The report identifies the need to respond to the challenges of climate change and notes that this was raised as an issue in consultation workshops. Although the challenge of reducing the area's contribution to climate change is addressed in the vision, the other challenge - adapting to the effects of the climate change impacts that are forecast to happen over the lifetime of the plan and beyond - is not. We believe that adaptation should be incorporated into the vision for the LDP. One possibility is to expend point (1) to read: 1) The distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced and is successfully adapting to the effects of climate change.</p> <p>Gwent Wildlife Trust (20.8) - The natural resources of the UK have evolved in such a way that many species cannot survive without support, in the form of ongoing land management. Examples in Monmouthshire include the need to mow flower-rich meadows annually, or to coppice woodlands to sustain dormouse populations. Developers and planning officers need to understand that creation or retention of wildlife habitat is not sustainable unless measures are put in place to secure ongoing management. Suggested change: (1) The distinctive character of its built heritage, countryside and environmental assets has been protected, managed and enhanced.</p> <p>CCW (27.2) - CCW welcomes the draft statement and the balance given to economic, social and environmental aspects. However, recommend that the first sentence is reworded to read 'The distinctive character of its built and natural heritage has been protected and enhanced'. This is then in keeping with the terminology used in Planning Policy Wales.</p>

	<p>LPA Response –</p> <p>With regard to the introduction of the word 'sustainable' into the Vision, it is considered that protecting and enhancing the County's built and natural heritage would by definition be likely to be 'sustainable'. Reference to 'sustainable' communities and lifestyles is also made in part (3) of the Vision and in some of the Objectives. The alteration suggested, therefore, is considered to be superfluous and unnecessary.</p> <p>With regard to the reference to adaptation to climate change, point (1) of the Vision Statement is intended to refer to the 'distinctiveness' of Monmouthshire that partly arises from its particularly valuable built and natural heritage. The need to adapt to climate change is an issue that is not distinctive to Monmouthshire and it is not considered appropriate to make reference to it in this part of the Vision statement. Reference is made to this issue in new Objective 14.</p> <p>With regard to the 'management' of landscape and habitats, whilst obviously important in its own right is not considered to be an issue that the LDP can have a significant influence over. The two examples of habitat management given by Gwent Wildlife Trust are not matters that the LDP can directly influence to any significant extent, although it is recognised that any mitigating measures relating to biodiversity interests that might be required from a development will need to take account of future management issues. The Vision statement is meant to be a concise statement of what kind of place is wanted in the future that can carry corporate and community consensus and provide a focus and reference for all involved in the plan. A reference to 'management' is not considered to be appropriate within the Vision statement, therefore, although it has been agreed to amend the Key Issue (Rep. 20.2) and Objective 6 (Rep. 20.9) to address this issue.</p> <p>The suggestion of CCW has merit but is not considered to be a significant matter that requires amendment of the Vision statement.</p>
<p>(2)</p>	<p>People live in more inclusive, cohesive, prosperous and vibrant communities, both urban and rural, where there is better access to local services, facilities and employment opportunities.</p> <p>MCC Sustainable Development Team (12.7) – In the Vision we suggest the following addition: (2) – People live in more inclusive, cohesive, prosperous, vibrant and sustainable communities.</p> <p>Home Builders Federation Ltd. (17.5) - We believe the vision should reflect the importance of housing and therefore, sentence 2 of the vision should be re-worded by inserting the word 'housing' after the word 'to' and before the word 'local' so as to read: (2) people live in more inclusive, cohesive, prosperous and vibrant communities, both urban and rural, where there is better access to, housing, local services, facilities and employment opportunities.</p>

	<p>LPA Response –</p> <p>With regard to the introduction of the word ‘sustainable’ into the Vision, it is considered that if the aspirations set out in this part of the Vision are achieved then taken together these would be achieving ‘sustainable’ communities. Reference to ‘sustainable’ communities and lifestyles is also made in part (3) of the Vision and in some of the Objectives. The alteration suggested, therefore, is considered to be superfluous and unnecessary.</p> <p>With regard to the need to make reference to general housing needs in the Vision statement, it is accepted that there is a need to give greater recognition to this issue in the Issues, Vision and Objectives section of the Preferred Strategy. Nevertheless, it is not considered necessary to make specific mention of Housing in the Vision statement itself. By inference, if people are living in ‘inclusive, cohesive, prosperous and vibrant communities’ then they will be living in appropriate housing. Also, the reference to ‘access’ relates more to travel distances and transport availability in the sense in which it is used in the Vision statement, arising from concerns expressed in the update to the Community Strategy and related to issues around ‘localisation’ – ensuring that services are provided close to where people live. Objective 4 has been amended, however, to give more emphasis to meeting general housing needs, whereas previously it had only referred to the provision of affordable housing. Housing is also mentioned in Objective 1 in relation to the building of sustainable communities and where the term ‘access’ is used in a more general sense.</p>
(3)	<p>People enjoy more sustainable lifestyles that give them opportunities for healthy activity, reduced reliance on the private motor car and minimised impact on the global environment.</p> <p>No comments on this part of the Vision Statement – no changes.</p>
Suggested additional statements.	
New	<p>Bovis Homes (8.5) - The Draft Vision contains no actual requirement to provide for the specific 'needs' of the residents of Monmouthshire. As such a 4th aspiration is required, stating that:</p> <p>‘4. The specific needs of the residents of Monmouthshire, both urban and rural, have been met in terms of housing, services, facilities, infrastructure, retail, leisure and employment opportunities.’</p> <p>Chepstow Properties (18.5) – As Rep. 8.5 above/</p> <p>LPA Response - It is considered that the matters included in the respondent's suggested amendment to the Vision are covered sufficiently in the existing Draft Vision and the associated Draft Objectives</p> <p>No change in response to these representations,</p>
New	<p>Glamorgan –Gwent Archaeological Trust (25.3) – The Vision, whilst being acceptable, does lack any concept that it refers to Monmouthshire with its distinctive heritage, landscape and culture; the vision as it is currently worded could be applicable to any country in Wales (or England). Monmouthshire has developed as a county on the border of (and sometimes between) England and Wales. This location has shaped the county fixed location of its key settlements and led to the factors that make it distinct. We therefore suggest that reference to its location on the border between the two countries or in the "March" should be added to the Vision in order to make the Vision unique and distinctive.</p> <p>LPA Response –</p> <p>It is agreed that there is merit in having a Vision that is distinctive to a particular place. At the same time, the draft Vision does attempt to reflect the aspirations of Monmouthshire stakeholders and residents, as expressed through the Issues and Visioning workshops. The notion of Monmouthshire as a 'Border' county was not something that was particularly articulated through the workshops, other than in discussions of the relevance of the Welsh language. In order to give the Vision a spatial context it is suggested that additional lines be added to the Vision as stated below.</p>

	<p>Add the following lines to the Vision Statement:</p> <p>This Vision will have been achieved by:</p> <ul style="list-style-type: none"> • preserving and enhancing the physical character of Monmouthshire’s historic market towns of Abergavenny, Chepstow and Monmouth and building on their social and economic strengths to develop their role as key sustainable settlements in the County that also serve the needs of their rural hinterlands. • improving infrastructure in the newer settlements in the south of the County where recent residential growth has taken place without a corresponding increase in employment and service provision. • providing development opportunities where appropriate in the County’s rural area, while at the same time preserving and enhancing its high quality natural environment and the distinctive rural character of Monmouthshire.
Other comments.	
Theatres Trust (7.1) – Support the draft vision.	
SA Brains (14.12) – Agree with the draft LDP vision.	
Design Commission for Wales (22.2) – No comments to make at this stage regarding the vision.	
Chepstow Town Council (28.15) – Agree with Draft Vision	
<p>The Chepstow Society (29.20) - Have no difficulty in accepting the draft objectives and the LDP ‘vision’ statement. If they could all be carried into effect then everyone in Monmouthshire would benefit greatly from them. But without a fundamental change in the economic position and/or a positive change in public attitude then little effect will be seen.</p>	
<p><u>LPA Response</u> - It is accepted that the Vision and Objectives are aspirational and that they cannot be achieved by the LDP alone. Guidance requires, however, that the LDP has a Vision and Objectives in order to set a direction for the plan. Attempts have been made to draft a Vision and Objectives that the LDP can have some influence over through its policies and proposals.</p>	
St Regis Paper Company Ltd (32.16) – The draft Vision is supported.	
Shirenewton Community Council (85.7) – Agree with draft Vision	

OBJECTIVES	
1.	<p>To build sustainable communities where people have good access to employment, shops, housing, community facilities and recreational opportunities.</p> <p>The Theatres Trust (7.2) – Include the word ‘cultural’</p> <p>Bovis Homes (8.6) – Public transport should be included, notwithstanding the fact that it is referred to in draft Objective 1, as public transport is a vital component in building sustainable communities.</p> <p>Chepstow Properties Limited (18.6) - Public transport should be included, notwithstanding the fact that it is referred to in draft Objective 1, as public transport is a vital component in building sustainable communities.</p> <p>LPA Response – Changes related to introduction of cultural facilities and public transport agreed</p> <p>Revised Objective –</p> <p>To build sustainable communities where people have good access to employment, shops, housing, public transport, community and cultural facilities and recreational opportunities.</p>
2.	<p>To sustain and enhance the main towns in Monmouthshire as vibrant and attractive centres that meet the needs of their own populations and those of their surrounding hinterlands.</p> <p>Bovis Homes (8.7) – The main towns outlined need to be identified as Abergavenny, Caldicot, Chepstow, Magor/Undy, Monmouth and Usk as identified in the UDP. There are physical constraints around Abergavenny, Caldicot, Chepstow, Monmouth and Usk, which makes it important that Magor/Undy is identified, which is less constrained and has existing and clear defensible boundaries, a high level of services and facilities, very good public transport connections and access to employment sites.</p> <p>Chepstow Properties Limited (18.7) – The main towns need to be identified. These should include Abergavenny, Caldicot, Chepstow, Magor/Undy, Monmouth and Usk as listed in the UDP</p> <p>LPA Response – This objective is intended to relate to the main <u>towns</u> of Monmouthshire. In retailing terms, for instance, the UDP identifies Abergavenny, Chepstow, Caldicot and Monmouth as ‘County Towns’ while Magor, Usk and Raglan are identified as ‘Local Centres’. In the Wales Spatial Plan, Abergavenny and Chepstow are identified as ‘key settlements’, which should function as service and employment hubs for surrounding settlements. The County Council made representations on the WSP Update to the effect that Monmouth should be added to the list of key settlements. These representations were not taken on board but the WSP does state that other important towns will be identified through the LDP process. In this respect, Monmouth is considered to clearly have the characteristics of a ‘key settlement’ as defined in the WSP. Caldicot is slightly more problematic but it does have a wide range of community facilities, an important retail offer and access to employment and public transport opportunities. Its total population is around 9,700, greater than that of Monmouth. Magor/Undy has a population of 5,700. Its description in the UDP as a ‘village’ is problematic, as it has more of an urban or suburban character. Usk is an important centre for its surrounding rural area and has a good range of small shops. Its population, however, is 2,300 and it is obviously of a much lesser scale than the main ‘towns’ of Monmouthshire in terms of the services it provides and its regional significance. Identification as a ‘main town’ in any event would not necessarily mean that the settlement would become a focus for significant residential growth, the emphasis is on the range of services etc. that the settlement provides for its surrounding hinterland. It is agreed, however, that the wording of this objective needs to be more specific to avoid this sort of confusion.</p>

	<p>Revised Objective – To sustain and enhance the main County towns of Abergavenny, Chepstow, Monmouth and Caldicot as vibrant and attractive centres that meet the needs of their own populations and those of their surrounding hinterlands.</p>
3.	<p>To support existing rural communities as far as possible by providing development opportunities of an appropriate scale and location in rural areas in order to assist in sustaining existing populations and the rural economy.</p>
	<p>Home Builders Federation (17.6) – The focus on sustaining existing rural populations is too narrow as it does not take into account the future populations of these communities. Without this the problems and issues facing these communities are likely to continue. The objective should be more forward thinking and aim to provide for the existing and future populations of the rural communities in order to retain younger people in the community and provide greater opportunities in terms of employment and housing.</p>
	<p>LPA Response - It is accepted that this objective was drafted with the idea of sustaining existing rural communities rather than growing them. Sustaining existing communities would involve providing opportunities for young people to remain, which is one of the concerns expressed by the respondent. The level of growth in villages will be set in the Preferred Strategy. Rewording the objective to remove the reference to ‘existing’ populations and give a greater emphasis to the building of sustainable rural communities and a sustainable rural economy will set the aspiration for such areas that the Preferred Strategy will need to meet.</p>
	<p>Revised Objective – To support existing rural communities as far as possible by providing development opportunities of an appropriate scale and location in rural areas in order to assist in building sustainable rural communities and strengthening the rural economy.</p>
4.	<p>To provide suitable levels of affordable housing, particularly in towns but also in rural areas, so long as such rural housing can assist in sustaining existing populations without promoting excessive unsustainable travel patterns.</p>

<p>Bovis Homes (8.9) – In the light of the WSP and recent population projections it is paramount that the increased housing figures are achieved to meet housing needs for all. Objective 4, therefore, needs to include open market housing and not be so specific towards solely affordable housing. Amend Objective 4 to read 'To provide suitable levels of housing, including affordable housing,....'</p> <p>SA Brains (14.12) – The following revision should be made to objective 4: 'To provide suitable levels of affordable or open market led housing, particularly in towns but also in rural areas, so long as such rural housing assist in sustaining existing populations without promoting excessive unsustainable travel patterns'.</p> <p>Home Builders Federation Limited (17.7) – The objective does not mention the need for market housing in general. If Monmouthshire is to provide homes for the existing and future population of the area, there must be recognition of the need for market housing as well as affordable. The focus of the objective should also take into account the needs of future populations. Reword to 'To provide suitable levels of market and affordable housing, particularly in towns but also in rural areas in order to assist in sustaining existing and future populations without promoting excessive unsustainable travel patterns'.</p> <p>Chepstow Properties Limited (18.9) - In the light of the WSP and recent population projections it is paramount that the increased housing figures are achieved to meet housing needs for all. Objective 4, therefore, needs to include open market housing and not be so specific towards solely affordable housing. Amend Objective 4 to read 'To provide suitable levels of housing, including affordable housing,....'</p> <p>CCW (27.4) - Suggest this objective reads as 'To provide suitable levels of affordable and sustainable housing'. New affordable housing developments should use where possible locally sourced materials, Sustainable Urban Drainage Systems and maximised energy efficiency through design and siting.'</p>
<p>LPA Response –</p> <p>With regard to the need to make reference to general housing needs in the Objective, it is accepted that there is a need to give greater emphasis to this matter. At the same time, the Council's view (which is considered to have been the view of most participants in the community workshops) is that there is a need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It is recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. An amendment to the wording of the Objective is suggested, therefore, that makes reference to an overall housing level that provides choice for existing and proposed residents, within the context of the environmental constraints faced by the County.</p> <p>The rewording of the objective suggested by the House Builders Federation in relation to rural housing is not agreed with - if housing is to be provided in rural areas, it must be with the caveat that this does not lead to unsustainable travel patterns.</p> <p>With regard to the comments from CCW, this objective is intended to relate to the social benefits of affordable housing. Sustainable design would be required for all types of housing, not just for affordable housing, and it is considered that the issues referred to are covered by draft objectives 9 and 11.</p>

	<p>Revised objective:</p> <p>To provide a level of housing that is commensurate with the environmental capacity of the County and sufficient to provide a wide ranging choice of homes both for existing and future residents, while ensuring that local needs for appropriate, affordable and accessible housing are met as far as possible, particularly in towns but also in rural areas, so long as such housing can assist in building sustainable rural communities without promoting excessive unsustainable travel patterns.</p>
5.	<p>To support a thriving, diverse economy, which provides good quality employment opportunities and enables local businesses to grow.</p> <p>No comments on this objective – no change.</p>
6.	<p>To protect and enhance the countryside, distinctive landscapes and biodiversity interests for their own sake and to maximise benefits for the economy, tourism and social well-being.</p> <p>The National Trust (19.4) - Adaptation to the effects of climate change should feature in objective 6. Amend wording of Objective 6 to read: ‘To protect and enhance the countryside, distinctive landscapes and biodiversity interests, including supporting adaptation to the effects of climate change, for their own sake and to maximise benefits for the economy, tourism and social well-being.’</p> <p>Gwent Wildlife Trust (20.9) - The natural resources of the UK have evolved in such a way that many species cannot survive without support, in the form of ongoing land management. Examples in Monmouthshire include the need to mow flower-rich meadows annually, or to coppice woodlands to sustain dormouse populations. Developers and planning officers need to understand that creation or retention of wildlife habitat is not sustainable unless measures are put in place to secure ongoing management. Amend Objective 6 to read: ‘To protect, manage and enhance the countryside, distinctive landscapes and biodiversity interests for their own sake and to maximise benefits for the economy, tourism and social well-being.’</p> <p>CCW (27.5) – The current objective as written does not refer to the need to maintain and create ecological connectivity through a dedicated network of ecological corridors throughout the County, a significant issue, particularly with increased fragmentation of habitats as a result of development and with the anticipated effects of climate change. Recommend that this objective is reworded to: ‘To protect, enhance and manage Monmouthshire’s natural heritage including its distinctive landscapes, protected sites, protected species and other biodiversity interests and the ecological connectivity between them for their own.....’ Rewording the objective in this way highlights the importance of protected sites such as Special Areas of Conservation, Sites of Special Scientific Interest and Sites of Importance for Nature Conservation and other Biodiversity interests which are significant within Monmouthshire.</p> <p>Environment Agency (105.3) – Add ‘new development should set aside land, and ensure green corridors are maintained for wildlife’.</p>

	<p>LPA Response - Amending the objective as suggested by CCW will also meet the concerns of the Gwent Wildlife Trust and Environment Agency. The two examples of habitat management given by Gwent Wildlife Trust are not matters that the LDP can directly influence to any significant extent, although it is recognised that any mitigating measures relating to biodiversity interests that might be required from a development will need to take account of future management issues.</p> <p>With regard to the comments of The National Trust, this objective is intended to refer to the 'distinctiveness' of Monmouthshire that partly arises from its particularly valuable natural heritage. The need to adapt to climate change is an issue that is not distinctive to Monmouthshire and it is not considered appropriate to make reference to it in this objective. Reference is made to this issue in draft Objective 9.</p> <p>Revised objective: To protect, enhance and manage Monmouthshire's natural heritage including its distinctive landscapes, protected sites, protected species and other biodiversity interests and the ecological connectivity between them for their own sake and to maximise benefits for the economy, tourism and social well-being.</p>
<p>7.</p>	<p>To protect and enhance the built environment and heritage, for their own sake and to maximise benefits for the economy, tourism and social well-being.</p> <p>The National Trust (19.4) - Adaptation to the effects of climate change should feature in objective 7. Amend wording of Objective 7 to read: 'To protect and enhance the built environment and heritage, including supporting adaptation to the effects of climate change, for their own sake and to maximise benefits for the economy, tourism and social well-being.'</p> <p>LPA Response – This objective is intended to refer to the 'distinctiveness' of Monmouthshire that partly arises from its particularly valuable built heritage. The need to adapt to climate change is an issue that is not distinctive to Monmouthshire and it is not considered appropriate to make reference to it in these objectives. The links between the issue of adaptation to climate change to the built environment is also not considered to be especially significant, although it is recognised that such links do exist. In any event, reference is made to this issue in draft Objective 9.</p> <p>No change to this objective.</p>
<p>8.</p>	<p>To improve access to recreation, sport, leisure activities and the countryside and to enable healthier lifestyles.</p> <p>CCW (27.6) - This objective should mention natural greenspace and the use of accessible green space toolkit developed by CCW. We would also suggest the wording of the objective is changed to read: 'To improve opportunity, and safe access to recreation, sport, leisure activities, and the countryside including natural and accessible greenspace close to where people live to enable healthier lifestyles'</p> <p>LPA response: 'Accessible green space' refers to a particular methodology for assessing access to open space that has not to date been adopted in Monmouthshire, although consideration is being given to carrying out such a study in the future. It is agreed that reference should be made to access to open space in general but it is not agreed to refer to the accessible green space toolkit at this stage. Access to the countryside is already referred to in the objective. The use of the term 'safe access' is not considered to be appropriate to all activities mentioned in the objective.</p> <p>Revised objective: To improve opportunities for access to recreation, sport, leisure activities, open space and the countryside and to enable healthier lifestyles.</p>

<p>9.</p>	<p>To promote sustainable lifestyles that include increased opportunities for energy efficiency, recycling and reducing reliance on the private car in order to secure the efficient use of natural resources and reduce the impact of human activity on climate change, while ensuring that new development can adapt to the impacts of a changing climate.</p>
	<p>MCC Sustainable Development Team (12.8) - Add the following in to objective 9: 'To promote sustainable lifestyles that include increased opportunities for energy efficiency, renewable energy, recycling'</p> <p>CCW (27.7) - This objective needs to emphasise the need for waste reduction as well as promoting recycling. Therefore insert 'waste reduction' after energy efficiency. Also suggest that the wording "...reduce the impact of human activity on climate change..." be changed to "to reduce the contribution made by residents of Monmouthshire to climate change..."</p> <p>Environment Agency (105.1) - Objective 9 is rather long. It could be split into three: 1) Objective ensuring prudent use of resources - energy and also water (minimising water consumption - this is linked to the Water Framework Directive) 2) Objective on provision of waste management facilities - recycling is linked to the provision of waste sites throughout the County. The LDP should set aside sites for disposal for all wastes not just domestic. 3) An objective 'Ensure development incorporates measures to manage the effects of climate change' or 'can adapt to the impact of climate change'</p>
	<p>LPA Response: This objective was drafted in the context of point (3) of the draft Vision, relating to the opportunities that the LDP can provide for Monmouthshire citizens to enjoy more sustainable lifestyles. It is agreed with the Environment Agency that provision of waste management sites in the County could be an important issue, particularly to reduce the distances that waste travels out of the County but this is more a matter for an overall waste disposal/management strategy than it is for the individual Monmouthshire resident. An additional objective 15 is suggested to deal with this issue. Similarly adaptation to the effects of climate change is a broader issue and it is agreed that this should be dealt with in a separate objective 14. An additional objective 13 is also suggested to cover the more general resource issue that would cover efficient use of water.</p> <p>With regard to the comments of the CCW, the LDP can have limited influence over waste reduction, which depends more on social behaviour and national legislation (on packaging for instance). There some areas where the LDP can exert an influence, however, such as encouraging the use of demolition waste on site and it is agreed to add 'waste reduction' to the objective. The changed wording on the climate change issue is agreed.</p> <p>The introduction of the term 'renewable energy' is also agreed.</p>
	<p>Revised objective: To promote sustainable lifestyles that include increased opportunities for energy efficiency, renewable energy, recycling, waste reduction and reducing reliance on the private car in order to secure the efficient use of natural resources and to reduce the contribution made by residents of Monmouthshire to climate change.</p>
<p>10.</p>	<p>To provide opportunities for integrated sustainable transport, for increased walking, cycling and use of public transport and for reducing the need to travel.</p> <p>No comments – no change to this objective.</p>

11.	<p>To promote good sustainable design that enhances the character and identity of Monmouthshire’s settlements and countryside, encourages sustainable lifestyles and creates attractive, safe and accessible places to live, work and visit.</p> <p>CCW (27.8) - We welcome the objective but a definition of ‘good sustainable design’ should be included to show clearly what is expected and meant by the use of this term.</p> <p>Design Commission for Wales (22.3) – Supports Monmouthshire’s objectives, particularly objective 9.</p> <p>LPA Response - It is not considered appropriate or necessary to define 'good sustainable design' at this stage. The remainder of the objective gives some examples of what such design might involve and this will be expanded on in detailed policies. It is also noted that the Design Commission for Wales supported the wording of this objective.</p> <p>No change to this objective.</p>
Suggested additional objectives	
1, 2 and 3	<p>Bovis Homes (8.8) - Sustainable development needs to be achieved throughout the County. Draft Objective 1 refers to 'building' sustainable communities and Draft Objectives 2 and 3 deal with sustaining, enhancing and supporting 'main towns' and existing rural communities' respectively. The LDP needs to ensure that the self sufficiency of 'all' settlements is sustained, enhanced and supported through sustainable development to ensure that some communities are not marginalised. i.e. a focus on the 'main towns' and 'existing rural communities' at the expense of 'other' settlements that may be perceived to fall between these two categories. This improved self sufficiency could be incorporated into the existing draft objectives mentioned above or subject to a new stand alone objective.</p> <p>Chepstow Properties Limited (18.8) - Sustainable development needs to be achieved throughout the County. Draft Objective 1 refers to 'building' sustainable communities and Draft Objectives 2 and 3 deal with sustaining, enhancing and supporting 'main towns' and existing rural communities' at the expense of 'other' settlements that may be perceived to fall between these two categories. This improved self sufficiency could be incorporated into the existing draft objectives mentioned above or subject to a new stand alone objective.</p> <p>LPA Response - It is considered that there are significant differences in the issues being faced by the main towns (see response on objective 1 above) and the rural areas. This is reflected in having separate objectives 2 and 3. The wording of objective 1 relates to achieving sustainable development in all of the County’s communities and it is not agreed that some settlements are excluded through falling between the main towns and rural areas.</p> <p>No change in response to these representations.</p>
New	<p>Bovis Homes (8.10) - There is a need to promote Monmouthshire as a thriving and vibrant economy in order to achieve the aspiration outlined in the Wales Spatial Plan. As such a further Draft Objective needs to be included with the aim: 'To promote Monmouthshire as a thriving and vibrant economy at the Gateway to Wales, thus encouraging investment into Wales from other regions within the UK, Europe and the rest of the world.'</p> <p>Chepstow Properties Limited (18.10) – as 8.10 above.</p> <p>LPA Response - More evidence has come forward on the community's aspirations for the southern part of the County through the Options consultation. In general there was no particular appetite for significant growth in the southern part of the County. There are major employment sites in the southern part of the County and inward investment would be welcomed. It is not agreed, however, that the question of ' Image' as referred to by the respondent is a matter that requires a specific objective in the Monmouthshire LDP.</p> <p>No change in response to these representations.</p>

<p>New</p>	<p>Bovis Homes (8.11) - As outlined throughout Planning Policy Wales (2002), urban regeneration is an objective of the Welsh Assembly Government. Paragraph 2.4.1 states that the Welsh Assembly Government's priorities for urban areas are to secure environmentally sound and socially inclusive regeneration and to foster sustainable change. Consequently an additional Draft Objective is required: ' To promote urban regeneration, both outside and within settlements, to foster integrated communities an support and enhance existing centres so as to increase their self sufficiency and sustainability.</p> <p>Chepstow Properties Limited (18.11) – As 8.11 above</p> <p>LPA Response – Draft Objectives 1 and 2 seek to promote the sustainability of Monmouthshire's main urban areas.It is considered that these objectives cover the sort of issues referred to by the respondent and that 'regeneration' is not such an issue for the Monmouthshire as it might be, say, in large urban centres or valley communities A number of regeneration initiatives have been carried out or are taking place outside the development plan process. It is not considered, therefore, that a specific objective of this nature is required.</p> <p>No change in response to these representations.</p>
<p>New</p>	<p>SA Brains (14.13) - Generally we endorse that the 'objectives' are appropriate for Monmouthshire. However, to ensure that the proposed objectives are robust we consider that additional objectives/strategies should be listed such as:</p> <p>a) 'To provide the right development in the right place at the right time to meet people's needs'</p> <p>b) "To reduce the consumption of natural resources through environmentally friendly construction, the promotion of renewable forms of energy and effective recycling'</p> <p>c) To protect, conserve and enhance biodiversity, landscape character, air, soil and water quality and to reduce the risk of flooding"</p> <p>d) To encourage and facilitate inward investment and to create high and stable level of economic growth'.</p> <p>LPA Response: a) is felt to be too vague to be of any value b) These matters are generally covered by draft objectives 9 and 11. It is proposed to add a reference to renewable energy to objective 9 (see response to Representation 12.8) c) These matters cover a number of topics and are felt to be generally covered by draft objectives 6 and 9 and additional objective 14. d) While major inward investment would be welcomed, this is not considered to be a significant aspiration for the LDP, given the difficulty in attracting such development when grants are available for such purposes in neighbouring authorities but not in Monmouthshire. Also, the general view (in evidence from the workshops and the LDP Employment Land Study) is that, as a priority, more needs to be done to provide opportunities for local businesses. This is covered by Objective 5. It is not agreed that the specific objective suggested by the respondent needs to be added.</p> <p>No changes in response to these representations.</p>
<p>New</p>	<p>St Regis Paper Company Ltd (32.17) - The draft objectives are welcomed and are considered to provide an appropriate basis on which to prepare the more detailed strategy and policies of the LDP. However, it is noted that no specific reference is made to the need to promote and encourage the development of brownfield land in advance of the release of greenfield sites. an objective to ensure the best and most effective use is made of previously developed land within the County Borough, before greenfield releases are considered, should be included at this stage. This sequential approach is considered crucial to the effectiveness of the LDP and we trust it will be prioritised accordingly as the Preferred Strategy is developed and progressed. By making this issue a specific objective of the LDP, as opposed to an inferred one, will ensure that it permeates through the policy landscape the LDP will provide.</p> <p>LPA response - As there are limited opportunities for the use of previously used land in the County for residential purposes it is questionable whether a specific objective relating to this issue is of value.</p>

	No change in response to this representation.
New	Environment Agency (105.2) – Additional objective suggested: 'Ensure the provision of adequate sewage infrastructure to serve new development'.
	LPA Response – The provision of adequate infrastructure in general, not only sewage disposal, was a major concern of those attending the workshops. This also emerged as a major theme of the workshops on the LDP Options. It is agreed, therefore, that an objective relating to infrastructure provision is required.
12.	New objective – To ensure that appropriate infrastructure (to include community and recreational facilities, sewerage, water, transport, schools and health care etc.) is already in place or can be provided to accommodate new development.
New	Environment Agency (105.4) – Suggest an additional objective: 'Ensure that the development meets the requirements of the Water Framework' – this could incorporate water efficiency and water quality.
	LPA Comments – The draft objections are intended to be aspirational – something that is easily understandable and hopefully that all Monmouthshire citizens and stakeholders can sign up to. The suggested objective relates to a specialised piece of legislation that not everyone will be aware of. The suggested objective, therefore, is not agreed with. The need to achieve water efficiency and quality is recognised and such matters will be assessed through the sustainability framework. It is considered, however, that a general objective is required relating to resource efficiency.
13.	New Objective – To promote the efficient use of land and resources.
New	Environment Agency (105.5) – Suggest an additional objective relating to reducing flood risk to people, property and the environment and the promotion of SUDS for new development, e.g. 'ensure no inappropriate development on flood plains'.
	LPA Response – It is considered that there is no need to mention SUDS (Sustainable Urban Drainage System), as this is a matter of detailed policy that is encouraged by objectives 11 and 13. It is considered that there is a need for an additional objective to deal with the risk of flooding and effects of climate change.
14.	New Objective – To ensure that new development can adapt to the impacts of a changing climate, including the need to avoid development in areas that are at risk from flooding or that may increase the risks of flooding elsewhere.
New	Quarry Products Association (24.1) - Overall, the QPA believe strongly that the subject of aggregates extraction and supply in Monmouthshire should be given much more serious consideration than is apparent from the contents of the draft Issues and Visions Report. To that end minerals should certainly be given equal or higher priority to those matters listed as key issues on pages 13 to 15 of the consultation document. QPA would suggest that minerals extraction should be listed as a key issue in its own right. An adequate supply of construction materials is essential to achieving many if not all of the objectives identified, including housing and flood defence. To be sustainable, as much of this material as possible should be sourced locally. In addition and as identified at the External Stakeholders Workshop, local mineral extraction is vital to future development. Environment Agency (105.1) - Objective 9 is rather long. It could be split into three, including: Objective on provision of waste management facilities - recycling is linked to the provision of waste sites throughout the County. The LDP should set aside sites for disposal for all wastes not just domestic.

15.	LPA Response – It is acknowledged that the Monmouthshire needs to fulfil its regional obligations in terms of providing mineral resources and disposing of its waste in the most sustainable fashion. An additional objective, therefore, is agreed.
	To meet the Council’s regional and local obligations to manage and dispose of its waste and to safeguard and exploit its mineral resources in a sustainable fashion.
Other comments	
MCC Sustainable Development Team (12.6) – could the draft objectives relate to the same heading as the visioning themes or mainly the key issues. This would make the document clearer and easier to understand.	
<u>LPA Response</u> – It is recognised that the objectives need to relate to key issues that the LDP has to address and the format of the report will be looked at when preparing the relevant section of the Preferred Strategy document.	
MCC Sustainable Development Team (12.8) – Are the objectives SMART? It is important that we are able to see whether the objectives are actually being achieved by the LDP.	
<u>LPA Response</u> - Sustainability indicators are being developed in connection with the LDP SA/SEA Framework. These can be used or adapted to monitor whether or not the LDP Objectives are being achieved and there will need to be a section included in the Preferred Strategy that indicates how the LDP will be monitored.	
Glamorgan-Gwent Archaeological Trust (25.2) – proposed objectives are considered appropriate and will address the identified issues.	
CCW (27.3) – Overall supports the objectives as written but feel that there needs to be greater emphasis on natural heritage in line with strategic documents such as the WSP and Wales Environment Strategy.	
<u>LPA Response</u> – No specific changes are requested and it is presumed that this issue is expanded upon in the detailed comments on the objectives.	
Chepstow Town Council (28.17) – Agree with the proposed objectives.	
The Chepstow Society (29.20) – Have no difficulty in accepting the draft objectives and the LDP ‘vision’ statement. If they could all be carried into effect then everyone in Monmouthshire would benefit greatly from them. But without a fundamental change in the economic position and/or a positive change in public attitude then little effect will be seen.	
<u>LPA Response</u> - It is accepted that the Vision and Objectives are aspirational and that they cannot be achieved by the LDP alone. Guidance requires, however, that the LDP has a Vision and Objectives in order to set a direction for the plan. Attempts have been made to draft a Vision and Objectives that the LDP can have some influence over through its policies and proposals.	
Usk Civic Society (35.3) - The wordings of the 'draft vision' and objectives' are so incontrovertible as to border on the platitudinous. Who could possibly want anything less than their full realisation? Those members of the Society who have worked with or taught the use of aims and objectives in their professional lives point out that, as worded, the objectives are too broad to be of use as such but are too narrow to be 'aims'. They should be reviewed at least; or their use must be precisely demonstrated in the formulation of alternative strategies and the selection of a preferred strategy. Otherwise there is not much purpose in commenting on them as worded.	
<u>LPA Response</u> - The drafting of the Vision and Objectives attempted to meet the aspirations of the participants in the workshops by covering the main themes that emerged from the workshops. It is accepted that they are quite general but it is also recognised that they need to be measurable. Sustainability indicators are being developed in connection with the LDP SA/SEA Framework. These can be used or adapted to monitor whether or not the LDP Objectives are being achieved and there will need to be a section included in the Preferred Strategy that indicates how the LDP will be monitored.	
Shirenewton Community Council (85.8) – Agree with the objectives that are proposed.	

B. Pre-Deposit Participation – Options.

B. (1) THE CONSULTATION EXERCISE

The LDP Options Report was endorsed for public consultation at the meeting of Council on 20 November 2008. Notification of the issue of the report was sent to all those on the LDP consultation data base - all statutory, general and other consultees, together with agents, architects and private individuals who had expressed a wish to be kept informed of the LDP process, including all those who had submitted candidate sites. Every one of those notified received a copy of LDP Newsletter 4, which provided a summary of the main report. Copies of the full report were placed in Council libraries and One-Stop-Shops and on the Council's web site. Copies of the consultation questionnaire were distributed at the Options workshops. The consultation period ran from 1 December 2008 to 30 January 2009.

In total 95 responses to the consultation exercise were received. These have been entered onto a database and compiled into a report that has been placed on the Council's web site as Appendix B1 to this Report of Consultation. The responses relating to the Growth and Spatial Distribution Options are summarised below.

Growth Options

For the purposes of the public consultation three possible levels of growth were put forward for consideration:

**Option 1 - 'Environmental Capacity' Option
250 dwellings per year.**

**Option 2 – 'Regional Collaboration' Option
350 dwellings per year.**

**Option 3 – 'Market Led Growth' Option
475 dwellings per year.**

72 respondents expressed a preference for a particular growth option. Of these, 23 preferred Option 1, 18 preferred Option 2 and 31 preferred Option 3.

Option 1.

The seven organisations expressing a preference for Option 1 were:

The Chepstow Society (Respondent Number 29) – reasons given included the difficulties of the present economic climate, recent demographic pressures having skewed development disproportionately to the M4 corridor and making it easier to adopt Option C to ease pressure on the south of the County where the rate of development is too high and outpacing infrastructure improvement.

Chepstow Town Council (28) – reasons given included the view that it best met the draft Vision by reducing pressure for development and protecting the environment, avoided the County's settlements becoming commuter areas

and safeguarded the tourism and visitor economy. It was considered that issues such as meeting affordable housing needs could be addressed through promoting specific types of development.

Llangybi Fawr Community Council (51) – reasons given included the acknowledgement of the current recession and reduced pressure for development in rural area.

Llangattock Vibon Avel Community Council (62) – expressed concern that the higher levels of growth were catering for in-migration, with associated pressure on services, traffic congestion etc.

Transition Chepstow (84) – reasons given included reduced pressure on development of Greenfield sites and preventing the loss of agricultural land needed for food production. Put forward reasons for disagreeing with the suggested disadvantages of this option, including that affordable housing needs could be met by social housing, co-operative or shared ownership schemes that were not dependent on the market, that there were advantages in smaller schools and that high housing growth did not necessarily benefit vitality of town centres or local businesses.

Wye Valley AONB (103) – reasons given included reduced pressure for development in AONB and realism in light of current recession. Considered new housing within the AONB should be limited, although recognised that some housing and employment development in villages may help revitalise these villages and reduce need for out-commuting.

Gwent Wildlife Trust (107) – reasons given included minimisation of damage to protected areas and biodiversity assets, least pressure on natural resources and Monmouthshire being severely constrained environmentally in the levels of growth that it can accommodate. It was understood that higher levels of growth may be chosen to meet other objectives, in which case measures should be taken to reduce impacts, such as higher densities, meeting needs of smaller households and making use of existing buildings. New development should provide biodiversity enhancements and minimise carbon outputs, regardless of the original ecological value of their location.

Support for the lower growth option also came from two of the local agricultural estates offices.

Pontypool Park Estate (37) expressed the view the County Council had badly managed growth in the area in the past 15 years and that there was little evidence that planning for growth would be better next time.

Llanover Park Estate (90) expressed the view that Option 1 would be the most appropriate on grounds of sustainability and the preservation of Monmouthshire's unique environmental and social character and that it would be more appropriate for neighbouring urban authorities to absorb larger amounts of development. It was not agreed that the lower option would adversely affect the vitality of local businesses, town centres, schools or other

facilities, not least if development was located on the main towns. The regional collaboration option should be resisted, having been established without proper public scrutiny and consultation.

Fourteen private individuals expressed a preference for Option 1. Supporting comments included:

- reflecting character of Monmouthshire of thriving small communities and market towns set in a stunning environment
- need to focus on tourism and discourage in-migration, which would erode natural landscape assets
- Greenfield development on edge of towns adversely affecting their character
- high levels of growth depends on infrastructure incompatible with local character
- poor quality design of volume house builders
- low growth widely distributed would have minimum impact on settlements
- need for smaller affordable houses for younger and less affluent residents rather than large dwellings for incomers
- inadequate infrastructure
- should focus on brownfield sites in adjoining areas
- harm on environment and distinctive character from high growth
- high housing growth outstripping employment growth with increase in commuting
- high population projections unrealistic given current downturn, particularly in respect of in-migration.

Option 2.

The eleven organisations expressing a preference for Option 2 were:

CPRW (1) – reason given was that this afforded an apparent opportunity for the Council to co-operate with others to obtain a balanced approach to regional development needs rather than following the vagaries of local market demand.

Glamorgan-Gwent Archaeological Trust (25) – reason given was that this allows growth in the County but does not have a significant impact on the regeneration of neighbouring boroughs.

Magor with Undy Community Council (34) – no reason given.

Rural Housing Enabler (44) – considered that despite the potential of Option 3 to provide more affordable housing it is important for the region's local authorities to work together to ensure that the housing market does not determine where growth takes place. There are problems in South Wales associated with market led development, such as empty properties, especially flats, unable to be sold because they are the wrong size and in the wrong location.

Monmouth Town Council (50) – considered Option 2 to be the most realistic. All conversions to existing buildings should be counted in the 350.

Trellech United Community Council (63) – considered it important not to undermine the Rural Housing Enabler’s programme.

Bryn-y-Cwm Community Forum (64) – saw no reason for going beyond Option 2 building rates, expressing doubt about how realistic the higher projections were in the current recession, although recognising the potential of the higher figure to provide affordable housing and benefits of higher population growth in sustaining town centres, public services etc. Option 1 was considered to be unrealistic, although based on a rather ill-defined concept of environmental capacity, though it was recognised that the lower figure would please those who feel that insufficient growth has been directed to other parts of South Wales.

Welsh Assembly Government Department for the Economy and Transport (83) – reasons given included that Option 2 could be considered to be more deliverable in current market conditions, although it may be beneficial to include some flexibility to ensure that there is adequate growth to meet an unidentified housing need, an increase in employment opportunities and to sustain existing communities. The option would also provide limited opportunities for the creation of more sustainable communities in line with the aspiration of the Wales Spatial Plan, although this would depend on the spatial distribution of new development. Also would provide more opportunity for provision of affordable housing. Option 1 would not be able to make provision for adequate levels of affordable housing not would it provide opportunities for sustaining existing communities. Option 3 could provide opportunities for affordable housing, support for economic development, and sustaining communities if care taken over protecting environment and promoting a sustainable residential environment. Current market conditions however could preclude the private sector driving forward building rates to the necessary level to achieve Option 3.

Gwehelog Fawr Community Council (102) – reason given was to enable Monmouthshire to contribute to regional needs.

Herefordshire County Council (108) – commented that housing growth should be limited to urban areas and the main villages.

Caldicot Town Council (110) – reason given was that this option would meet the current and future needs of all groups from first time buyers to senior citizens without adversely affecting environment and infrastructure (as Option 3 would).

One planning consultant expressed support for Option 2 (PC Planning, 60), considering that it should be adopted as a minimum and believing it essential that in order to be sound from a strategic planning point of view the LDP should accommodate at least the requirement of the Wales Spatial Plan.

Option 3 was felt to be unrealistic, although perhaps an annual total of 400 would be more appropriate, having the advantages of Option 3 without its disadvantages and also allowing for some flexibility. Option 1 was considered to be clearly untenable.

Six private individuals expressed a preference for Option 2. Supporting comments included:

- balance between not enough development to keep services alive and too much development changing the advantages of rural living too much
- allowing some population growth while avoiding the excesses of a market approach (both boom and bust)
- would not over-saturate the housing requirement or market and not spoil the character of the County as it is at the moment
- appears to be the sustainable option without ruining the County's rural character
- best option would be a mix of 2 and 3, it is vital to have more houses for rent but not to create large developments, especially 'dormitory estates'.

Option 3.

Of the 31 respondents expressing a preference for this option, 14 appeared to be from private individuals, not representing any company or organisation. The remainder of the responses in support of Option 2 came from representatives from the private sector. Some of these representations are lengthy. These are reproduced in detail in Appendix B1 and summarised below:

DTZ commented on growth options on behalf of Wyelands Estate (6) and Gwent NHS Healthcare Trust (16). Reference was made to previous LDP submissions arguing for 480 dwellings per year. It was pointed out that SEWSPG figures are based on 2003 projections. More recent 2006 projections suggesting a population growth of 0.6% per annum in Monmouthshire, which Option 3 would meet. Affordable housing shortages would be worse with Option 1. The suggestion that Option 2 would allow reasonable growth but would enable neighbours to further their own growth was considered to be flawed. It does not take full and proper account of the residential market (past, present and projected) or demand and is therefore unrealistic and other authorities should not be left to absorb the required growth. Option 3 is described as 'market led growth' but it was considered that it should also be demand and market need led growth. The newsletter states that this option would 'allow the development industry to take full advantage of market opportunities'. It should be noted that the development industry responds to consumer demand. Housing growth would provide additional resources for the community, improve housing choice and improve affordability. Basing housing growth on outdated information would make the LDP unsound. Option 3 is based on the most recent population projections. High growth planned effectively and strategically (i.e. at key settlements) would create a critical population mass that would enable better transport

provision and a sustainable pattern of development to evolve. It would also reduce urban sprawl and relieved pressure on the best quality landscapes/countryside.

Barton Willmore on behalf of Bovis Homes (8) also pointed out that the SEWSPG apportionment was based on outdated figures suggesting that the LDP would not be sound if it did not use the most recent population projection evidence. Reference was also made to projection C in the Housing Background Paper, which assumes that average population growth experienced in the period 1991-2006 will continue up until 2021. Option 1 was considered to be totally inappropriate, failing to meet the demand based on population growth and changing dynamics, not meeting affordable housing needs, pushing up house prices, increasing out migration of young people and having a negative impact on such matters as economic growth, provision of services and facilities and vitality of the main settlements. Option 1 would not comply with the Bristol Accord's definition of sustainable communities and be contrary to WAG's sustainability aspirations as outlined in Planning Policy Wales and to the Wales Spatial Plan's aspiration to create a networked city region in South East Wales. Option 2 is inappropriate as it is based on an outdated evidence base. Option 3 is based on a much more credible evidence base. Such a supply of housing is more likely to meet predicted demand. It will also more adequately address the eight criteria set out in the Options Report. It will enable increased sustainability by providing the critical mass to improve employment opportunities, services and facilities in a comprehensive manner as opposed to a piecemeal approach, thereby reducing the need to travel and the reliance on the private car. Such an approach will also increase the vitality and viability of the main settlements by providing more employment opportunities, services and facilities. The countryside can still be protected sufficiently by safeguarding the best countryside through appropriate designations, whilst enabling less attractive, edge of settlement, land to be earmarked for development. Furthermore, a higher level of housing growth will be more in line with the policy approach of the Bristol Accord, Planning Policy Wales and the Wales Spatial Plan.

Barton Willmore made briefer comments on behalf of Wynndel Property Management Ltd. (18) but the main thrust again was that the LDP should be based on the most recent population projections and that the negative implications of not meeting such objectives would be significant.

SA Brains Ltd (14) – considered that Option 3 was required to be consistent with national strategic guidance. Limited brownfield is available so expansion beyond the limits of existing settlements will have to be considered.

Home Builders Federation (17) – considered new dwelling rate of 475 per year should be the starting point for the LDP as this is close to the requirements of the new local authority population projections and also to evidence-based projections C and D in the Housing Background Paper, which represent long/medium term and short term population growth rate

projections. There should also be an extra 10% flexibility allowance on top of this requirement.

St Regis Paper Mill Company Ltd (32) – pointed out that SEWSPG apportionment based on out of date population projections. 2006-based projections suggest a requirement of 478 dwellings per year. Also, benefits from higher levels of growth should not be underplayed, in relation to such matters as economic growth and affordable housing provision. Growth level chosen should be the one that can deliver the greatest level of sustainable benefit in terms of social and economic infrastructure, whilst also playing a positive role in the regional apportionment equation, and should be set to allow a ‘critical mass’ to encourage delivery of employment uses, facilities and services. Spatial distribution will be the key, to create opportunities for social and economic growth in the right locations. Option 1 should be dismissed: does not meet level agreed with neighbours, is below all recent projections and is unlikely to deliver any socio-economic benefits, as it is entirely dependent on existing commitments and will not require the allocation of any new sites. Option 2 was considered to represent the minimum level of growth but it was believed that Option 3 is justifiable, particularly in light of recent projections. A range should be adopted of between 350 and 450 dwellings per annum. Former paper mill at Sudbrook represents a major opportunity for development.

Bernard Eacock Ltd (38) – no reason given.

Persimmon Homes Wales (58) – considered Option 3 scenario to be more akin to the 2006 based population projections and in line with the SEWSPG assessment.

Messrs Fairfield Mabey (65) – commented that the Council’s analysis identifies that Option 3 would be supported by most recent population projections. It was considered that, in line with national policy, there should be continued encouragement to provide higher levels of housing, particularly in areas with economic potential and where such growth can be supported. In terms of meeting this requirement, there are significant development opportunities available on brownfield sites across the County including the respondents’ own land at Chepstow.

Ward Estates (77) – considered SEWSPG apportionment to be based on out-of-date projections. 2006-based household projections are due to be published shortly and are likely to indicate a higher level of population growth. The LDP housing requirement should be based on the most up to date projections.

Harvington Properties (81) – considered Option 3 to be necessary to meet housing demand and targets, particularly given the slowdown in building in the present economic climate.

Sullivan Land and Planning (82) – considered that Option 3 reflects growth levels that will support a vibrant economy, meet the area’s population

requirements and help to enhance existing social, cultural and retail facilities in the towns and villages. Option 1 would be unduly restrictive. Option 2 does not go far enough in promoting growth; it would not sustain a vibrant economy or contribute to the vitality and viability of local communities.

Hallam Land Management (86) – it was considered that Option 3 is required in order for the LDP to be founded on robust evidence and to provide flexibility to accommodate changing circumstances. The option is likely to be supported by the latest demographic evidence. Greenfield development is a legitimate proposal to meet future housing need. There are locations around the main settlements that are able to accommodate further growth without an adverse impact on the countryside. Dispersing to each of the main towns allows people to live close to where they work and local services and facilities. Higher growth rates in Monmouthshire should not hinder regeneration initiatives in adjacent authorities, rather it is likely that all areas will have higher growth rates. With regard to Option 1, there exists no evidence of an actual environmental limit or threshold which would serve as an overriding constraint on future development, and that beyond which higher levels of development would cause harm to the environment to an extent that would outweigh the social and economic justification for that level of development.

Redrow Homes (South Wales) Ltd (94) – considered there to be a clear demand in the County for the increase in housing growth suggested by Option 3. Existing UDP allocations and windfalls have failed to meet the identified demand, which has meant that local people have had to look outside the County for their new homes. This greater allocation will ensure that Council has a realistic aim of meeting need for affordable homes. Growth will be allocated adjacent to the existing built form with good infrastructure provision, where impact on the environment is likely to be kept to a minimum. Allocating more housing will not necessarily lead to an increase in out-commuting but would be likely to contribute to a reduction in out-migration. The WSP identifies Monmouthshire as an area where growth is required and the council should not be afraid to allocate sufficient housing to meet demand. The County has consistently achieved a higher rate of growth than the national average. Housing development can be used to facilitate highway improvements and can improve traffic congestion.

Harris Lamb (104) – considered Option 3 to better reflect the housing projections for Monmouthshire and Wales. Reference was made to the WSP, which identifies Chepstow as a ‘sustainable location for further growth’.

M J Crowther and Associates (112) – expressed the view that it seems illogical to set exact numbers for the development in any particular year because of difficulty in prediction over ten years. It is suggested therefore that Option 3 be adopted but to be assessed and amended as necessary on an annual basis.

Fourteen private individuals expressed a preference for Option 3. Supporting comments included:

- to allow more families to expand and return to the area

- reflects the requirements of the most up to date, 2006-based population projections
- takes account of previous growth trends and high levels of in-migration in Monmouthshire
- the higher level of growth would assist in sustaining rural communities
- would enable an increase in affordable housing provision across the County thereby contributing to the creation of more balanced communities
- there will not be enough housing in the next ten years to cope with the burgeoning population of the Welsh counties
- should be based on the most up to date WAG projections, SEWSPG apportionment was based on 2003 projections which will be replaced by 2006 projections that suggest higher figures
- to be consistent with national strategic guidance levels that strongly support higher levels of housing being provided within Wales
- important to raise numbers of housing figures to help meet urgent need for affordable housing
- meets need for housing for single parent households and
- enables local people to remain in areas of employment with good access to facilities etc.
- takes into account market pressures to prevent supply and cost problems for a wider cross section of the community
- utilise brownfield land beyond the boundaries of existing settlements
- as levels of dwellings allowed in the UDP was apparently exceeded would be wise to allow for 475 dwellings and let the market and future decide
- will allow more choice about where people can live
- possible reduce building land prices (supply and demand)
- encourage inward investment because of more choice of housing for employees
- support the building industry
- recognise the demand in the south and east of Monmouthshire from the Greater Bristol area, which will not be deterred by restricting new dwellings with the result that prices will rise making it harder for first time buyers and result in loss of young people reinforcing trends towards an ageing population

General comments on growth options.

A number of respondents commented on the growth options but expressed no particular preference. These included:

Chepstow Friends of the Earth (91) – expressed the view that any figure is arbitrary because it depends on the assumptions made. It is important that the figure (No. of houses) chosen is consistent with the assumptions made: (1) Effect of peak oil/gas. How will consumption of energy (electricity, gas, oil) alter up to 2020? This will impact on people's ability or willingness to travel. If further immigration from (for example) Bristol is to take place then there should be a major effort to improve public transport links. (2) What ratio of No.

of jobs/No. of people is assumed. What % of people employed locally is assumed. What sort of jobs are envisaged in a low-carbon Chepstow? (3)
With no increase in the amount of locally produced food, prices will increase and availability decrease because of increasing cost of food miles. How will food availability (of locally produced food) per person vary over the period of the plan?

Roger Tym & Partners (56) – criticised the regional apportionment:

- does not meet regional policy objectives of travel reduction, support of knowledge based sectors and development of a thriving European Capital
- does not set out a coherent strategy from which its planned house building quantities and allocations flow
- the process has not received public scrutiny
- actual basis for the apportionment numbers is not verifiable
- other LPA documents state that apportionment has been based on ‘previous house-building rates, current land availability and the aspirations of individual authorities’, suggesting that no consideration of regional and national needs has been met
- apportionment strategy to provide too few houses in southern areas of high demand so that residents who would chose to live in the south must find accommodation further north would likely lead to higher amounts of commuting and hinder competitive growth.

It must be assured that housing allocation in Monmouthshire does not negatively affect the sustainable development of South East Wales by building too great or too little of the region’s planned housing. For instance, too little housing may force longer commutes that bypass the district east to west; too much may restrict the ability to provide houses closer to growing employment centres. Plans in neighbouring areas of England should be considered.

P. Charles-Greed (48) – pointed out that the judgement of numbers for housing units is dependent on natural growth and migration by people attracted to the area, either for the employment opportunities it can provide or for the enjoyment of the way of life the area offers. Development of further housing needs to be considered in conjunction with the service facilities available and ease of access to public transport services. It is important to maintain the requirement to provide affordable houses.

Spatial Options

For the purposes of the public consultation four possible spatial distribution options were put forward for consideration:

- A. Focus development within or adjoining the three main towns of Abergavenny, Chepstow and Monmouth where there is the best access to jobs, services and public transport.**

- B. Focus development on the ‘Severnside’ area around the M4 corridor in an attempt to harness its strategic location to promote growth and achieve a ‘critical mass’ to boost public transport, employment, services and community facilities.**
- C. Distribute development proportionately across rural and urban areas to meet housing needs evenly throughout the County, although focusing in rural areas on those small towns and main villages where there is a basic level of services and facilities.**
- D. Focus development on sites and settlements where opportunities exist for large scale mixed development to enable new residential development to be accompanied by an associated increase in employment opportunities.**

74 respondents expressed a preference for a spatial option, either a single option or a combination of options. Of these 14 preferred Option A, 6 preferred Option B, 27 preferred Option C and 4 preferred Option D. 23 respondents suggested various combinations of Options. An analysis of these combined options indicates that A is included in 12 options, B in 11, C in 10 and D in 11.

Option A.

Of the 14 respondents expressing a preference for this option, 5 appeared to be from private individuals, not representing any company or organisation, 7 came from representatives of the private sector, 1 from one of the local agricultural estates offices and 1 from a community council. The responses in support of Option A are summarised below:

Llangybi Fawr Community Council (51) – considered to be most realistic in present economic climate, supports more of the key objectives than alternative options and has most benefits to rural communities.

Llanover Estate Office (90) – Option A was supported as being appropriate for the low housing growth option. If Monmouthshire is unable to resist some increase in housing levels above 250 per annum then by default would support a hybrid version of Option B with some growth in the three towns and the remaining focus on Severnside. Option C was not supported as it would be environmentally damaging, require heavy dependence on the private car and would irreparably change the character, quality and setting of rural villages in Monmouthshire. Option D is acceptable in so far as it relates to Magor/Undy, Caldicot, Chepstow and Monmouth but is wholly unacceptable in relation to Raglan.

DTZ commented on the spatial options on behalf of Wyelands Estates (6) and Gwent NHS Healthcare Trust (16) – main reason given for preferring Option A is that it focuses on the main settlements and is most closely

aligned to the WSP. While Monmouth is considered suitable for growth, the bulk of the development should be at the two WSP hub settlements of Chepstow and Abergavenny. The main settlements are where existing service infrastructure could be improved and concentrated. Whilst Option A would result in harm to the countryside, this would be concentrated and not impact on the overall qualities of the County. Option B is too ambitious and would require significant infrastructure development, would be likely to put pressure on the M4 and would neglect the main towns and most rural communities. Option C would not accord with the aims and objectives of the WSP or sustainable development and would be likely to increase service inequalities as the range of services in rural areas are being reorganised or withdrawn.

Wynndel Property Management Ltd (18) – expressed the view that existing centres in Option A should be reinforced with further housing growth to ensure that they remain viable employment and commercial centres that retain long term public transport links. However, object to prescriptive nature of these options. The growth of settlements should be considered and if appropriate allocations made to meet identified needs and support their long term viability. All of the options have some merit and the LDP should cater for each in part but give priority to Option A. A sequential approach was suggested with town centre brownfield sites being given priority: 1st Tier - Town centre brownfield sites in Abergavenny, Chepstow and Monmouth (in order to support these existing primary centres and ensure public transport links remain viable). 2nd Tier - Greenfield sites adjacent to the urban area of Abergavenny and Monmouth if insufficient brownfield land can be identified (there is enough brownfield land available in Chepstow along the waterfront to negate the need for greenfield land in this location) and Greenfield land adjacent to the settlements in the Severnside area identified in the Council's Option B (to support the economic viability of these important towns which exhibit strong transport links for businesses along the M4 corridor). 3rd Tier - Land in and adjacent to remaining settlements where a need for market housing is demonstrated and services and public transport links existing to cater for such housing growth (to ensure that existing settlements which exhibit a level of self containment continue to receive housing growth which supports existing shops and services). 4th Tier - Affordable Housing in small scale settlements not falling into any of the above categories (to meet an identified need for affordable housing where appropriate).

Bernard Eacock Ltd (38) – no reason given.

Persimmon Homes Wales (58) – suggested that Option A should be the primary spatial development option. It may be appropriate to permit limited additional development within the Severnside area. Such a 'key settlement' approach would accord with WSP and Planning Policy Wales. While this might result in release of Greenfield sites for housing, these would be in sustainable locations with good access to the public transport network.

Hallam Land Management Ltd (86) – supported the identification of Monmouth as a main town, which is confirmed in the range of functions etc, identified in the *Function and Hierarchy of Settlements Study*. Also agreed that future development should be concentrated on the main towns in order to achieve a sustainable pattern of development. Option A focuses on those towns where there is best access to jobs, services and public transport. Option B would be likely to lead to an increase in out-commuting along the M4 corridor, Severnside settlements having low levels of self-containment. Option C will disperse development across a range of rural settlements, diluting the benefits of concentrating new homes close to main facilities, services and employment and increasing the need to travel.

Redrow Homes (94) – considered that Option A will ensure compliance with the WSP. Allocating major mixed use allocations along the southern corridor of the County will result in completely unsustainable locations being brought forward in the LDP. Abergavenny and Chepstow are of strategic importance as they are located along major rail networks, a facility that WAG is promoting. No other settlement meets the same sustainability criteria as these two. Significant employment users are also located in these settlements. While limited brownfield land is available, Greenfield expansion will be in sustainable locations.

Five private individuals expressed a preference for Option A. Supporting comments included:

- the most sustainable approach
- help provide improved facilities within the main towns, helping them to thrive rather than decline in future
- concerns on rural communities and traffic could be addressed through improved public transport
- development should be proportionate to the community in which it is set, large scale mixed development in more rural areas (Option D) would change the character of communities
- most housing is for young families, who need services that are generally only available in towns
- employment is greater in towns than in the villages
- reduction in car travel
- reduction in need to invest in large scale improvement to services in villages, e.g. extending sewers, improving local transport
- current areas of retail and commercial centres
- release of Greenfield land and expansion of settlement boundaries will need to be considered
- ensure attractive and vibrant communities
- development in Magor and Undy will bring problems of traffic congestion, inadequate sewerage capacity, surface water and flooding

Option B

Of the 6 respondents expressing a preference for Option B, 3 were private individuals. The other representations were from:

Harvington Properties (81) – considered Caldicot/Magor to be the preferred location as this is where housing demand is greatest and this is the most accessible location.

Pontypool Park Estate Office (37) – expressed the view that the Council’s four main development areas, Monmouth, Abergavenny, Chepstow and M4 Severnside have experienced repeated ad-hoc incremental development with a lack of strategic planning or designer master plan. Further building in Monmouth, Abergavenny and Chepstow is likely to make matters worse but there is the possibility of bringing cohesion into the disparate area on the M4, which needs a focus but much depends on good planning and detail.

Hereford County Council (108) – expressed the view that future development around Chepstow and Monmouth should respect the environmental qualities of the Wye Valley AONB. Although Monmouth is the main service area for some parts of Herefordshire, growth must not restrict the options for expansion Ross-on-Wye.

Three private individuals expressed a preference for Option B. Supporting comments included:

- in the current economic climate provision of new housing needs to be in reasonable distance to potential workplaces
- if a critical mass is needed to achieve improvements in public transport, employment and services then it is more likely to be reached here than in more remote rural areas of the County
- any where else promotes car use and is less likely to be backed up by infrastructure such as health facilities, transport, jobs shops
- consideration should be given to developing the MOD site at Caerwent as a brownfield opportunity for a ‘new town’
- potential exists for existing railway track bed to be used for a light rail/tram giving access to the new build site, Wales and West Showground, Caldicot Castle, Portskewett Industrial Park, Caldicot Castle and east Newport.

Option C.

Of the respondents expressing a preference for Option C, 17 were from private individuals, 8 were from public organisations and 2 were from representatives of the private sector. The 8 organisations expressing a preference for Option C were:

Chepstow Town Council (28) – considered Option C to best addresses the draft Vision by helping to sustain rural communities and promoting vibrant communities both urban and rural and by minimising impact on the countryside and Greenfield sites. Considered that concerns for sustainable travel and impact on global environment might be addressed by enhancing public transport provision and interchanges throughout the County. Did not

support the other options: Option A – the Three Towns are very constrained in terms of environmental sensitivity, Chepstow in particular would have great difficulty in accommodating further residential expansion without major transport infrastructure works; Option B – retail and business opportunities are poor, there is a considerable flow of out-commuting and risk of losing green wedges; Option D – likely to involve Greenfield expansion, does not assist in supporting rural communities or providing affordable housing throughout the County and perpetuate out-commuting. With regard to Chepstow, constraints of the A48 and A466 would apply and it is also considered that development of a general purpose built industrial estate close to the town centre would be precluded by its historic built environment and narrow roads.

The Chepstow Society (29) – considered that Option C would more readily enable the infrastructure to absorb the impact of development. Roads, travel, sewers, schools etc will all cope better with even development across the County rather than overstretch the critical points where economic, commercial, demographic pressures dictate to the plan as previously apparent.

Magor with Undy Community Council (34) – agreed to support Option C as it benefits the whole of the County.

Rural Housing Enabler (44) – expressed the view that one of Monmouthshire's most important characteristics is its distribution of settlements throughout the whole area. In order to maintain this, rural development should be given equal importance to urban development otherwise many of these rural communities will cease to exist. It was not considered that this option will lead to unsustainable travel patterns as it was believed that it will mean that rural public transport will have increased patronage and this then could ultimately lead to an increase in services and a reduction in private car use.

Langattock Vibon Avel Community Council (62) – expressed the view that Option C would dovetail into the preference for growth option 1.

Chepstow Friends of the Earth (91) – considered Option C to be preferred to maintain the vitality and viability of smaller communities and to provide housing for agricultural workers. Housing should be allocated to those who will be working locally. Long distance commuting from rural settings to city centres should be discouraged by all means possible. Ability to grow food locally is going to become increasingly important during the life of the plan.

Mathern Community Council (93) – at a coffee morning to consider the spatial options Option C was preferred by 13 compared with 2 preferring Option A, 4 preferring Option B and 1 preferring Option D. Two of the main points in support of Option C were that it spread the benefits and effects and promoted the idea that 'small is beautiful' allowing the opportunity to retain village character and rural nature of Monmouthshire and avoiding concentrated development.

Gwehelog Fawr Community Council (102) – expressed the view that development in rural areas should be predominantly affordable housing to enable and encourage young people to stay in rural communities. This will help provide a balanced age group, stimulate local activities and enable greater family support. Affordable housing should be developed in sympathy with rural environment. Need space to cultivate garden crops and enable individual septic tank arrangement. Need access to broadband and allow for home working.

The two private sector representatives supporting Option C were:

SA Brains Ltd (14) – expressed view that release of Greenfield land adjacent to existing urban areas will need to be seriously considered, which will support existing services and ensure vibrant communities.

M J Crowther & Associates (112) – objected that Caldicot has been omitted from the list. Caldicot demands and deserves equal status with Abergavenny, Chepstow and Monmouth.

Seventeen private individuals expressed a preference for Option B.

Supporting comments included:

- future development in the Chepstow area should be severely constrained due to infrastructure limitation such as the currently overloaded sewerage system and insufficient educational facilities for the present population
- to allow more families to expand and return to the area
- focus developments on infill sites as opposed to major housing estates, redevelop derelict property/land, do not allow large tracts of Greenfield to be concreted over but keep Monmouth a rural county.
- existing infrastructure of transport and buildings could absorb the additional development without major disruption
- in accord with Planning Policy Wales which requires development plans to provide a range and choice of housing sites at locations where people wish to live (suggest that Trellech meets such requirements and is well served by facilities)
- assists in sustaining rural communities unlike Options A and D which, respectively, destroys individuality of these places and results in volume house builders and sprawl
- ‘least of four evils’
- need affordable housing, preferably linked to employment opportunity and possibility of services
- meets development needs proportionately across rural and urban areas but with an emphasis on those settlements that have a basic level of services
- assists in providing affordable housing and contributing to more balanced communities
- help sustain and enhance the level of services in villages including public transport

- best retains Monmouthshire's rural character without over-burdening the current major centres and would allow rural communities to develop and retain their identity
- MOD land at Caerwent provides a unique opportunity to build a mixed development with excellent transport links
- no joining up of Greenfield between existing villages
- allows for wider distribution of new planning, smaller in scale, supports existing facilities and infrastructure
- enables affordable housing in key villages like Mathern and help to sustain rural communities
- more organic and flexible, perhaps making more use of existing unused buildings being one of the ways to exercise flexibility
- foster existing distribution of population in order to prevent social disadvantage from occurring
- risk of increased commuting is offset in sustainability terms by desirability of preserving local communities and services
- allows people more choice in where to live
- allows families raised in villages to stay closer together as they age
- help stop towns such as Monmouth being ruined by too much development

Option D

Of the 4 respondents expressing a preference for Option D, 2 were private individuals. The other representations were from:

Transition Chepstow (84) – expressed view that a mixed development has the advantages of a lower carbon footprint, the minimum ecological impact, potential for resilience, better placed to withstand the effects of peak oil and help ensure a more vibrant community. The development in Chepstow will be adjacent to the railway station and could satisfy some of the need for affordable housing, subject to flooding risk being accounted for.

Ward Estates (77) – expressed view that this option should specify that the focus should be on the main settlements in the County and be combined with a limited dispersal of development to smaller towns and villages where there is a basic level of services and facilities. Such an approach would deal with the issue that in the past housing growth has not been accompanied by associated employment development. It is the most sustainable option as housing will be located close to new jobs thereby providing the opportunity for people to live close to their work and reducing the need to travel. In identifying suitable mixed use sites the search sequence would identify suitable sites within the urban area but if there are no suitable sites then there will have to be urban extensions in sustainable location. This option would also maximise the provision of affordable housing in the main settlements where housing need is the highest and limited development in sustainable smaller settlements would contribute to sustaining rural communities.

Two private individuals expressed a preference for Option B. Supporting comments included:

- logical to develop in a sensitive and sustainable way for an enhanced lifestyle
- co-ordinated expansion of Raglan under this option is welcomed as it would capitalise on the central position of the village and the excellent existing transport infrastructure providing accessibility to the surrounding rural hinterland, providing an opportunity to develop a wider range of facilities for the existing community and reduce the need to travel

Combinations of Options.

A + B

Monmouth Town Council (50) – considered that Option A would allow for imaginative use of buildings we already have and be in a position to offer small scale infill development. Severnside is a suitable area to focus major development with transport links and employment opportunities already in existence. There is little opportunity for employment in Monmouth and the infrastructure is such that a larger programme of housing development would overload existing facilities and be detrimental to present and future communities.

St Regis Paper Mill Company Ltd (32) – recommended combining Options A and B to focus growth on the ‘Three Towns’ and the ‘Severnside Corridor’ with those settlements with rail connections (i.e. all except Monmouth) having a primary focus. This acknowledges potential of Severnside corridor while recognising the environmental constraints faced by the ‘Three Towns’. Focusing on the three main towns (Option A) has advantages in ensuring development is located in close proximity to existing hubs for employment, services and transport but these towns are constrained in environmental capacity, suggesting the need for additional focus points for development. Severnside (Option B) is the most easily accessible part of the County. Growth in the M4 corridor offers the greatest economic benefit to the County but a more equitable distribution could be achieved. Option D achieves a more equitable distribution but to be effective needs to be integrated with the existing settlement pattern. This is considered achievable in proximity to the main towns and secondary settlements, particularly Abergavenny and Chepstow as identified in the WSP and the Severnside corridor, which benefit from good road, rail and public transport links and have an established employment and service base that offer brownfield opportunities. The approach would identify key strategic locations for development within these areas, such as the Paper Mill at Sudbrook, to ensure linkage with the existing settlement pattern. Option C was considered to be an entirely unsustainable pattern of growth.

A + C

WAG Department for the Economy and Transport (83) – preferred options were A or C, although there could be benefits to D. Options A and C provide most scope for complying with the aims of WSP and PPW. Option C could have the benefit of providing social and economic benefits across the whole of the borough, rather than just adjoining the three main towns of Abergavenny, Chepstow and Monmouth. However there may be environmental constraints to proportional distribution of growth, with it being more beneficial to have larger developments in less environmentally constrained areas, where such developments were well planned and coordinated. If the higher level of growth were adopted it could provide a significant opportunity for the development of sustainable communities where housing, employment and support services could be co-located and where there is existing public transport or the increased development would provide the driver for improved facilities, thereby reducing the need to travel by private car. In looking at Option D it was assumed that opportunities exist for large scale development away from the M4 corridor, which would help to minimise the impact of any growth on what is an already highly congested area, however careful regard needs to be had to ensure that any large scale developments were carefully sited and designed to ensure that any impacts on the environment were minimised and the development incorporated employment and community uses to provide a sustainable, mixed use community.

Sullivan Land and Planning (82) – it was considered important to maintain and improve facilities within the main towns and with this reduce the need to travel. However these towns do have their environmental limits to growth and therefore there is merit in directing some growth to the larger villages. Option C which distributes growth across the urban and rural areas focusing on the towns and main villages, could be considered unsustainable and therefore the growth in the rural villages should be carefully targeted to the larger more sustainable villages.

A + D

John Bomley (87) – suggested a mixture of A and D, with some minor village infilling.

Harris Lamb (104) – considered Option A to better reflect the aspirations of these settlements reflecting their growth point status. Option D could contribute towards the delivery of sites, which, owing to their scale, have the 'critical mass' necessary in order to deliver truly 'sustainable' developments, potentially comprising a mix of uses. Priority should be given to the allocation of major development sites proposed in close proximity to existing Town Centres which have established public services.

PC Planning (60) – considered that predominant spatial strategy should be based on Option A, refined by elements of Option D. The focus of development should therefore be at Monmouth, Abergavenny and to a lesser extent, Chepstow, but allocations should mainly be for large scale mixed residential/employment development. Focusing development in the 'Sevenside' area would be unsustainable due to the long range commuting

journeys that would be encouraged. Distributing development across rural areas would be also extremely unsustainable (with the exception of affordable housing).

A + B + D

D McAdam (36) – expressed view that it makes sense to focus development on existing towns, particularly brownfield sites, to ensure continued 'town centre' viability and it minimises travel and 'countryside loss!' The Severnside area south of the M4 is also more suitable than north of the M4. The essential character of Monmouthshire is 3 thriving market towns, countryside and beautiful villages - these must be maintained. Infill, increasing building density and loss of gardens, and expansion of villages has been a serious blight over the last 20 years and needs to be stopped. A particular concern was the size of houses and the density of development in villages such as Shirenewton.

A + C +D

Mr Sims (96) – supported Options A, C or D. Monmouth is a vital hub to communities within Monmouthshire and its services and facilities are more likely to be sustainable in the longer term if there is extended provision in the town. The Strategic Options recognises Monmouth as the most self sufficient of the county towns and there remain opportunities for new housing without unduly impacting on the qualities of the surrounding countryside. Any risk of an increase in out-commuting arising from these scenarios is outweighed by the desirability of preserving local service. Any M4 biased scenario would be harmful to the ability of the original county towns to retain a balanced community and would exacerbate social exclusion problems.

Bryn-y-Cwm Community Forum (64) – pointed out that opinion at the Options workshop was fairly equally divided between A, C and D. Option B received no support. It is believed that elements of A, C and D may meet the aspirations of Bryn-y-Cwm. Option A has marked sustainability advantages in terms of minimising the need to travel, concentrating service provision and improvement. Larger scale brownfield mixed development opportunities, especially at Chepstow (part of Option D) may be particularly sustainable meaning less pressure on Bryn-y-Cwm (where some smaller developments should also be mixed development). Forum members had mixed views about rural development; the need to sustain rural communities was recognised but the sustainability of continuing current policy (in effect C) was questioned by some who believed that the limited amount of new housing to be provided for should be concentrated to reinforce a small number of key villages with comparatively good services, perhaps about four in Bryn y Cwm (including the National Park). Development in other villages and hamlets and open countryside, remote from services, would be more strictly controlled and this would reduce the number of rural windfall sites that can be assumed.

Messrs Fairfield Mabey (65) – stated that primary interest was to promote redevelopment of their industrial site in Chepstow. Principally Option A was favoured but it was recognised that it would not be realistic to direct

development to just these locations. Objections to B could be seen as it will encourage out commuting, probably by road. There is some merit in Option C in providing for small scale additional development in smaller communities to meet local needs. As to Option D it was noted that the Fairfield Mabey site is identified as providing a mixed use development opportunity and there is also support for this Option. It was considered that, provided a sufficiently high level of housing is identified, it should be possible to meet all reasonable objectives arising from Options A and D, together in a limited way with Option C.

A + B + C + D

Home Builders Federation (17) – considered that Option A possesses the most positive characteristics of the four options put forward. However, also believed there are aspects of the other three options that should be considered when arriving at a Preferred Strategy for the LDP. In terms of Option B, there are clear advantages in terms of the proximity to the M4 corridor, which would provide opportunities for regeneration and investment, if the Preferred Strategy were flexible enough to allow these opportunities to be exploited. Considering Option C, even though we do not agree with a dispersal strategy, we believe the Preferred Strategy needs to be flexible enough to allow a certain amount of market housing to be developed in rural areas, to ensure they benefit from the appropriate amount and type of housing. In terms of Option D, there are clear advantages for promoting large mixed use development schemes and as Option B suggests, there might be opportunities to promote such developments in this area. Again, even though Option D would not be recommended as the sole option for the Preferred Strategy, it was believed the Preferred Strategy should be flexible enough to allow for the consideration of mixed use development schemes in Monmouthshire, should the opportunity arise.

B + C

Shirenewton Community Council (85) - each proposal A-D was considered. None was favoured. Option A and D were discounted. Option A included inappropriate development in the Chepstow area. Prior large scale developments, such as Bayfields, had increased traffic congestion tremendously and didn't seem to have increased the facilities and vitality of Chepstow town at all. The rationale for Option D was unclear. The general feeling of the Council was that a framework in which mixed scale developments were permitted, the largest being centred around the Severnside corridor, ie Caldicot to Magor area, with scattered moderate developments along the nearby villages which had good connecting roads such as the A48 nearby. This mixture of Options B & C would centralise most new build and so traffic around the arterial routes to employment centres and retail facilities, yet not be large housing estates on flat fields. It also permits some vibrancy in the smaller villages without spoiling the jewel of Monmouthshire which is so important to the rural lifestyle sought by many residents and tourism, that is its countryside.

Ann and Roger Langford (75) – considered that If higher levels of housing are required, Option B ('Sevenside') appears attractive, since it offers the possibility of boosting public transport, employment, services and community facilities if a critical mass is achieved. It would be necessary to obtain the support of local residents and to ensure the plans were consistent with those of neighbouring authorities, e.g. the City of Newport. If any further growth is required, over and above that provided on Sevenside, it should be spread evenly throughout the county, Option C, taking particular care not to exceed the availability of local employment Options A and D are unacceptable. Both options would damage the environment and countryside, increase commuting and traffic congestion, and harm rural services. Neither option meets the requirements of all parts of the county.

Councillor G P Robbins (54) – supported a contribution of B and C, with developing employment in the Sevenside corridor. There are some areas where infill would be appropriate.

CPRW (1) - acknowledged that none of the four options for Spatial Distribution presents a perfect solution, and that the final outcome will have to be a combination of some or all of them. One specific problem is that the Council has little realistic opportunity to influence take up of the limited sites available in the County for additional employment faculties. This constrains its ability to minimise car-based commuting in line with national policies. A combination of both Option B and Option C, therefore, is supported. The spatial distribution suggested in Option B offers the best opportunities for economic growth and for concentrating new housing to minimise commuting. This must, however, be balanced by significant elements of Option C in order to sustain rural communities and provide opportunities for affordable housing based on established local need.

B + D

Bovis Homes (8) – in summary, it was considered that there are elements of Options B and D that are worthy of further investigation. Concentrating development in the 'Sevenside' region will enable Monmouthshire to capitalise on its strategic location as the Gateway to Wales. However, Chepstow does need to be included in this option, but tempering development as a result of its physical constraints. Focussing development in the 'Sevenside' region, with the aim of enhancing public transport, employment, services and community facilities, will be greatly assisted by a policy of promoting large scale mixed use schemes. By their very nature such proposals are inherently sustainable and can greatly increase the sustainability of the settlements along that corridor. In addition, the settlements of Abergavenny and Monmouth should not be discounted, given their existing wide range of employment, services and facilities, but again development should be limited given the physical constraints surrounding these towns. As such an Option E should be adopted as the Spatial Distribution option, incorporating elements of the above. Essentially, this would comprise focussing development in the 'Sevenside' region, with an emphasis on large scale mixed use development, but including Chepstow on

a limited scale given its physical constraints, with effectively a second tier of still directing development towards Abergavenny and Monmouth, but again taking into account their physical limitations.

No name (72) – Option B. Option D subject to the proviso that it uses brownfield sites would be first choice.

Caldicot Town Council (110) – recommended a focus on Severnside area, as there is already connecting roads and infrastructure. Development will bring ultimately more employment - Severnside needs the attention! Use of brownfield sites - reduce environmental impact; D allows large scale mixed development (including affordable) to meet all needs; D includes the development in Raglan and Monmouth; School attendances maintained.

Other spatial options.

Trellech United Community Council (63) – considered none of the options to be adequate. The greater portion of development should be in urban areas and the M4 corridor. Some rural development is essential to keep schools and other services viable, but not as much as in Option C. The inclusion of Penallt as a key village in Option C was particularly queried, as this village does not have good transport links or local services.

Harmers on behalf of Mr R Bailey (76) and Forestry Commission (26) - submitted that a new strategic option should be considered which combines a focus on the expansion of selected main settlements together with an element of dispersed growth to rural settlements. Such an approach would have the advantage of directing the majority of growth to the most sustainable locations around main settlements but would also make provision for housing in and around appropriate rural settlements throughout the county. The allocation of sites in or around rural settlements would provide an element of flexibility to the housing strategy, would help support the rural economy and would help meet affordable housing needs.

Glamorgan-Gwent Archaeological Trust (25) - no Option preferred. Other options should be considered. Focus development on the historic towns of the county: Abergavenny, Caldicot, Chepstow, Monmouth, Raglan and Usk. These settlements are located at existing transport hubs and already have services including local shops and health centres. Development of sufficient size in rural villages is unlikely to achieve the provision of additional services without significantly damaging the historic and natural environment.

General comments on spatial distribution options.

A number of respondents commented on the spatial distribution options but expressed no particular preference. These included:

Wye Valley AONB (103) – commented as follows:

Option A – Assuming employment opportunities are developed alongside new housing, this could provide job opportunities within reasonable commuting

distance of settlements within the AONB. However, it could lead to a reduction in local services within the AONB.

Option B – This would have little or no impact on the AONB in terms of housing, but could lead to the reduction in rural services and the need to commute longer distances out of the AONB. Some limited development elsewhere in the county would need to be added.

Option C – This could lead to overdevelopment of villages in the AONB by lessening restrictions on development. This option is not supported by the AONB Unit.

Option D – This would reduce pressure for development in the AONB and provide potential employment for residents of the AONB. Large scale development in Monmouthshire must not be allowed to encroach into the AONB. As the towns in Monmouthshire expand under any of the options, new opportunities should be provided for healthy exercise and outdoor recreation through the provision of new open space. Having such facilities will help to reduce the demand for additional trips to be made by car to the AONB, which will increase road traffic. It could also lead to increased pressure on 'honeypot' sites.

P Charles Greed (48) – expressed the views that: It is logical to develop existing areas where appropriate access to public transport services is available and that the existing infrastructure is sufficient, or can be developed to cope with the proposed expansion. Taking into account the natural increase in the population and possible migration to the area during the LDP period the development of existing communities within the County as a whole should be the first to be considered for expansion. Where the appropriate infrastructures exist or where new infrastructures can be created which will provide employment opportunities these should be given top priority and encouraged as a matter of course. Planning philosophies should extend well beyond the LDP period thus making it possible to avoid future piecemeal development and subsequent unnecessary obsolescence of building structure.

Coed Cadw (99) - noted that Option A is likely to involve a considerable extension of development into the countryside, that Option C's proposed scale of development would be likely to have adverse impact on countryside providing setting of town and village and that Option D's scale of development would be likely to involve substantial greenfield expansion. Adoption of any one of these options should take into account the need to protect trees in accordance with national planning policy.

B. (2) THE OPTIONS WORKSHOPS

During the period that the Options Report was out for consultation a series of workshops was held to inform this stage of the LDP preparation process.

These 'Options' workshops took place as follows:

8 December 2008, Officers Workshop at County Hall, Cwmbran.

10 and 11 December 2008, External Stakeholders Workshop at County Hall, Cwmbran.

7 January 2009, Community Workshop at Choir Hall, Caldicot.

8 January 2009, Community Workshop at Drill Hall, Chepstow.

13 January 2009, Community Workshop in association with Bryn-y-Cwm Community Forum, St. Michaels Centre, Abergavenny.

21 January 2009 Community Workshop at Monmouth Leisure Centre.

22 January 2009, Community Workshop in association with Monmouth Rural Forum, Raglan School.

The notes of each workshop were written up and sent to participants who had left their e-mail or home addresses. These notes are reproduced in Appendix B2. Lists of participants are given in Appendix B3. The workshops were led by an independent facilitator. The facilitator was invited by Mathern Community Council to run a workshop on the spatial options at a coffee morning on Saturday 17 January. This workshop was run independently from the Council programme of workshops but notes of the workshop are also included in Appendix B2, as submitted by the Clerk of the Community Council.

Workshop Format

Workshop participants were initially asked to list on cards the key characteristics of growth that they wished to see in place. They were not specifically asked to state a preference for one of the growth options, although some did indicate which option they felt best met the required characteristics. The second part of the workshop was held as an 'Open Space' style session where participants were asked to identify what worked for them and what were their concerns about the spatial options on flipcharts at workstations devoted to each option. Participants were then asked to stand at the workstation for the option that they felt most drawn to and were divided into groups based on these preferences. Working in these groups, participants were asked to consider 'What are the key characteristics that draw you to a particular spatial option that you want the LDP to consider?' Each table was asked to itemise their ideas on cards and by means of a general discussion led by the facilitator these ideas were then grouped into topic areas and each topic area was given a title.

Analysis of Workshop Results.

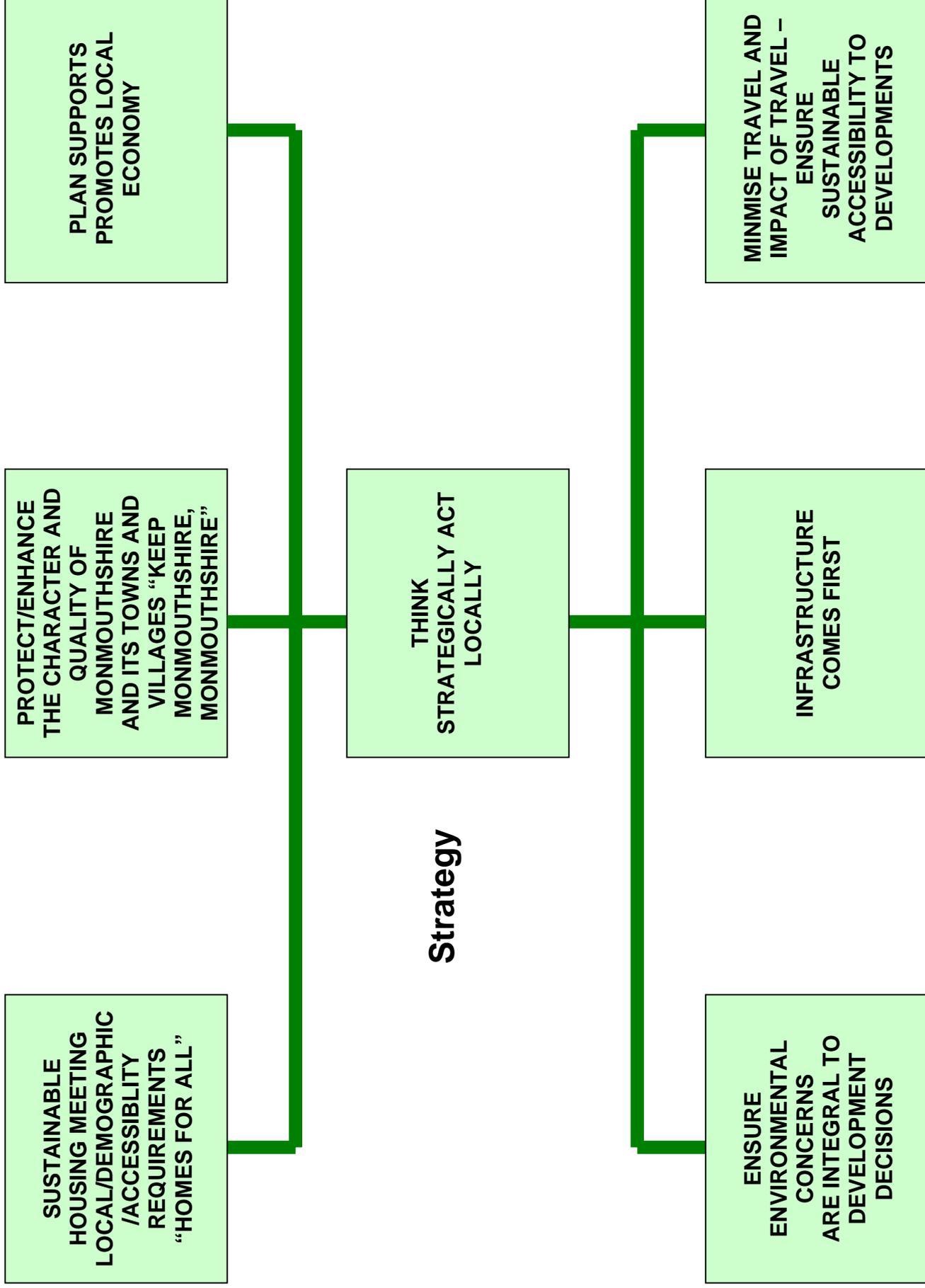
The workshop results were analysed in two workshops comprising the MCC Development Plans Team and Head of Planning and Regeneration and led by the same independent facilitator who had facilitated the workshops. Seven main themes emerged:

- Infrastructure comes first
- Minimise travel and impact of travel – ensure sustainable accessibility to developments
- Ensure environmental concerns are integral to development decisions
- Sustainable housing meeting local/demographic/accessibility requirements “homes for all”
- Protect/enhance the character and quality of Monmouthshire and its towns and villages “keep Monmouthshire, Monmouthshire”
- Plan supports/promotes local economy
- Think strategically / act locally

The three main ‘drivers’ for development were considered to be the provision of appropriate housing, preserving the character of Monmouthshire and supporting the local economy. Underpinning these were the requirements to protect the environment, minimise travel and ensure that appropriate infrastructure was in place to support new development. The need to take into account regional strategy and requirements was recognised but at the same time there was a concern that the plan was developed in a strategic way to achieve what was best for Monmouthshire rather than be ‘imposed’ on the County from elsewhere.

These themes and the main points made in connection with them are illustrated in diagrammatic form in the following pages:

Drivers



DRIVERS

SUSTAINABLE HOUSING MEETING LOCAL/DEMOGRAPHIC/ACCESSIBILITY REQUIREMENTS “HOMES FOR ALL”	PROTECT/ENHANCE THE CHARACTER AND QUALITY OF MONMOUTHSHIRE AND ITS TOWNS AND VILLAGES “KEEP MONMOUTHSHIRE, MONMOUTHSHIRE”	PLAN SUPPORTS/PROMOTES LOCAL ECONOMY
<ul style="list-style-type: none"> • Wide ranging choice of size of homes • Meet <u>local</u> needs (largely) – smaller/demographic need suitable for <u>local</u> community – young, old, accessible • Support need for affordable social housing – lets, 50/50 with accessibility to amenities and/or local employment • Support environmentally friendly sustainable homes built to eco principles <p>Meet demands for housing whilst minimising, as far as possible, impact on character/countryside</p>	<ul style="list-style-type: none"> • Locate development with minimal impact on character including the countryside, conservation areas, heritage sites, listed buildings and their settings • Support local distinctiveness in design • Re-use appropriate existing buildings/structures to support housing <u>need</u> i.e. change of use • Recognise and support distinctiveness and viability of market towns/villages (small growth, some growth) • Scale of development enables integration into community – infrastructure size style • Enable/develop/encourage community vitality and sustainability 	<ul style="list-style-type: none"> • Also protect environment as economic asset • Maximise local employment opportunities – small scale/local businesses • Employment/housing – developments together on appropriate scale (mixed) • Meet needs of local employers to keep/support them in area – rural economy – farming/tourism • Use development to support business employment needs locally • Support “regional work” – public transport – Bristol, Cardiff, Newport, Gloucester • Employment to match local population expertise/need • Locate development near transport corridors/hubs • Enhance sustainability/vitality/viability of town centre → local development

STRATEGY

THINK STRATEGICALLY ACT LOCALLY

- Understand and take into account external factors: Wales Spatial Plan, Regional Plans/borders/neighbours
Barrage transport/M4 Relief Road
Finance
- Also/at same time keep focused on Monmouthshire's needs
- Keep focused on spreading benefits and addressing local needs
- Keep flexible/adaptable – review every four years – within framework
- Achieve Plan through as much consultation as possible with all partners – developers, community, services. Plan aim is Monmouthshire's needs

ENSURE ENVIRONMENTAL CONCERNS ARE INTEGRAL TO DEVELOPMENT DECISIONS

- Support/protect/maintain/manage/enhance quality landscapes and biodiversity interests
- Minimise impact on landscape/environment of any new development
- Promote/support development of opportunities for using renewable/local energy and achieving energy efficiency through design/development policy
- Support and recognise rural/agricultural communities and their contribution to maintaining the character of the countryside
- Avoid vulnerable development/flood-plains
- Use brownfield sites first/minimise greenfield development while accommodating biodiversity interests
- Recognise climate change agenda

INFRASTRUCTURE COMES FIRST

- Capitalise on existing infrastructure where possible
- Ensure developers have infrastructure responsibility
- Identify infrastructure needs and include their development in housing development plans
- Use development to support existing infrastructures – schools, work places, shops, pubs, local economy
- External factors: hospitals/health facilities, regional transport

Infrastructure – social, schools, amenities, shops, playing fields, health, recreation, roads, buses, sewerage, graveyards, power

MINIMISE TRAVEL AND IMPACT OF TRAVEL – ENSURE SUSTAINABLE ACCESSIBILITY TO DEVELOPMENTS

- Local Infrastructure/employment – reduce travel
- Maximise use of public transport
- Minimise additional traffic/congestion
- Promote walking/cycling opportunities
- Ensure new developments fund/support public transport opportunities et al (sustainable transport opportunities)

The comments made at the workshops in response to the exercise asking participants to list what worked for them and what were their main concerns in relation to each spatial option were then grouped under what seemed to be the most relevant theme. To deal with each theme in turn:

Sustainable housing meeting local/demographic/accessibility requirements “homes for all”

The highest number of advantages relating to this theme was identified from comments made on Option C. A key message was that local needs should be met, particularly for affordable housing in rural areas and also through small scale developments. Comments on Option D suggested some advantages in locating housing near employment, together with providing the scale necessary for promoting sustainable design and regeneration opportunities. No advantages were identified for Option B. Option A was identified as having some value in reducing sprawl into rural areas but there was concern about the neglect of rural areas through such concentration. Similar concerns were raised about the failure to meet affordable housing needs throughout the County if the concentration policies suggested by Options B and D were adopted.

Protect/enhance the character and quality of Monmouthshire and its towns and villages “keep Monmouthshire, Monmouthshire”

Again, Option C demonstrated the most advantages in relation to this theme, particularly in relation to promoting community spirit, keeping villages alive and preserving the identity of Monmouthshire and its settlements. There were concerns, however, that too much development could alter the character of existing settlements, particularly if dwellings were of an inappropriate scale or design. Similar concerns about the impact of large scale developments on existing settlements were expressed about Options A and D. There were a few comments in support of the expansion of Raglan but a similar number were against. There was one comment in support of Option B, as a means of protecting the rest of the County but there were a number of concerns expressed about ribbon development and the possible coalescence of settlements.

Plan supports/promotes local economy

Whereas Option D was represented in the Options Report as being best placed perhaps to promote employment opportunities, few workshop participants agreed with this. In fact, Option D had the highest number of identified disadvantages amongst the options in relation to this theme, there being concerns about the scale of the proposed developments and scepticism that homes would be accompanied by new jobs. Option C was associated with some advantages in respect of home working and small scale employment opportunities. Options A and B were both seen as having advantages for economic development, Option A being associated with the benefits of having existing employment opportunities in the main towns and

Option B being associated with the benefits of good access along the M4 corridor.

Think strategically / act locally

While the need to comply with regional strategies (or conversely the need to avoid a strategy 'imposed' from above that did not meet Monmouthshire's needs) was identified as an important theme in the final part of the workshop there was only one reference to this in the listed disadvantages and advantages of each option. One comment expressed concern that Option B would not meet the requirements of the Wales Spatial Plan and the point was made that expansion in the south of the County might affect Newport's growth plans. Otherwise, the main emphasis in the comments associated with this theme was on the need to a strategic approach to development in Monmouthshire. In this respect, Option B was associated with the most disadvantages, particularly its neglect of other parts of Monmouthshire. Some saw the benefits of Option C as promoting investment in rural areas and ensuring a 'fair' and balanced approach. The main concerns about Option C related to it being likely to result in an unsustainable pattern of development. Option A had the advantages arising from developing existing 'hubs' but there were concerns about overdevelopment in the main towns and the neglect of other parts of the County. Option D was identified with the advantages of achieving 'critical mass' to support other developments although such supporting comments were limited. Concern was expressed about the neglect of other parts of the County and the absence of any strategic approach in the identification of sites.

Ensure environmental concerns are integral to development decisions.

Each spatial option was identified with a significant number of environmental concerns. The numbers of concerns were relatively evenly distributed amongst the options, although perhaps there were slightly more associated with Options B and D. Such concerns included flooding issues, impact on Gwent Levels and protected sites such as SSSIs and loss of Greenfield land. Flood risk was also mentioned in connection with Option A, together with impact on countryside and on the historic character of towns. Impact on the countryside was also a concern with Option C, particularly in relation to the possible expansion of villages in the AONB. Few specific environmental advantages were identified in relation to each of the spatial options, although the benefits of developing brownfield land in relation to Options B and D were recognised. Some benefits of Option D were said to be the opportunities it provided for designing developments with low environmental impact. Similarly, Option C might provide opportunities for local food production and eco-homes.

Infrastructure comes first.

Again, concerns about inadequate infrastructure were relatively evenly distributed amongst the spatial options, although the highest number of

comments was associated with Option A, there being significant concerns about the capacity of existing towns to accommodate high levels of development. Inadequate transport and service facilities in rural areas were identified as concerns with Option C. In relation to Option D, there were concerns in particular about impact on infrastructure in Raglan. A lack of existing community facilities was identified as a problem with Option B. Some saw Option B as a means of improving infrastructure in the south. An advantage of Option A was that infrastructure was already in place. Some believed that Option C would assist in supporting rural services. Option D was seen as providing the opportunity to develop mixed use developments in conjunction with the provision of community facilities.

Minimise travel and impact of travel – ensure sustainable accessibility to developments.

A number of comments highlighted the disadvantages of Option C in relation to the likely increase in travel. The main concerns associated with Option A were the likely increase in traffic congestion, particularly in Chepstow, with similar concerns having been expressed in relation to the site being promoted under Option D. Option B was also seen as being likely to increase commuting. Conversely, others recognised that there was a possibility that Options B and D might reduce car use, in relation, respectively, to better access to transport links and the benefits of mixed development. Similarly, contrary views regarding Option A saw the potential for promoting public transport links, such as the existing railway station in Chepstow.

APPENDIX A1.

**ISSUES AND VISIONING
WORKSHOPS**

REPORT ON ISSUES EXERCISE

1. BUILDING SUSTAINABLE COMMUNITIES

Population

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Monmouthshire is a predominantly rural county with only 45% of the total population living in wards defined as being in urban areas (i.e. with a population of more than 10,000)
- The population of Monmouthshire has been showing a steady increase, all of this growth being fuelled by in-migration, although it appears that some rural areas have actually been experiencing out-migration.
- Monmouthshire has a relatively higher proportion of older age groups and a lower proportion of young adults compared with the United Kingdom average.
- Assembly projections indicate that the number of households in South East Wales will increase by 18.6% (108,900) between 2003 and 2021. Monmouthshire will have to accommodate a share of this growth, both to fulfil its regional obligations and ensure the viability of its own communities.

How can the LDP influence these issues?

- *Patterns in age structure suggest that there are requirements to ensure there is a sufficient population of working aged people to support the Monmouthshire economy and to provide more opportunities for young people both to stay and move to the area. This may require the LDP to take an active role in strengthening the local economy, ensuring that demand for homes is satisfied and providing good quality affordable homes for those who need them.*
- *The LDP must decide on the level of growth appropriate for Monmouthshire and the spatial distribution of this growth between different urban and rural communities, balancing the greater sustainability of urban settlements with the difficulties of maintaining services in rural areas where populations are in decline.*

Issues Identified
<p><u>Officers Workshop</u></p> <p>Elderly people –</p> <ul style="list-style-type: none">• Encourage older owner-occupiers to move into smaller more manageable accommodation (with note disagreeing);• Need policy to encourage granny annexes to allow extended families to live together;• Growing older population experiencing isolation in their own communities. <p>Young people –</p> <ul style="list-style-type: none">• Out-migration of under 30s because of limited housing opportunities;• Need improvement of community facilities for young people in outlying areas;• Support hi-tech good quality jobs locally, MCC to lead with career schemes to keep local youngsters linked with Further Ed establishments. <p>Schools –</p> <ul style="list-style-type: none">• Do they have capacity to accommodate future developments? <p>Burial facilities –</p> <ul style="list-style-type: none">• Need adequate provision. <p>Procedural issue –</p> <ul style="list-style-type: none">• RER should share population figures with LLL

External Stakeholders Workshop

Young people –

- There needs to be affordable housing for young families. Evidence shows that these families are having to move into the valleys. The results of the 2011 Census will show the percentage of younger people is continuing to decline unless we act rapidly. The LHMA is showing that young family households are not forming in Monmouthshire.
- Importance of protecting and providing for young key workers

Elderly people –

- There is a need to free up 4/5 bedroom houses. Normal retirement developments are too small. 600/700 sq. ft. is unsatisfactory if you are wishing to downsize from houses of 1800/3000 sq. ft.
- More emphasis on the needs of the elderly/aging population's access to community facilities / shops / post office. Provision of carers both in the private and public sectors. Meals-on-wheels type services need improvement
- Need to recognise the changing 'working age' and acknowledge and support those who contribute such as unpaid carers and volunteers

Supporting existing communities –

- Rural population should be maintained/increased to support pubs, post offices & local services
- Increase population in existing communities to strengthen them, not in building new communities

General –

- Training/education for people of all ages to enable them to function in the 'post oil' world. Training should be in practical skills to replace industry which will decline in importance. Promote 'transition towns'

Bryn-y-Cwm Workshop

General –

- Natural population growth needs to be restrained and guided
- Good schools will attract working parents
- Every problem made worse by too many people
- Need to focus on utility companies to see if they can meet demand from LDP.
- Local people are developing a skilled volunteer/paid workforce – this attracts young families, helping to sustain schools.

Housing –

- More rented accommodation needed.

Elderly people –

- Need to encourage over 60s to carry on working part-time
- Make better use of housing through multi occupancy
- Provision of good quality sheltered accommodation for elderly where services available

Young people –

- Encourage young adults to remain to maintain a balance population and provide employment opportunities

Elderly/Young people –

- Need the opportunity to mix, e.g. community gardens and farms.

Rural Forum Workshop

- Need more rented accommodation for young people, especially in rural areas
- Be creative with village halls and use them to provide services in rural areas.

Monmouth Partnership Workshop

- Projections are ALWAYS unreliable
- The 18.6% need not be spread evenly through SE Wales
- Part of Monmouthshire's charm is its size. If population was to greatly increase the town would lose its 'village' feel, that it still has despite a great deal of immigration
- Affordable housing is crucial to changing the age imbalance – plus jobs

Mor Hafren Workshop

General -

- Over populating
- Housing and facilities need to be balanced (adequate infrastructure in place and WAG funding for this) Important!
- Set aside land for local food production – for community

Housing -

- Affordable housing needs greater emphasis to encourage younger people to stay
- Discourage 'second homes' (invariably older in-migrants)
- If population to grow then consider eco settlements

Burial Grounds -

- Provide areas where those have finished 'living' in MCC can rest in peace
- MCC to take responsibility for Graves, i.e. build/provide more areas

Communities -

- How can communities complain about development when Council has already passed plan?
- What part will communities have in the planning?
- Take notice of local community plans

Housing

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- House prices are high in relation to earnings and there is a pressing need for additional affordable housing in the County in both urban and rural areas.

How can the LDP influence these issues?

- *The LDP will affect the amount of affordable housing to be provided by both deciding on overall levels of growth and by setting thresholds and proportions to determine the amount of this residential development that is affordable. It can influence the type, tenure and nature of housing built within the County.*
- *The LDP will have to resolve the amount of housing to be built in rural areas, balancing the need to sustain rural settlements by supporting services and enabling people to remain in their communities with the need to protect the countryside and ensure sustainable patterns of development.*

Issues Identified

Officers Workshop

Affordable and appropriate housing –

- Need lower thresholds & higher proportion – encourage use ‘over shops’ etc. within towns and ‘affordable housing’ includes encouraging private rented sector
- Local residency policies: restrict in-migration/commuting but keep house prices from rising;
- Allocate sites specifically for affordable housing in villages
- Appropriate housing to meet need of older people – affected by deterioration in mental & physical health, i.e. very sheltered housing schemes specific to older people with dementia
- Need more accessible housing/hotel accommodation – for increasing number of disabled visitors – this leads to improving tourism/economy/access
- Consideration to be given to percentage of affordable housing in relation to educational demand and the affect of affordable housing upon the sale of larger private dwellings in the same area
- Reduce the out-flow of the younger working population through provision of affordable starter homes
- Look to set up only local schemes similar to Devon where you have to have lived in the area for 3-5 years to buy affordable housing
- Increase council tax for unoccupied houses
- Should people without homes be given rights to occupy empty property
- Look again at policies for ancillary accommodation – beyond conversion and look at good new build
- Must have a good mix of accommodation types so that people can remain in an area as they get older and their needs change

Brownfield sites/flooding –

- Potential conflict, such sites often constrained by flood risk

Design and layout –

- Build high quality new settlements that respect character of area and have good quality layouts
- New housing estates should be communities and not just estates;
- High quality design is paramount.

External Stakeholders Workshop

Affordable and appropriate housing –

- High house prices and lack of affordable housing is pushing young people out of the County. This adds to pressure for affordable housing in our neighbouring local authorities
- High house prices and lack of affordability will not be solved by simply providing ‘affordable housing’. There needs to be an increase in overall house building in order to satisfy the increase in demand. The LDP must reflect
- Land supply needs to be increased and better phased to allow more market and affordable housing
- Rural exception sites should allow for a percentage of ‘open’ market housing. This will bring more land forward and help with scheme costs
- Consideration should be given to providing sites for specialist retirement housing for aging population There is a reliance on S.106 agreements to provide affordable housing as there will be insufficient social housing grant available. It is therefore essential that the housing requirement in the LDP is not constrained as this will reduce the supply
- Rural affordable housing must be community-led, driven by Community Councils with their knowledge of local need and suitable sites. Imposing affordable housing against the views of the Community Councils will be disastrous
- MCC needs to meet its full affordable housing percentage from the latest sub-regional LHMA – otherwise it puts pressure on the affordable housing in neighbouring authorities and undermines a level playing field!
- Need to build elderly people’s bungalows to meet ever increasing frailty need
- Encourage elderly to move from current housing to bungalows thereby freeing some existing housing stock – also helps them to release equity to help fund old age
- Reliance on ‘exception’ policies to provide affordable housing in rural areas can lead to inappropriate applications e.g. in protected areas. The LDP needs to give guidance as to

where affordable housing may be acceptable

- There is a reliance on S.106 agreements to provide affordable housing as there will be insufficient social housing grant available. It is therefore essential that the housing requirement in the LDP is not constrained as this will reduce the supply

Design and Layout –

- Policies should be included relating to renewable energy and opportunities for micro-generation in appropriate locations
- Encourage 'eco' housing – using grey water, renewable energy systems etc. – carbon neutral development
- Design – planning criteria must allow for use of modern materials and building systems
- Design – must incorporate all energy saving materials and systems including individual house wind power, recycling roof and grey water

General –

- Need to consider role of education and training in combating individual deprivation and contributing to community regeneration
- Discourage second homes by charging double (or more) Council Tax
- Farm buildings should only be allowed to convert to residential if they are truly redundant – not to be followed by new farm building

Promoting development –

- Encourage development by imposing realistic, affordable S.106 conditions & costs and speeding process
- S.106 agreement drive up house building costs therefore drive up sale prices therefore must avoid S.106 agreement

Brownfield/Greenfield

- Recognise that market sensitivities may prevent brownfield sites coming forward for residential development early in the LDP process and allow scope for such sites to be prioritised when they come forward (even over Greenfield allocation)
- There needs to be flexibility to ensure that brownfield sites that emerge later in the plan period are given priority over Greenfield sites that have been identified earlier in the process

Relation to economy –

- Housing and jobs need to be close together, or it's not 'sustainable'
- Home working requires proper services to be available - phones/broadband/post

Bryn-y-Cwm Workshop

Affordable housing –

- Affordable housing is first essential to allow communities to be sustained and sustainable
- Affordable houses for rent without the option to buy as houses will only be affordable once
- Houses for local people first; consider Community Land Trusts as a way to develop 'housing associations' of the future
- Affordable housing should be for people at the lower end i.e. £12,000 and under
- Huge demand for affordable housing to rent or buy.

Energy –

- Energy conservation in all new builds and grants for existing houses
- All new housing should be fitted with solar panels; housing should be energy efficient.

Mixed communities –

- Needed with community facilities to minimise the need to travel
- Locate housing near existing public transport, employment, community facilities.

Greenfield developments –

- When proposed should be advertised to locals living in that area.

Design/layout –

- Housing developments should be sympathetic to area, i.e. density and infrastructure

(highways, sewerage etc.)

Rural Forum Workshop

Affordable housing –

- Should be for local people, not people from outside the area.

Housing in rural areas –

- Should only be where there are facilities;
- Allow housing in local villages for all local employment , not just agriculture;
- Allow sustainable growth of villages, not preserve in aspic

Design/layout of housing –

- Restrict use of gardens
- Less 3 storey development,;
- Development 'in keeping' e.g. building materials;
- No building on flood plains

Monmouth Partnership Forum

Design/Layout -

- Housing should be built to a high standard incorporating all latest alternative technology. Please, no more building on gardens, open spaces and school playing fields. People need open spaces
- Facilitate small self-build sites/groups, 6-8 units say
- Terraced housing much more 'eco' and looks finer
- Can we get away from the 'little box in a pocket handkerchief' of garden model and think again in terms of elegant terraces and squares?
- All housing development to include cycle route

Affordable Housing -

- Affordable housing should be provided in every area of Monmouth including Hereford Road and Osbaston so that children from that area can remain living there.
- Dire need for affordable housing – allow self-build plots in allocations?
- Do we have a figure of people in Monmouth needing or applying for affordable housing
- Encourage development of flats above shops in town centres – also helps with security

Energy -

- Improve insulation of buildings to reduce energy consumption
- High standards of energy efficiency should be rigorously enforced on all developments

Planning Policy -

- NEWPORT badly needs redevelopment of brownfield sites - More than Monmouth needs to develop greenfields!
- Small developments in rural areas might be preferable (for social reasons) too large impersonal dormitory suburbs on edge of existing towns
- I bought my property because it was in a rural area – have I got to move again?

Mor Hafren Workshop

Affordable and Appropriate Housing -

- Affordable housing for rural community and agricultural workers – then why do we receive planning applications to revert agricultural workers homes to 'open' use!?
- Smaller housing e.g. 2-3 bed
- Ensure the 20% development land allocation can be obtained at a price to ensure affordable housing numbers can be achieved
- Restrict brownfield development (domestic) and concentrate on small sites of affordable/either renting (not buy to let) for first time buyers
- Affordable housing – seems to be a way of selling land to developers to buy up building sites

- Discourage second homes
- Build more bungalows
- Define affordable housing – as housing is subject to market, how do you build affordable housing without large public financial input
- Range of affordable housing options i.e. not just 'social' housing
- More neighbourhood cohesion

Location and numbers of housing -

- Need for housing should be focused on town centres to improve accessibility to services especially in light of increasing fuel/transport costs – Traffic congestion!
- Do we need any more housing. People live here because it is rural
- New development in rural areas should be restricted to 10-15 units

Health and Well-Being

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Monmouthshire generally performs well on indicators relating to such issues as deprivation, health and crime, although there are small pockets of deprivation in some of its urban area.
- Poor access to community facilities and declining local service provision is an issue for rural communities.

How can the LDP influence these issues?

- *The LDP can consider taking into account the various issues of deprivation affecting certain parts of the County and work to alleviate those effects that can be influenced through a spatial plan.*
- *The LDP can consider allocating land for housing and employment in rural areas in an attempt to sustain existing rural communities and services.*

Issues Identified

Officers Workshop

Community Life -

- Commuter communities where a large percentage of population don't get home till local activities are over and needs to be dealt with
- The well-being of members of the community depends on people taking responsibility for themselves and others

Recreation/Countryside -

- An increasingly aged population is providing an increased strain on the authorities to make Countryside Access more accessible. Encourage more bridleways – multi-purpose paths with less furniture on them and sustainable surfacing. Opportunity to improve public rights of way, to improve health through LPD and increased use of section 106 agreements
- Volunteering opportunity through community groups/individuals looking after their environment. Countryside is reliant on more volunteers in the future. There are proven links to health by this

Rural communities –

- Encouragement of the sustainability and development of village halls (rural areas)
- Deprivation is also a rural issue – CDP needs to address accessibility issues for small rural

communities

- Assist village/community halls to become the hub of their community enabling them to provide a wide and varied range of activities
- The majority of village halls are owned / managed by the voluntary sector, mostly by the ageing population referred to elsewhere. Access is generally good to these facilities with most settlements having at least one hall – the issue to be addressed is about the ageing population. More financial (revenue) support is needed to sustain the existing level of provision

Housing -

- Encourage adaptable housing – live/work units for new builds and conversions

General -

- Increase health and well-being by directing services to people (most vulnerable) in their own homes. Services which emphasise 'enabling' and 'promoting independence'
- Ensure that new development provides a safe environment for children and young people
- Work with LLL to ensure inc. comm. facilities in schools promoting health and well-being from an early age

External Stakeholders Workshop

Housing –

- Lack of suitable housing affects health and educational achievements of children
- Will Code 6 housing be good for the health of the new occupants? (Mechanical ventilation, heat recovery etc. – use of untested new materials?)
- Developments (bungalows) for the elderly and possibly elderly 'village' or housing groups that are physically secure

Recreation/Countryside –

- LDP should consider the value of the environment/green space in respect of people's health and well-being including local green space, parks, rivers hills etc.
- Promotion of all-weather activity/educational facilities for young people/children together with suitable accommodation on suitable sites – providing sustainable employment opportunities Need to promote opportunities for walking, cycling etc. close to where people live to reduce the need for car journeys
- Monmouthshire's countryside is important to the wider SE Wales region
- Need to promote opportunities for walking, cycling etc. close to where people live to reduce the need for car journeys

Deprivation –

- The use of national deprivation indices is not always the accurate picture. Monmouthshire's overall deprivation scores disguise hidden areas and instances of deprivation and numbers can be 'smoothed'. Just because Monmouthshire may 'appear' to perform well in assessment against other Welsh LA areas, it often compares poorly against English areas!

General –

- Importance of implementing Alcohol Reduction Strategy on planning and planning implementation and process

Bryn-y-Cwm Workshop

Access to services -

- Public transport network needs to be created, developed and sustained to allow all other objectives to be pursued, including around existing PT. nodes (rail, bus etc.) – locate development near public transport
- People who have not got cars are being penalised for going places. There should be something done to help people in these conditions
- Maintain and develop leisure facilities

Rural issues -

- 'Think about rural deprivation more'. Rural Dep is the unknown
- Rural elderly/poor are very poorly served. Maybe policies could give them incentives to move into suitable urban accommodation

Rural Forum Workshop

- Village services - Use village halls for more things, e.g. mobile post office, mobile IT training; retain post offices
- Linked to community size, landscapes and access to employment.

Monmouth Partnership Workshop

Access to Health Facilities –

- Loss of A+E at new health centre – several bad experiences heard of
- Sunday pharmacy service need in all towns
- Public transport has got to be frequent and reliable if we have to rely on distant facilities in e.g. Abergavenny
- More dentists (NHS) are needed

Recreation -

- Make the county safer for cyclists
- Improve walking and cycling routes – quickest route from A to B over cars, longest route from A to B

Mor Hafren Workshop

Recreation / Leisure Facilities -

- More leisure facilities for youth – Cinema arts centre – to encourage them off the streets and into organised social activities – cuts crime/vandalism
- What about not so young? Transport more important due to fuel costs. Reasonable cost
- Make grant access better/easier for sports activities

Access to services -

- Maintaining key services in rural areas -
- PO's, shops, fuel – no services – isolation

Health facilities -

- Ambulance service that performs
- Retain and expand existing health facilities e.g. Chepstow hospital
- Funding for local self-help groups (e.g. post cardiac rehabilitation)

Local food production -

- More local food co-ops
- Fruit and vegetable shops
- Ban burger vans countrywide
- Land set aside for local food production e.g. community farms
- More land set aside for allotments

General -

- More police presence in Chepstow to deter gangs
- Better provision for Toddler groups

Community Facilities and Recreation

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Poor access to community facilities and declining local provision is an issue in rural areas.
- Most of Monmouthshire's residents have good access to the countryside, which can have positive effects on health, social progress and general well being.
- Without the benefit of a recreation and open spaces survey it is difficult to make any assessment of provision.

How can the LDP influence these issues?

- *The LDP can consider allocating land for housing and employment in rural areas in an attempt to sustain existing rural community facilities, weighing this against the need to avoid unsustainable travel patterns.*
- *Work is currently being undertaken to survey the amount of recreation and open space in the County. As part of this process provision will be assessed against existing standards and the LDP can affect this provision by protecting where necessary existing open space and requiring new development to make a contribution to the provision of new facilities.*

Issues Identified
<p><u>Officers Workshop</u></p> <p>Access to recreation facilities -</p> <ul style="list-style-type: none">• Provide opportunities for the more isolated communities to have recreational facilities• Monmouthshire's residents do <u>not</u> have good access to the countryside. See ROWIP report. Access is particularly poor for families and less-abled and horse riders. PROW network is only partially open and badly resourced. The ROWIP provides a method for using ROW to improve access• Sufficient safe places for play required (safer by design) <p>Community facilities -</p> <ul style="list-style-type: none">• Encourage integrated communities that include community facilities that meet the needs of everyone across the ages and ethnicities and promote sustainability, encouraging people to live and work within these sustainable communities• Provide better facilities at school sites to encourage community use• Accessible community facilities to all – children and young people• Increased access to community facilities in a community will relate in a reduction of costs in relation to the building of new schools• Need to provide more shared community facilities – e.g. post office/surgery/library etc. on one site• We should encourage cinema development <p>Sustainability -</p> <ul style="list-style-type: none">• Encourage sustainable town initiatives to support local groups and facilities similar to Totness <p>Location and planning of new development -</p> <ul style="list-style-type: none">• Small scale ad hoc developments in rural areas will do nothing for their character. New developments should be focussed on our larger settlements• Funding from 106 Agreement to provide better new/improved community facilities <u>but</u> this has to be supported by the rest of the Council in encouraging/supporting social entrepreneurs who can ensure that these facilities are used to their maximum.

Organisation/provision of sports groups/community groups and facilitate people designated to apply for funding from all sources to encourage and sustain this

- Developer to build community facilities into their schemes – This is a good idea potentially but new facilities need effective management – and more volunteers

External Stakeholders Workshop

Community facilities –

- The value (in terms of health & well-being) of ‘community’ and of open spaces should not be underestimated, though hard to quantify
- Sustainable communities need sustainable facilities
- Facilities in the south have not kept pace with population increase
- Improving rural public transport gives better access to community facilities/ recreation in major settlements

Young people –

- Why do no workshops in college and schools? In 10 years time they will have to ‘suffer’ what we decide.
- Children and young people should have a particular input in this topic
- Young Farmers’ Club – future of rural Monmouthshire should be consulted on LDP
- Youth clubs to provide a range of activities for young people for their self-development (especially those from ‘bad’ homes and to reduce anti-social behaviour)
- Need for adventure play and childcare

Provision on new housing sites –

- Housing development to be accompanied by open space & informal recreation space
- Who should pay for them?
- Support work on improving quantity & quality of pos. and rec. facilities – keep up good work of S106 agreement
- New and improved facilities can be provided via S.106 agreements
- Facilities should be identified for key settlements/areas & S.106 should effectively contribute to the provision and improvement of facilities
- Assessing open spaces/recreational needs will be essential when asking for S.106 contributions
- All S.106 agreements will drive up cost of any residential development as reflected in the increase in selling price

Alcohol –

- Planning policy must implement Alcohol reduction strategy by discouraging Alcohol outlets especially in rural areas where driving by car is only means of accessibility
- Alcohol – pubs – health – safety. Pubs must be profitable to survive

Bryn-y-Cwm Workshop

Local Food Production -

- There is a lack of land for allotments, community gardens and provision for community farms across the County. This does not mean the take up of grade 1 and 2 agricultural land. There is a growing need because of peak oil that locally produces food by local communities will be sustainable and comply with general objectives in the LDP and Strategy Plan

Provision on new developments -

- Every new development should include recreation area in centre of local community

Access to community facilities -

- A community centre for Abergavenny – outlying villages already have them
- There is a lack of access to community facilities – (no bus & train link) (no access from Abergavenny district to County Hall!)
- Youth centres need – the access for facilities in Abergavenny is coming to be good, but it is a bit too late as youngsters are now grown up and wanted it years ago. It’s due to lack of money at the end of the day
- The access for facilities is coming to be good but it’s coming late as many youngsters are

grown and wanted it years ago – due to lack of money at the end of the day – different priorities.

Rural Forum Workshop

Village Halls –

- Halls create community facilities and cohesion
- Invest in them and assist management committees
- Encourage siting where none exist.

Policy –

- resist conversion of village shops into residents, recreation facilities should be next to settlements

Rural housing –

- allow extension to small hamlets to counteract loss of services due to depopulation.

Monmouth Partnership Workshop

Children's play -

- Better playgrounds to encourage children out to play. Move the 'chippy park' playground away from the fumes of the busy A40 to somewhere with cleaner air

Mor Hafren Workshop

Burial Grounds -

- Burials (options green burial sites)
- Cremation versus burials? – Natural!!!

Education -

- More school places must be made available if further housing is to be allowed in Chepstow (Chepstow has reducing numbers in comp.!!!)
- Schools
- Nursery Early Years education to be provided by all nurseries and playgroups to give parents freedom of choice

Access -

- Open up disused footpaths/bridleways – Tintern??
- Cycle path linking Severnside
- Better transport links - rail services on time
- Rural transport – good???

Community facilities -

- A cinema in Chepstow to reduce travel to Bristol/Newport
- Better provision for youth in Caldicot/Severnside
- More recreational facilities must be provided for 11-18 year olds – not just this age group – swimming

Community -

- Involving residents taking into account their views with regard to development of any kind
- Policing

2. PROMOTING A SUSTAINABLE ECONOMY

Employment and Economic Development

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- There has been a slow uptake of allocated employment land in the past that has led to pressure for it to be used for other purposes such as housing and retail.
- Generally employment rates are good in Monmouthshire but there are some small pockets where unemployment rates are high.
- There are high levels of out commuting from the County.
- Distances travelled to work are relatively high.
- Jobs in Monmouthshire are characterised by low average wages.
- Traditional industries like agriculture are in decline and there is a need to sustain and regenerate the County's rural economy.

How can the LDP influence these issues?

- *The LDP can encourage a vibrant economy within the County, specifically by ensuring that employment sites are located in attractive, accessible and sustainable locations and are of an appropriate size and type.*
- *The LDP can have some influence over commuting patterns through ensuring that wherever possible jobs and homes are located in close proximity to each other to provide greater opportunity for people to work locally.*
- *The LDP can contain policies that encourage the diversification of the rural economy.*
- *As part of the LDP process a review will be undertaken of employment land within the County. The findings from this will assist in achieving the aim of ensuring that there is a portfolio of sites available which is appropriate to market conditions and the needs of the Monmouthshire economy.*
- *Although unemployment rates are driven by wider national and global economic trends the LDP can affect employment levels by encouraging growth in appropriate locations and of an appropriate type, including affecting the accessibility to jobs or education opportunities.*
- *The LDP can help to influence current disparities in access to employment by allowing sites for new businesses in those areas with poorer economic performance.*

Issues Identified
<p><u>Officer Workshop</u></p> <p>General -</p> <ul style="list-style-type: none">• Expand recreational facilities for all age groups• Sympathetic and safe design of towns to encourage investment and reduce crime <p>Local employment opportunities -</p> <ul style="list-style-type: none">• 'Creative' economy can make significant contribution – relies on access to it/communications etc., rather than sites e.g. virtual economy• Market stalls have been successfully used as a starting point for new businesses. Need to develop those opportunities and then provide 'step up' business units close by• More (and a range) of local employment opportunities would reduce commuter travel• Provision of appropriate sites to allow quality employment nearer to home

- More small units (industrial as well as white collar) N.B. I.T. potential
- Inward investment encouraged by 'liveable' spaces – businesses come to an area due to open space, cycle routes, protected heritage, well-maintained local environment
- Live/work units – adaptable space

Policy on employment sites -

- Influence commuter patterns to allow jobs nearer to residences
- Need to establish why uptake figures are low before allocating 'more attractive' sites. Is the demand there in the first place? If not, why not?
- Need a large employer to reduce travel and encourage children to a large range of jobs
- Large single employers can drive down wages and reduce people's ability to afford homes unless jobs are of sufficient quality/skill level - Also travel to work patterns not sustainable

Education / training -

- Employment training opportunities for the under 25's
- Provide support/incentive schemes to encourage young people to stay in the area after finishing their university education e.g. social entrepreneur schemes that encourage the start-up of small businesses
- Increase training and employment opportunities for individuals who are physically disabled

External Stakeholders Workshop

Rural development -

- Broadband availability critical to rural economic development – home working
- Younger generations in agriculture struggle to obtain planning to convert barns/build new homes therefore are forced away from rural areas. We should be helping young farmers to stay in the industry and area. They know the traditions which have created the landscape today
- Commercial development within rural areas is key to sustainability/reduce commuting – free up restrictions on development of former agricultural buildings to permit sensitive extension and re-building – they are rural brownfield sites – treat them as such!
- LDP should encourage 'clean' green technologies – an exemplar area for this
- Recognise that brownfield sites exist in rural as well as urban areas – sensitive development can make best use of these sites – particularly when they exist in edge of settlement locations

Local employment opportunities -

- Importance of corner shop, farmers' markets, strategic development
- Promote local produce and produce strategy where food which is produced in Monmouthshire can be marketed and sold to public all within local area
- To retain wealth in the local economy we need to promote local economic activity at the expense of national and global
- Profitable – locally retained

Education -

- Need to consider central contribution of education and training to employment/ economic development

Policy on employment sites -

- Need to review current employment sites and make provision for new
- Consider large mixed employment and residential sites to improve sustainability
- The LDP needs to understand the employment-housing equation. The oversupply of employment land and undersupply of brownfield residential sites is a well-known problem in MCC, but current policy seeks to protect existing but redundant employment sites against residential redevelopment. In a situation of oversupply of employment land, this is short-sighted
- Government support/grant is required to bring sites forward – employers often expand outside MCC
- Important to encourage mixed use development to allow people to live and work in local area

General -

- MCC please note: 'Best value' should not be measured in financial terms
- Businesses to be economically viable (profitable) to owner/operator

Bryn-y-Cwm Workshop

Retail/Town Centres

- Shops closing due to high overheads and buying online
- Develop a plan to encourage businesses to our town centres to prevent decay of town centre
- A lot of businesses are going now. It's due to lack of money. Monmouthshire (Abergavenny) is becoming a ghost town. Tourism will be affected in years to come if something is not done

Local employment opportunities -

- Starter units for small businesses
- Food centre of excellence to support local farmers/businesses
- Small business office facilities – services

Policy on employment -

- Many producing employers have moved out of the area for various reasons. Industry should be encouraged to remaining the County by flexible planning. Planning department (MCC) to be more sympathetic and proactive to applications
- Locate housing near to existing employment areas

Rural Development -

- Promote farming and re-capture the essence of our rural heritage. Redress skills. Farmers' markets
- Future for agriculture looks much better and less intensive methods will be necessary as energy costs escalate. More rural labour will be needed again

Education/Training

- There is a lack of vocational training in secondary education to meet the needs of the tourist industry and hotel employment. These jobs are taken by people from other E.U. countries at present

Rural Forum Workshop

Village Halls –

- Encourage social/community enterprises using them as base.

Housing –

- Affordable homes for locals on lower wages and less 'executive homes', local houses for local people.

Employment and environment –

- Monmouth a great place to live, encourage home working for affluent, who in turn employ builders, cleaners, child minders etc.
- Encourage R&D and High tech on basis of environment, also requires great education, health provision.

Industrial land –

- Not needed, cannot compete with China etc.
- Employment sites should be located where infrastructure, not in remote locations.

Major infrastructure -

- Severnside airport would be a big employment generator.

Monmouth Partnership Workshop

Local employment opportunities -

- Support low/zero carbon small- medium renewable energy capacity
- Encourage IT infrastructure which enables people to work from home
- Encourage WAG to release employment land on Wonastow Road
- More hotels (desperately needed) = more jobs
- Employment for young people is essential
- Lack of financial incentives to attract new business
- Levels of out-migration are understated
- Health plays a large employment part of the economy. What happens when Nevill Hall hospital closes? (Or when it becomes even more impossible to park at hospital or doctors' surgery)

Energy Efficiency -

- Support small-scale energy schemes – water mills/wind turbines where appropriate
- Biomass generation of electricity from local wood sources
- Encourage local energy production = more jobs and good for the environment ✓✓
-

Policy on employment sites -

- It would seem inappropriate to encourage large housing development on the western edge of Monmouth, adding greatly to commuter traffic through the town and road network

Retailing -

- Ensure that each town has shops (not supermarkets) independent retailers selling the essentials
- Discourage out of town developments or any more large supermarkets

Major projects -

- Support Severn barrage development

Rural development -

- Reverse the decline in agriculture. We need to grow our own food
- If agriculture i.e. farms need to be regenerated – why are many unemployed people coming to Monmouth. The farms need to be encouraged – not built on.
- Encourage more employment in local food production – organic speciality, high value crops as well as basics
- Why buy our produce from abroad – let's grow it here.

Mor Hafren Workshop

Local employment opportunities -

- Encourage facilities to increase working from home: e.g. broadband internet, office services, tax incentives (e.g. community charge)
- Employment units within existing unused farm buildings
- Tele working facilities to reduce commuting
- Encourage film makers etc

Education / Training -

- Better school services – school leavers' qualifications lead to better employment and better paid jobs
- Keep students in Wales – better grants, free 16+ transport to schools
- One school for Chepstow/Caldicot - what about transport? And one disagreed
- Register local nurseries with LEA to allow parents to claim funding for over 3 year olds (up to the nursery)

Location of development -

- People will increasingly want to live close to their place of employment – fuel (4 agree and one disagree)
- People chose to live in Monmouthshire because of its very rural nature, not for the employment

Local food production -

- Need more allotments (right section?)

Tourism

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Tourism plays a small, but significant, part in the Monmouthshire economy particularly in assisting in the diversification of the rural economy.

How can the LDP influence these issues?

- *The LDP can contain policies that encourage tourism development while at the same time ensuring that the natural and built heritage that attracts visitors to the area is preserved and enhanced.*

Issues Identified
<p><u>Officers Workshop</u></p> <p>Tourist economy general -</p> <ul style="list-style-type: none">• Improvement of public transport links i.e. opening of more rail stations• What contribution does tourism make to the economy? Tourism potential is high but constrained. To what extent does MCC want to promote tourism? (Agree see cultural heritage)• Built heritage has a huge economic/tourism potential. need policies that promote more integrated promotion and development of the built historic environment• Tourist destinations are where people want to live and set up businesses• Is it 'small'? if so, could be much greater• Tourist Day car park ticket for the whole county. Tour bus for county• Do we need to compete with Cardiff Bay type of tourism?• Generally, tourist accommodation is quite expensive – need to look at alternatives – youth hostels run privately <p>Countryside/Recreation -</p> <ul style="list-style-type: none">• Countryside access is a tourism asset. For health (& other) reasons we are trying to make it more accessible to all. However, tourism opportunity is limited due to lack of accessible accommodation. LDP could encourage adapting premises/building hotels with accessible facilities for the less able• Use of river – provision for boat rides – hops terminating at tourist spots supported by local café businesses etc.• Increasing numbers of 'four-wheeled-drive users' in the county damaging and causing danger to others. This sport is increasing and will not go away. There are only two byways in Monmouthshire where they can legally go. There is potential for a tourism activity here. Potential through LDP to identify the suitable sites of importance <p>Planning Policy -</p> <ul style="list-style-type: none">• Provide more sites for motor homes and camping. Increase opportunity for more quality (REC??) space• Encourage development of safer car parks in design
<p><u>External Stakeholders Workshop</u></p> <p>Tourist economy general -</p> <ul style="list-style-type: none">• Think about 'visitor economy' rather than 'tourism'• Need <u>data</u> to quantify importance of tourism to economy now and future• Support local facilities• Need policies to support sustainable tourism in the rural areas• Biggest employer after public sector is Monmouthshire• Need to remember relationship between tourism/quality of life/inward investment/ supporting

local services

- Is tourism a 'small' player in the County?
- Businesses must be economically viable (profitable) to owner/operator
- Business tourism – meetings/exhibitions inside, e.g. put a roof on Tintern Abbey

Recreation –

- Encourage use of river corridors – activities/fishing
- Encourage and support field sports – they represent a significant income to rural areas especially in winter – and are fully sustainable at no public cost!
- (A full Severn Barrage would destroy the Usk salmon fishing!)
- Promote low cost facilities for walkers and cyclists (campsites)
- More can be made of cycling

Countryside -

- Crucial to maintain integrity of Blaenavon WHS to ensure it remains designated
- Build on importance of National Park , Wye Valley ANOB and Blaenavon WHS

Planning Policy

- Need pro-active planning for tourism rather than laissez-faire – e.g. change of use
- Encourage high-quality accommodation – family friendly
- Allow farm diversification by allowing log cabin developments in appropriate locations
- Ensure tourist developments fit into the existing landscape i.e. no timber lodges in area of stone & slate cottages

General –

- Litter is putting off visitors both in towns like Monmouth and main roads like the A40 entrance to Wales and rural lanes

Bryn-y-Cwm Workshop

Tourist economy – general

- Disagree – tourism plays and is the largest part of the economy
- Accommodation- hotels & B&B
- Maintain distinctiveness of towns and villages – tourists don't want to visit 'clone towns' ✓✓
- Need to promote Monmouthshire as Gateway to Wales
- Strong link with 'regeneration' issues, e.g. loss of cattle market in Abergavenny

Access/Infrastructure –

- Adequate road links
- Adequate parking facilities and free
- Sign-posting !!
- Pointless to discuss development of housing, businesses or tourism while Monmouthshire's roads are in such a deplorable state. Renewal and resurfacing works have been under-funded for MANY years
- Build new toilets – that function – so no more complaints from visitors to town
- Cycle lanes should be purpose-built – do not just paint white lines on existing roads

Countryside/recreation

- Help make the countryside accessible to families – parking, picnic areas, bike lanes and safe cycle paths.
- Promote our splendid views

General -

- Make more effort to clean up Abergavenny town and surrounding areas so tourists will be keener to come back again

Education/Training -

- See comments on employment regarding vocational training in secondary schools to meet the demands of the tourist industry

Rural Forum Workshop

Access to countryside –

- Develop footpaths and cycle ways.

Policy –

- Resist tourist developments at the expense of high value landscapes.

County Council functions –

- Build on Adventa's success, adding value to local products.

Monmouth Partnership Forum

Tourist economy – general -

- Lack of hotel accommodation – Tourism is a major industry – Absolutely
- Better advertising of parades, functions, civic, church services, heritage building weekends etc

Town centre regeneration -

- Market back in Agincourt Square
- Regeneration of Monmouth around historic bridge is long overdue. Welcome centre and landscaping of river bank to attract tourists and encourage circulation around town is vital
- Any chance you can put the A40 underground, build a car park on the top of the tunnel and link the town with the river again and Wyesham with the town ✓✓✓Great idea!
- Make special holiday let flat in Monnow bridge which would advertise Monmouth and ongoing revenue earner

Recreation/Countryside

- Extend cycle path along Wye Valley – assist and overcome reasons for refusal of latest route last week
- Preserving the countryside is essential
- Monmouth town needs to be well connected with routes and signage to national cycle routes so that it can benefit economically from this growing tourism sector
- Reopen railway as tourist attraction – short length

Mor Hafren Workshop

Protect countryside/heritage -

- Do not allow developments to destroy viewpoints (deal with this in planning guidelines)
- Ensure development is in keeping (visually) to further promote the region's tourism potential
- Make the most of historic buildings and locations (farms, barns etc.) and archaeological sites

Transport / Access

- Improve all public transport so that tourism can be developed without extra road transport
- Integrate transport to allow visitors to travel around Monmouthshire and increase frequency of services

Minerals

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Minerals extraction plays a limited role in the economy of Monmouthshire but the County has to make an appropriate contribution to the sustainable supply of aggregates to the South Wales economy as a whole.

How can the LDP influence these issues?

- *The LDP can ensure that mineral resources are safeguarded and exploited in a sustainable fashion that also enables Monmouthshire to meet its obligation to make its per capital contribution to the requirements of the South Wales region.*

Issues Identified
<u>Officers Workshop</u> <ul style="list-style-type: none">• Lack of focus on biodiversity raised as part of recent community strategy consultation• How can mineral extraction be sustainable? Is someone going to put minerals back?• Challenge the 'South Wales Region' concept – we are also part of Central Wales
<u>External Stakeholders Workshop</u> <ul style="list-style-type: none">• Incompatibility of mineral extraction with tourism – so must start with strategic vision. Which is more important? – not necessarily• Local mineral extraction vital to future development• Need to ensure participation in joint RTS safeguarding study with Torfaen, Newport & Blaenau Gwent• Mineral extraction needs to be considered jointly with adjoining Counties to develop a sub-regional approach. This could help to reduce the need for extraction in protected areas• Mineral extraction from the estuary?
<u>Bryn-y-Cwm Workshop</u> <ul style="list-style-type: none">• Which comes first, mineral extraction or the quality and sustainability of our local life and tourist environment – both can be done if common sense is used• What about blight? Areas earmarked for mineral extraction should be very limited in Monmouthshire 2011 - 2021• Has the 'obligation' quota been reassessed, i.e. is it still fair, current and accurate• Does the new LDP include large areas for National reserves. This is important• Need many small stone aggregate quarries not just one mega - site
<u>Rural Forum Workshop</u> <ul style="list-style-type: none">• No digging up Usk valley for gravel (4 ticks)
<u>Monmouth Partnership Workshop</u> <ul style="list-style-type: none">• No comments made
<u>Mor Hafren Workshop</u> <p>Mineral Production -</p> <ul style="list-style-type: none">• Visual impact of extraction sites should be minimal/zero• Prevent coastal erosion caused by dredging• Construction of Severn Barrage will affect mineral extraction on a large scale – tidal energy banks• Good planning if Itton Quarry opens i.e. access direct to M48 ✓• Isn't the quarrying at the Ruffetts providing enough? <p>Recycling -</p> <ul style="list-style-type: none">• Promote recycling including plastic

- Persuade Councils to purchase items e.g. benches, picnic tables, road signs, barriers made of recycled plastic

3. VALUING OUR ENVIRONMENT

Biodiversity, Flora and Fauna

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Monmouthshire is largely a rural County and has major biodiversity resources, a number of which are internationally recognised. The Severn Estuary off its southern coastline, in particular, is a European Special Protection Area and candidate Special Area of Conservation. The Rivers Usk and Wye are also significant internationally recognised sites, being Special Areas of Conservation as well as Sites of Special Scientific Interest.
- There are 49 nationally designated Sites of Special Scientific Interest within the LDP area and a number of locally recognised sites.
- There are numerous European protected species in Monmouthshire.

How can the LDP influence these issues?

- *Internationally and nationally designated sites and protected species already have a high level of protection under national law and, therefore, should not be subject to significant harm. The LDP should ensure that new development does not cause harm to these interests and that where appropriate and necessary mitigation measures are taken to avoid any such adverse effects.*
- *It will be necessary to undertake a Habitats Regulations Assessment to ensure that the cumulative effects of development in Monmouthshire and adjoining areas do not result in harm to internationally designated nature conservation sites.*

Issues Identified
<p><u>Officers Workshop</u></p> <p>General -</p> <ul style="list-style-type: none">• Development <u>can</u> enhance environmental awareness. It is possible for people to live alongside nature• Informed planning decision relating to Biodiversity – currently have bat and barn owl policy in UDP but need to expand• ‘Avoidance’ is always before mitigation. ‘Compensation is important as are ‘New Benefits’ – we need a policy for this <p>Process -</p> <ul style="list-style-type: none">• See current UDP – we have a good local site policy – we need to <u>keep it</u> – <u>but</u> we need the manpower (i.e. more than 1 officer) to interpret and implement DC applications so the <u>policy actually works!</u> Policy alone is <u>not enough</u>• Need for two Tree Officers working full time <p>Issues that need to be highlighted:</p> <ul style="list-style-type: none">• 1. Habitat fragmentation (as a result of development)• 2. Climate change• 3. Local sites & LBAP habitats & species• How the LDP can influence: 1 & 2 – Promoting ecological connectivity in settlements. 3 – see comment above on manpower. LDP is <u>very</u> important in protecting locally important sites/habitats and species <p>Relation to new development -</p> <ul style="list-style-type: none">• Permeability of settlements to biodiversity. High density option or low density, both need to

be considered in relation to biodiversity.....This could/should be explored at an early stage in LDP process – study of ecological connectivity in settlements (like Carms. Have done)

- Higher priority to be given to mature trees on development sites. Need for developer to be fully aware of tree protection measures prior to occupancy of a site. British Standard for tree protection to be included in LDP – SPG

External Stakeholders Workshop

General -

- LDP should look to 'enhance' biodiversity

Landscapes-

- Landscape – scale network of habitats are a major spatial issue. DD/LDP will not necessarily be a principle agent in enhancing and securing these networks, but it does have some role in site protection and investment in habitat creation through planning gain. **THIS ISSUE**, relating to:-
 - The Lowland Usk to Wye area – also the Wye Valley & associated habitats
 - The Gwent Levels &
 - The Upland area in the BBNPA part of Monmouthshireis crucial to give Monmouthshire distinctiveness and a key role in securing a future for wildlife – whilst providing a stimulating and desirable place in which to live and work – in the face of pressing need for large-scale spatial planning to allow wildlife to adapt to climate change.
- The effect of the incomplete raising of the sea wall of flooding of the Levels and loss of the above
- The potential for change in systems, e.g. coastal lowlands, needs to be built in

Procedures -

- Protected species need to be considered in all planning applications – where applicable
- More consultation on management of SSSI's will lead to greater awareness – this is difficult when the majority of SSSI's are privately owned
- Ecological surveys prior to development
- Early discussion with developers would lead to less hold ups at planning stage

Bryn-y-Cwm Workshop

Severn Barrage -

- No Severn Barrage ✓✓✓ / Yes to Barrage ✓✓✓
- Develop wind power
- Explore lagoons
- No alternative green source of energy would produce as much energy as the Severn Barrage. Sad, but? ✓
- Wildlife would relocate and adapt to changing environment ✓✓

Trees -

- Plant more trees in public places

Rural Forum Workshop

Rural development – should incorporate measures to enhance/mitigate loss of biodiversity.

Agricultural practices – need better balance with increasing biodiversity.

Monmouth Partnership Forum

- Land allocated for new development at CroftyBwla has owls which need open spaces for hunting
- Assist salmon runs on River Monnow
- Severn estuary must be protected

Mor Hafren Workshop

General -

- How does MCC (environment dept.) BAP fit into development of LDP/UDP? E.g. unimproved grasslands
- Should this issue not dovetail neatly into commuting facilities/recreation issues?
- Have Gwent Wildlife Trust as a Statutory Consultant

Severn Barrage -

- Barrage Tidal energy banks instead of Barrage ✓✓✓✓✓✓✓✓
- No to Severn Barrage ✓✓✓✓
- Wait for Severn Tidal Power study to be completed before making up minds ✓✓✓✓✓
- Consider alternative ways to generate power form the tidal flow ✓✓✓

Landscape/ Countryside/Green Space -

- Prevent removal of traditional hedgerow
- Green spaces within settlements – ‘lungs’ for people and wildlife – corridors for wildlife movement
- Respect AONB boundary and prevent directly adjacent development
- Agriculture – strategic industry. Proper support – care of land, rural employment, better rural comm., self-sufficiency, proper BF & F
- Prevent motorway extension

Energy -

- Create a wind turbine policy which is sustainable and respect the SLA's/countryside
- Use wind power and tidal energy

Air

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Air pollution is not a significant problem in Monmouthshire, although there are two Air Quality Management Areas in the County at Usk and Chepstow.
- As in the rest of the country greenhouse gases are continuing to rise, conditions in business, transport and housing all contributing to the problem.

How can the LDP influence these issues?

- *The LDP can seek to minimise any polluting effects that might arise from new development in the County.*
- *Consideration needs to be given to appropriate patterns of development that seek to reduce the usage of private vehicles and to allow for increased walking, cycling and use of public transport.*
- *The LDP can contain policies that seek to promote energy efficiency in the design of new buildings.*
- *Care needs to be taken to ensure that the location of new development does not worsen conditions in existing Air Quality Management Areas or result in new ones coming into being.*

Issues Identified

Officers Workshop

- Early adoption of proposed WAG documents on Greener Housing and Zero Carbon Homes

- Plant more trees
- Open spaces are over-maintained.
Consider:
 1. less grass cutting – leading to less use of polluting machinery
 2. plant more trees on open spaces to improve air quality

External stakeholders workshop

Energy efficiency -

- Renewable sources of energy to be encouraged
- Heat recovery from domestic /industrial extraction would save huge amount of fossil fuel/energy
- More locally installed recycling banks as in Spain/France. Less use of cars transporting it to central sites

Link to transport -

- Link between air pollution and transport, i.e. heavy lorries, to be given consideration and urgent action taken
- Better public transport links and lift sharing should be encouraged

Health/Pollution -

- Factory pollution etc. blowing over Monmouthshire – we need to get representation in adjacent areas
- LDP needs to reference appropriate section in the Health, Social Care & Well-being Strategy which explicitly identifies the AQMA's

Bryn-y-Cwm Workshop

Link to transport -

- Good opportunity exists to increase use of public transport by integrating bus/train/taxi
- Further progress will be difficult until peak oil really bites – No, we should begin where we are. Take small steps in the right direction
- LDP should assume it has already happened
- LDP should identify quarries to develop to avoid import of aggregates

Energy efficiency -

- All new buildings/houses should have solar panels or ground-sourced heating
- There should be greater provision of grants for those willing to convert heating systems to air sourced/ground pump systems to reduce fossil fuel consumption and pollution
- LDP needs to identify areas suitable for wind farms etc. and policy to make 'a presumption in favour'

Rural Forum Workshop

Usk –

- Problem with air quality, need policing to prevent illegal parking and a by-pass

Transport –

- Encourage people to use local facilities to reduce travel
- Improve road network as impossible to discourage use of private transport in this area
- Maintain local road network better.

Monmouth Partnership Forum

- Children's playground in Monmouth is next to dual carriageway – totally inappropriate when Chippenham Fields is very often deserted. It could be home to a state of the art playground nearer to town
- Evergreen planting along the A40 past Monmouth
- Reduce energy consumption by street lighting (it makes me really cross the number of street lights that are on all day in Monmouth, and they're not even energy saving ones – also lower light intensity, reduce light pollution)

Mor Hafren Workshop

General -

- How do different farms' practices affect greenhouse gas emission? (arable vs pasture)

Transport -

- Chepstow by-pass Better transport systems to improve pollution
- Better transport systems to improve pollution
- Develop more cycle tracks

Water Resources

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Water quality and quantity are generally good in Monmouthshire, although there are nine ground water source protection zones in the LDP area that need to be safeguarded from pollution.
- Parts of the County are vulnerable to flooding, a risk that is increasing through climate change and rising sea levels. Such flooding represents a considerable risk to human health and property.

How can the LDP influence these issues?

- *The LDP needs to guide the location and character of development in order avoid harm to either surface or ground water quality.*
- *The LDP needs to ensure that new development is not at risk from flooding*

Issues Identified

Officers Workshop

- Early adoption of proposed WAG documents on reducing use of water in new and existing homes
- Need to consider impact of development on private water supplies of which there are 7100. Also, do we encourage further private supplies – boreholes, springs etc.
- Is there a land use solution to the paradox of increased flooding and water shortages brought about by changing climate
- Public say they want more access to water – riverside/reservoir and other water areas

External Stakeholders Workshop

Strategic -

- The LDP needs to incorporate the requirements of the Water Framework Directive to improve the quality of watercourses. Also the River Basin Management Plan
- LDP needs to consider the Catchment Flood Management Plans (CFMD) and Catchment Abstraction Management Strategies (CAMSS) (water resources)
-

Drainage/ Water Supply-

- Home harvesting of rain water – support by grant
- New development to incorporate sustainable 'urban' drainage systems
- Need for rural drainage systems
- Monitoring water extraction from rivers
- There needs to be adequate recognition of the importance of management regimes in the Uplands e.g. grazing levels, forestry, burning regimes, that affect the run-off and the quality

- of water in rivers and reservoirs
- Water efficiency measures to be included in new development, e.g. water harvesting etc.

Sewerage Infrastructure -

- Need to ensure there is adequate sewerage systems for new developments
- Welsh Water do not seem to take residents' complaints seriously. A system originally designed for 97 units is now being asked to handle 300 units

Flooding -

- A Strategic Flood Consequences Assessment – particularly for 'key' settlements
- No more development on flood-risk land to be enforced via planning system. This land to be allocated for recreational use or bio-diversity
- If new development cannot be located in flood risk, some places (e.g. Usk) will provide no new sites! What about designing new development so that it can exist in flood risk areas?

Energy -

- Promote micro-hydro electricity generation wherever there are suitable sites, e.g. Grywnnf Fawr reservoir in Black Mountains/streams in Wye Valley/Gavenny River

Bryn-y-Cwm Workshop

Flooding -

- Care should be taken that newly flooded areas are included within the flood plain when new building comes before planning
- Planning applications to be scrutinised, taking into account old sewers which need replacing. Currently sewers are overloaded causing flooding with surface water and sewage
- Areas liable to flooding will vastly increase because of global warming and WAG/EAW policies – 'Crickhowell-on-Sea?'
- Our County is on the Area of Concern Water Industry's map for flooding. What are we doing about it?

Drainage/Water Supply -

- New houses should have water and grey water harvesting systems
- Install automatic shut-off taps in households (for children & elderly)
- Require householders to install water metres (new housing & businesses) – Poorest families would find this difficult raising hygiene issues
- Smart water metres for public buildings
- Educate awareness to drink tap water!
- Build more reservoirs locally and strategically
- Wales can make £'s from selling water
- Taking water from rivers around Brecon area will affect local areas

Energy -

- Consideration should be given to generation of electricity from appropriate water courses

Rural Forum Workshop

Drainage/Water Supply –

- SUDS – should be mandatory
- Avoid large masses of concrete, legislation to stop people concreting gardens,

Monmouth Partnership Workshop

- We should encourage more river based tourist activity – even a ferry across the Wye instead of a new pedestrian bridge?
- River trips?
- Improve and protect access to the Wye and Monnow
- Re-introduce navigable status of River Wye

Mor Hafren Workshop

Drainage/Water Supply -

- Use of 'grey' water (i.e. unfit for drinking) where appropriate

Flooding -

- Will the Barrage have relevance to flooding risks with rising sea levels, storms etc.?
- Development on flood plains appropriate e.g. houses on 'stilts'
- Adequate funding to prevent Gwent Levels flooding from EA and WAG and Westminster
- Building on flood plain – no, no, no!
- Any development on flood plain should consist of houses with garage on ground floor and living accommodation on 1st and 2nd floors
- Insurance, resale values. How high?
- What about coastal defences in view of climate change/rising sea levels?
- Landslides need to be properly addressed
- Discourage 'concreting' gardens
- Flood plan for every vulnerable town

Sewerage system -

- Need for Chepstow sewerage system to be upgraded

Soil and Land

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- There is a relatively high percentage of grade 3 agricultural land in Monmouthshire (grades 1 to 3a being the best and most versatile land), although the data does not distinguish between 3a and 3b land.
- The proportion of land in Monmouthshire that is farmed is considerably higher than the Welsh average.
- The average percentage of housing completions on brownfield land has been around 40% over the past seven years. The limited supply of brownfield land is a significant issue in Monmouthshire.

How can the LDP influence these issues?

- *The LDP should seek to protect the highest quality and most versatile agricultural land.*
- *The LDP needs to recognise the important role of agriculture in determining the quality of landscape in the County.*
- *The LDP needs to consider the pressure for development on Greenfield land due to the limited supply of brownfield land and the environmental impacts that might result from this.*
-

Issues Identified

Officers Workshop

Agriculture -

- Higher status/more consideration given to protecting higher quality agricultural land from built development (esp. housing)
- Can changes in way farmers are funded be allowed for/compensate for LDP

Information gap -

- Can't someone let us know which is 3a & 3b; the distinction is pretty important

Food production -

- If build at higher densities to protect Greenfield sites, consider issues like community allotments and community recycling areas – we have the policy but we need the backing from other sectors of the Council to support and reinforce this!

External Stakeholders Workshop

Food production –

- Encourage residents to turn over their gardens to vegetable/fruit growing. Provide advice on organic methods
- Limit development on rural areas. Preserve the best land for farming – need to make it easier for young people to stay in farming – i.e. preserve soil types and usage
- Potential to develop adjacent existing villages
- Promote allotments

Environmental -

- Look to remediate 'contaminated and damaged' land
- Recognition of the potential of soils to sequester a lock up carbon

General -

- Educate children to know where their food comes from
- Vegetables in season and Healthy Eating in schools
- Ensure that landowners who do not farm are not allowed to spoil land – i.e. overgrazing of horses etc. and erection of fences

Information gap -

- Where is the data on agricultural land classification, especially 3a/3b distinction

Bryn-y-Cwm Workshop

Agriculture -

- If the countryside is to be preserved, the farming industry should have all the help possible as unfarmed land becomes either a desert or wilderness
- Landowners should be able to receive adequate support for diversification plans to help them sustain their land by means other than farming where necessary and appropriate
- Support could be prioritised for community farms
- Support for co-operative ownership of equipment – farms
- Little demand now but demand for this will increase rapidly when 'Peak oil' bites hard. Need to [plan for this now
- Best quality agricultural land needs to be protected therefore policies have to be less restrictive on 'other' agricultural land, including release of such land in LDP allocations
- Policy needs to be strengthened. Take a bold stand to keep land for agriculture. It's the future

Food Production -

- More provision in local communities and towns for land (grade 3 perfectly acceptable) for allotments, community gardens and farms to involve all generations and build sustainable communities
- Does this mean development of low quality agricultural land, e.g. on hills? Little demand for this now but will increase rapidly when peak oil bites hard - need to plan for this now

Rural Forum Workshop

Planning policy -

- Use brownfield over Greenfield.

Agriculture –

- Restrict poly tunnels
- Agricultural opportunities not being exploited
- Protect agricultural land , but provision for limited 'agricultural tenancy' where farms need to diversity.

Rural housing –

- Allow infill in villages and limited periphery development, not sprawl
- Allow infill on sites previously built on.

Monmouth Partnership Workshop

Protection of countryside -

- Land preservation for agriculture is essential especially in Monmouth where tourists come to view the beautiful countryside – not housing encampments
- Monmouth is in a beautiful setting, large scale developments will threaten our town
- Protect high quality agricultural land
- Protect flood plains from development
- Protect green space, especially in urban centres and create more where possible
- Protect green space especially Vauxhall Fields
- I question why greenfield sites in small market towns with little employment opportunities need to be considered for housing, when many new apartments built in cities, where there are lots of jobs, remain unsold.
- Is there a comprehensive list/map of unused brownfield sites?

Food production -

- Allocate land for allotments around all the towns and larger villages (e.g. Raglan)
- Market gardens for local food production, including CSA, are essential close to towns and villages
- Encourage community supported agriculture projects to increase local food, e.g. allotments, orchards, market gardens on town edge
- Encourage school gardens and pupil involvement

Mor Hafren Workshop

Planning Policy -

- Why - have we run out of gardens to build on? - Don't change character of areas by cramming houses into gardens
- Allocate land for local employment (carbon footprint) ✓
- Let MCC provide housing build figures

Greenfield/Brownfield -

- Limit brownfield development (domestic) please!
- No to building on agricultural land
- Build on engineering site near Chepstow railway station, near Severn Tunnel Jn. Improve station car park
- Dovetail in with biodiversity/flora & fauna (e.g. encourage traditional extensive farming methods where appropriate)
- Keep our green fields
- We have some of the best agricultural soil in the country. If we build on it we lose it forever. Grow not build

Environment -

- Protect Gwent Levels from being flooded (more natural drainage needed)

Landscape

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Monmouthshire has a rich and diverse landscape, which incorporates part of the Wye Valley Area of Outstanding Natural Beauty and part of the Brecon Beacons National Park.
- Approximately 55% of the LDP area is designated as Special Landscape Area in the adopted UDP and recent work has suggested that a much larger area could be considered to be of such 'outstanding' or 'high' quality as to also justify Special Landscape Area status.

How can the LDP influence these issues?

- *The LDP needs to protect high quality landscapes throughout the County, paying particular attention to those contained in the Wye Valley AONB and in the setting of the Brecon Beacons National Park.*
- *The LDP needs to review the policy approach to Special Landscape Areas, particularly in the light of recent work that suggests that almost all of the rural parts of the County warrant such status.*

Issues Identified
<p><u>Officers Workshop</u></p> <p>Access to countryside -</p> <ul style="list-style-type: none"> • One way of 'protecting' the environment is to educate and raise awareness. Increased accessibility is one way of starting this <p>General -</p> <ul style="list-style-type: none"> • Must encourage greater 'liveability' – what's attractive for people to live and work in an area • Need improved local environments too – clean and safe streets in our towns – which will impact on attractiveness to businesses/residents/visitors • Help farming communities to sell locally and operate within County <p>Planning policy -</p> <ul style="list-style-type: none"> • Potential conflict of encouraging/ supporting farming economy and landscape impact of e.g. intensive livestock units, poly-tunnels • Landscapes (most) have been influenced by development – agriculture. It is important that these landscapes aren't spoiled by inappropriate conversion of agricultural buildings • We need to protect the landscape by seriously considering our approach to new development and increasing expansion of existing settlements: look at New Towns/settlements – sustainable areas <p>Special Landscape Areas -</p> <ul style="list-style-type: none"> • If most of the County warrants SLA status, would it be better instead to have a <u>strong</u> rural protection policy/ or whole County instead of SLA where boundaries are artificial at present <p>Process -</p> <ul style="list-style-type: none"> • Need additional resources – extra Landscape Officer hours to inform decision making/advising •
<p><u>External Stakeholders Workshop</u></p> <p>Statutory Designations -</p> <ul style="list-style-type: none"> • The LDP needs to recognise the importance of the Wye Valley AONB and work with neighbouring authorities to co-ordinate policies. A specific policy needs to be included to protect the landscape of the AONB • BBNP <p>Special Landscape Areas</p> <ul style="list-style-type: none"> • The SLA's from the LANDMAP Study should be used rather than the old ones – so what if

100% of MCC is SLA – it is!

- Ensure SLA areas are defined by appropriate boundaries

Nature conservation -

- Nature conservation increasingly needs to be considered in a linked landscape scale – not just as important isolated sites

Energy efficiency/Climate Change -

- Need to develop policies in relation to renewable energy to input to addressing climate change. Guidance is needed on the development of micro-generation, e.g. wind, solar and water, and this needs to fully address landscape impacts

Brownfield/Greenfield -

- If limited brownfield land available for development in existing urban centres, what implications will this have on greenfield land?
- Once you lose Greenfield land it can never be replaced and should therefore be considered as a last option for use

Policy -

- Need to link development with historic landscape character
- In order to protect the high quality landscape – need to encourage younger generation of farmer to stay in the countryside. If they leave, traditions of creating the beautiful landscape will inevitably be lost. Encouraging planning for second dwellings on farms, diversification projects to keep youth in the countryside – promote skills like dry stone walling
- The LDP needs to include a policy relating to the erection of polytunnels in the open countryside and particularly in protected areas – scope to work with neighbouring authorities, e.g. Herefordshire – will help the production of produce ‘out of season’ – less imports – reduction in food mile and carbon footprint

Bryn-y-Cwm Workshop

Policy -

- Care that ‘preservation’ does not become fossilisation. I support policy that enables conversion of redundant farm buildings into business ‘parks’ which employ local people and create need for housing in the villages and helps preserve facilities
- Favour development where it can be accommodated without major intrusion into wider landscape
- Balance and common sense by planners needs to be used. It is not at present!

Brecon Beacons National Park -

- ‘Setting of the Brecon Beacons National Park’ – ‘setting’ should include the transition from Abergavenny to the Park. There should not be an abrupt urban boundary
- Abergavenny should regard itself as part of the National Park and think and act accordingly
- Liaison with National Park both ways. They to report to us, we to them, regularly

Special Landscape Areas-

- Will be difficult to increase SLA’s, given protection of agricultural land, lack of brownfield land and constraints on edge of ‘Big 4’ towns

Rural Forum Workshop

Wind Farms –

- Scrutinise any applications in SLA’s and near dwellings
- Are wind farms really green.

Landscape protection –

- Consider larger areas than AONBs and National Park
- Protect buffer zone on edge of National Park
- Review policy approach to SLA’s

Monmouth Partnership Workshop

- Landscape is Monmouth's greatest asset – attracts tourists and makes it such a great place to live
- Reconnect Monmouth with Wye
- Make more of banks of Monnow and Wye quay

Mor Hafren Workshop

Landscape Protection –

- Preserve ! one of country's greatest assets
- Value
- Value SLA's in other policies and planning. They reflect our inheritance and assets
- Creative design statements to inform planning policy for important areas
- Prevent removal of traditional hedgerow

General -

- Encourage more planting of trees/seeding trees
- Encourage more leisure in woodlands, forests, etc.
- More gardens, less paving – less flooding

Waste

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Monmouthshire has made good progress in the promotion of the recycling and composting of waste. There is a pressing need, however, to reduce the reliance on landfill (particularly as the majority of the County's waste that is destined for landfill is transported some considerable distance outside the County). Monmouthshire also has to make an appropriate contribution to the regional requirement for waste management.

How can the LDP influence these issues?

- *The LDP can identify sites or areas of search that are appropriate for waste management or disposal facilities.*

Issues Identified

Officers Workshop

General -

- Need to develop incentives to encourage citizens to reduce waste
- Work with supermarkets and reduce plastic packaging etc

Waste Policy -

- Increased use of community waste management sites – should be incorporated with all site design community composting and recycling – should be considered the same as LAP's and LEAP's
- Join up link neighbouring authorities to improve waste management services
- Should we be encouraging sites for industries connected to waste disposal and re-use?

Waste collection –

- Consider combining different collections.

External Stakeholders Workshop

General -

- Waste management starts with the retailer! We need a joint process of reducing waste at source of manufacture. They should be responsible for recycling their packaging

Waste Policy

- Allocate land for an anaerobic digester plant. Could be a private venture and would be economic at the right scale – can create its own problems with the residue

Waste collection / Recycling –

- Extend waste kerbside collection for food – co-mingling contaminates waste and individual collections for black box, green bag creates employment and probably increases financial return
- Collect plastic too
- Run workshops and produce leaflets to encourage more people to recycle – so many still don't
- Litter/waste – why does MCC refuse to collect from an increased number of litter bins supplied by Community Councils?
- Local bins
- Llanfoist Recycle Centre – no DIY – so ladies cannot put their perm empties in centre!
- Encourage collection of recyclable material by using co-mingled sacks – make it easy for the public and they will participate more
- Encourage composting (local/central) anaerobic digestion – purple bag

Bryn-y-Cwm Workshop

Waste Policy

- Is transport of waste out of the County a good idea?
- LDP needs to identify landfill site in your backyard – or mine!
- Should not be sent miles to be recycled – could be used locally to provide energy – (food waste only?)

Waste Collection / Recycling -

- Educate the community on waste/recycling
- Reduction in Council Tax for payers who undertake home composting
- Weekly collection for recyclable waste – fortnightly for landfill waste
- Stronger support for home composting
- No additional charge for waste collection
- “MCC highways”

General -

- Go back to the source – stop packing food unnecessarily. Pass cost to supermarkets and manufacturers – set up community centre where people swap/share/recycle
- Retailers and producers should be forced to use less packaging. Retailers to take responsibility for recycling their packaging
- Ban plastic (single use) shopping bags
- Campaign for shoppers to bring own bags
- Retailers to charge for plastic bags to encourage shoppers to use permanent bags

Rural Forum Workshop

Waste collection / Recycling –

- More local recycling points that Community Councils could look after
- Expand lessons in zero waste project
- Disagree that good progress made in composting
- Need wider green bag collection; absence of recycling sites
- Opening times at Mitchell Troy site
- Collect plastic
- Green waste collection in countryside a waste of money
- Encourage Council collection of large items to prevent fly-tipping

- Waste of money that recycling area at Prince Charles Road doubles up on black box collection.

Monmouth Partnership Workshop

Waste policy -

- Recycle rubble facility
- Improve local recycling facilities so that more recycling can be done locally rather than transporting to MRF in Cardiff or Caldicot
- We need a site for builders' excess materials which presently gets dumped in landfill. Builders themselves are asking for this ✓✓

Waste collection / recycling –

- Bring and take facility at tip to recycle at own risk – re-uses otherwise wasted items and reduces 'tonnage' set by central government without cost ✓

Mor Hafren Workshop

Waste collection / recycling -

- Much better recycling – plastics, batteries, cardboard
- More composting bins
- MCC I feel are doing well at recycling – encourage the people to make full use of the facilities – add plastics
- Clearer info on the recycling process – more defined. What happens to glass bottles etc.
- Don't mix recyclables as planned. Should be separated at point of collection for best re-use
- DIY materials i.e. radiators, kitchen and bathroom units etc.
- Black box kerbside recycling scheme is good. Don't change it – just let them collect a wider variety of recyclables!
- Invest in wheelie bins in rural areas to avoid unsightly and spilled out black bags
- No wheelie bins in conservation areas
- Incentivise recycling or penalise those who don't do it
- Charging for some items at 'skips' – 5 Lanes (e.g. laminate flooring, DIY waste) encourages fly-tipping
- Transparent evaluation of which is the best waste collection system
- Universal services in MCC

Waste policy –

- Don't take it to Cardiff
- Use combustible waste as a low CO2 source of energy ✓
- Invest in waste fuelled boilers

4. ACHIEVING SUSTAINABLE ACCESSIBILITY

Transport

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Within the overall national context of increasing levels of car ownership and traffic volumes, Monmouthshire has relatively high levels of long travel to work distances and of usage of the private car.
- Heavy reliance on the private car and limited opportunities for the use of public transport is a particular issue in rural areas.

How can the LDP influence these issues?

- *Concerns about climate change require that efforts are made to reduce the reliance on the private car and the consequent impact of carbon dioxide emissions. The LDP needs to give consideration to appropriate patterns of development that seek to reduce the usage of private vehicles and to allow for increased walking, cycling and use of public transport.*

Issues Identified
<p><u>Officers Workshop</u></p> <p>Location of development -</p> <ul style="list-style-type: none">• Reduce distance between where people live and work (more self-sufficient localities)• More local employment reduces transport demand• Significant rural developments will trigger the need for educational provision more locally to reduce the impact of pupil transportation <p>Integrated transport -</p> <ul style="list-style-type: none">• Public transport needs to be more accessible and attractive to commuters• Improved links/connectivity between different transport modes• Promote active travel – re-profile budget from car travel to walking/cycling, buses and trains• Transport plans for each town with MCC and rural area plans based upon area management boundaries• Work/school travel plans – requirement of all future planning applications• – also more integrated planning for school run/routes – get the kids out of the car• More financial contributions from S106 towards community public transport <p>Access to services -</p> <ul style="list-style-type: none">• Self-sufficient communities can be partly achieved by mobile services rather than everything being fixed in one place• Shift towards more high volume large scale providers will mean transport patterns will become less sustainable and wages will be driven down <p>Walking/cycling -</p> <ul style="list-style-type: none">• Facilitate safe cycling/walking via safe cycle routes/foot/cycle bridges over major roads• Increasing number of horse riders and cyclists and no (very limited) bridleways/ off road routes. Encourage more multi-purpose routes/bridleways. Protect verges where there is use by such users etc.. Integrated planning required
<p><u>External Stakeholders Workshop</u></p>

General -

- What transport? We can't satisfy our current needs – transport is probably the most important item on the agenda
- Fundamental issue that cuts across and impacts upon many issues including health and well-being

Major infrastructure –

- Oppose levels motorway.
- How about the airport?
- Maintain access under and over Severn
- Barrage – sustainable energy source – reasonable cost
- We need to plan around alternatives for the car and not build a new M4 across the Gwent Levels SSI

Rural Issues -

- Ageing rural population – brings need for better rural public transport
- The 'car is King' in rural areas and always will be in one form or another. Stop using so-called 'sustainable transport' issues to fetter rural development

Integrated Transport -

- Integrated transport rail/road links Better rural bus services – use of mini buses Cycle routes
- At rail station – 'Park & Ride', 'Kiss & Ride' combined bus station
- New light rail facility – 'chicken & egg'
- Need to ensure better parking and bus integration at all rail stations – more services and frequency – most of MCC commutes out!
- Consider the effect of transport/air pollution
- Should villages/towns with schools be concentrated on as public transport nodes and favoured for allocation of affordable family housing
- Need to consider the needs of visitors to use sustainable transport to gain access to the countryside

Walking/Cycling -

- Active promotion of walking and cycling, including development of suitable facilities – link to tourism
- More cycling reduces car usage and has major health benefits, but this requires improved infrastructure (cycle paths). 0.4% of transport budget is not enough
- Promote 'safe' routes to schools.
- Braver 'attitude to key off-road routes e.g. Wye Valley
- Links to education and recreation needs of young people

Sustainable Transport -

- New development to include Green Transport Plans
- Encourage lift-sharing and use of public transport – routes to work places need to be improved
- Global warming' and 'peak oil' will force a reduction in car use upon us. It would be better to plan for this so that the inevitable transition can be accomplished in an orderly way
- Press for car parking charges at supermarkets

Location of development -

- Locate housing and employment together to minimise travel in all areas – urban and rural
- Housing needs to be provided for 'key' workers to reduce commuting distances
- The level of housing should relate to the level of transport provision

Bryn-y-Cwm Workshop

Integrated Transport –

- If more space was made available at all train stations to encourage people to use the trains
- Public transport is very expensive
- Free car parking at bus/train stations to encourage the use of public transport in limited places where it is available

- Proper integrated transport policy
- Improve transport networks, train/bus/cycle – linkage

Sustainable Transport -

- Encourage car-sharing schemes – via internet site or One-Stop-Shop
- Provide sufficient, cheap parking to accommodate traffic increase

Planning Policy -

- Planning proposals need to equate the amount of development to the ability of the network to accommodate additional traffic or provide mitigating measures

Infrastructure -

- Free parking in towns
- The state of the County roads is a problem

Rural Forum Workshop

Cycling –

- More cycle paths away from main roads
- Maintain cycle paths better. Contrary view that walking, cycling and buses not feasible in rural areas so forget it and concentrate on main towns.

General -

- Beware 'rat runs' between major roads through villages.
- Grass Roots scheme – needs to be expanded to take in evenings and weekends – reliant on community groups, need more drivers.
- Encouragement required for development of local businesses.

Monmouth Partnership Workshop

Location of development -

- Concentrate housing close to existing transport hubs
- Site housing close to workplaces in order to reduce travel-to-work co² emissions Improve Monmouth public transport links which are currently poor
- Monmouth is absolutely desperate for a transport yard for all hauliers in the town paying their council taxes to MCC. No facilities at all. Areas surrounding Monmouth are provided free facilities by their councils

Integrated transport -

- Subsidise buses to expand coverage – both routes and frequency and time limits. We need BETTER bus services
- The only certain way of reducing car use would be to GREATLY improve public transport. What a shame there is no plan to re-introduce the railway to Monmouth
- Establish convenient stop-off for long distance National coach service
- More national express buses – won't stop with present lack of facility
- Late afternoon return services back to Monmouth
- Good links to Cardiff, Newport, Bristol and London urgently needed ✓
- Need to develop a Trans-Cambria style bus/local service to connect Monmouth with key centres in Wales and cross borders✓
- Improve bus station to make it more user-friendly
- Shopmobility schemes site needed
- Park and ride developed at village halls with good bus connections to towns
- Improved public transport must support any village expansion

Traffic Management -

- Speed bumps signs on most roads into Monmouth
- Larger 50mph signs on A40

Mor Hafren Workshop

Integrated Transport -

- Develop Severn Tunnel station for all routes
- Develop connecting bus services for rail transport
- Get more trains to serve Chepstow and make a larger car park on the south side
- Park and ride
- Ensure integrated transport
- Smaller 'Grass Routes' vehicles to reach villages. Narrow lanes prevent access at present
- Clear, detailed bus timetable - Bus routes across town
- Co-ordinated transport – timetables, ticketing etc.. more trains stopping at Chepstow, service to Bristol

Walking/Cycling

- Cycle route to main towns – Caldicot form Magor – ensure routes are segregated form road transport
- Hire of cycles at station and taxi rank
- Cycle routes

Traffic Management/ Traffic Schemes

- No bridge toll for locals
- By-pass Chepstow
- One-way traffic system thru Chepstow
- Restrict traffic through villages/lanes with speed/weight limits
- Increase car park charges and parking fines enforcement
- Out of town parking facilities – provision of regular bus ferry into the towns

Location of development -

- Join up thinking on infrastructure with housing development and employment/ schools
- Too large an urban development creates transport problems e.g. Bayfield

Sustainability

- Peak Oil – no recognition of this concept in strategy documents – rising fuel prices, scarcity/depletion of oil – affecting not only transport but other issues (one note – 'not a real issue')
- Accept the inevitability of the car – provide for car use
- Facilitate car-sharing
- Children should go to their local school and on community transport – stop individual mothers driving to school
- Parental choice first please

Access to services -

- Promote local shops in villages
-

General

- No to motorway extension
- M48 links
- Need M4 relief

Retail

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Achieving sustainable accessibility requires that retail and other service provision takes place in existing centres that have good access to public transport. Generally the Council's town centres are reasonably healthy, although they are vulnerable to out of town developments. There are concerns in Abergavenny in particular relating to 'leakage' of food shopping outside the County.

How can the LDP influence these issues?

- *The LDP needs to contain policies that protect the vitality and viability of existing town centres and ensure that the distribution of development supports these main centres.*

Issues Identified
<p><u>Officers Workshop</u></p> <p>Location policies -</p> <ul style="list-style-type: none">• Encourage town centre redevelopment by reducing availability of out of town land• Link with local affordable transport to encourage people to use local shops and businesses etc.• Mixed use schemes should be encouraged e.g. housing, work places and shop(s) to reduce travel, either in towns or villages <p>Town centres -</p> <ul style="list-style-type: none">• Bring cattle markets back into towns• Ensure tight control over retail areas within conservation areas – attractive centres will reduce leakage• 'Other service provision' includes entertainment/cultural activity. This could sustain evening economy, but public transport links virtually non-existent at present <p>Local shops -</p> <ul style="list-style-type: none">• Encourage new community shops within LP to serve existing and all new housing development – again max/min distance should be applied to local shops in considering new housing sites• Affordable rents for local retailers/local producers
<p><u>External Stakeholders Workshop</u></p> <p>Local shops -</p> <ul style="list-style-type: none">• Importance of support to local shops• <u>True</u> farmers' markets• Value the importance of village stores/post offices <p>Location policies -</p> <ul style="list-style-type: none">• Locate retail development only where public transport links exist• The death of all rural/hamlet outlets then!• Planning system needs to change to be 'biased' in favour of local shops and against supermarkets and retail models which rely on long journeys and cheap fuel• Ensure smaller local/district centres are protected and development encouraged to prevent leakage to the larger 'key settlements'• Abergavenny is a market town in culture and retail trade – move it to Bryngwyn at our peril! <p>General –</p> <ul style="list-style-type: none">• Employment froth – to great dependence in planning. When are first jobs to disappear in economic downturn• Business must be economically viable (i.e. profitable) to owner/operator
<p><u>Bryn-y-Cwm Workshop</u></p> <p>Local Shops -</p> <ul style="list-style-type: none">• Support for small, independent retailers• Business rates lower for local enterprises• Pedestrianise town centre to encourage browsing• Free parking to make shops competitive• Lease on small shops – too high

- Standard policy on car parking charges throughout the County please
- High costs (rent/rtes) in town centres is driving out independent retailers and creating clone towns
- Charity shops should pay business rates. They already have an advantage with free volunteer labour. Oxfam for instance proposing marketing their own brand

Location policies

- 40% of shoppers shop outside the area. Efficient 'foodstores' to be located within towns to increase the footfall which will help local traders to survive
- Foodstores yes. Sell everything – no
- New faces and a fresh look at supermarket/market issues. It's now too personal
- Keep up ...big is out small is in. MCC behind public opinion

Rural Forum Workshop

- Need for small towns to become more 'pedestrian friendly' to ensure an attractive, accessible environment to attract tourists/shoppers and sustain a vibrant community.
- Rates – shop rates need to be affordable to stop leakage to other counties; need rate rebates for local village shops, post offices, pubs, shops in pubs and church halls.

Monmouth Partnership Workshop

Tourism -

- Lack of possibilities to attract visitors
- Promotion of tourism is essential for survival of independent sector

Access/parking -

- Long distance by public transport
- Lack of parking
- Protect town centres by imposing nationally
- An environmental car park charge on out of town retail centres
- All buses enter town via Priory St and drop shoppers off at top of town
- More free parking
- Pedestrian crossing at the top end of town
- Discourage cars from entering town centre at all
- Out of town coach parking for day visits – industrial estate?

Local shops/facilities -

- No further out of town retail developments
- When is someone going to develop 'the slaughters?' It would make a fantastic café/nightclub (something the youth dearly needs) and would be a great local attraction by the river

Mor Hafren Workshop

Access/Parking -

- Make shops acceptable for all transport, feet & wheels etc.
- Encourage development around rail stations
- Encourage trade by easy access and free parking (especially Chepstow)

Location Policies -

- Create retail zones within town centres – no development outside
- Chepstow town centre has lost many small retail stores due to arrival and subsequent expansion of large supermarket. Supermarket development should be restricted
- Do not allow supermarkets to buy and 'sit' on land

Local shops/Facilities -

- Local shops for local people - Local products where possible – bring to the people if possible, save travelling
- Financial support for village shops, pubs, schools and post offices – sustainability
- Revitalisation of the Bulwark – essential as many young and old live in this community

- Bulwark shops MCC owned

5. RESPECTING DISTINCTIVENESS

Language and Ethnicity

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Statistics show that the Welsh language and minority ethnic communities do not play a significant role in the make up of Monmouthshire's population.

How can the LDP influence these issues?

- *The LDP needs to ensure that it takes into account equality issues in its policies.*

Issues Identified
<p><u>Officers Workshop</u></p> <ul style="list-style-type: none">• Positive planning for in-migration and support for development of ethnic community groups• Local residency policies for new housing• Need to tackle nimbyism
<p><u>External Stakeholders Workshop</u></p> <p>Language –</p> <ul style="list-style-type: none">• Need to refer to the role of education and training in respect of both Welsh language and ethnic minorities• 'Significant role' [of Welsh language] ought not to be defined by quantity Promote language learning in schools – not just Welsh but EU languages also• Waste no money on this issue• Nice hobby for someone if they are interested – do own research• Please listen to the majority not the small minority! A waste of resources?• If you decide to live in Wales you must respect the culture, language and heritage. A significant advance in the knowledge of Welsh has occurred since 1992 and should be encouraged in the County• True – but is there <u>any</u> evidence it has improved either quality of life or the economy?! (All things in moderation etc.) <p>Minorities -</p> <ul style="list-style-type: none">• Need to ensure the views of children and young people are reflected in LDP• 'Ethnicity' (& 'equality') does not solely apply to black people or minority groups!• Equality – treating people according to their needs, therefore the LDP needs to ascertain who comprises Monmouthshire and what the diverse needs are• Consult more with people that have never been involved in the development plan process before: work on involving minority groups
<p><u>Bryn-y-Cwm Workshop</u></p> <p>Language -</p> <ul style="list-style-type: none">• ILDP needs to secure respect for those residents and their children who chose or work, play and travel in English rather than Welsh• Monmouthshire provide adequate Welsh provision. We don't need any more. Our Welsh school service is very good• Facilitate the process by allowing citizens to create a space for this to happen naturally, i.e. a community centre

Europe -

- We are in Europe now – A pity we're not keeping up on energy sustainability
- When do we ever get any information about the EU and comparisons with other countries – we need to be more EU focused

Rural Forum Workshop

- We are a border county, respect both ethnicities.
- How many barn conversions will it take before they become our 'trademark' housing. Alternative view put forward – rather develop than let them fall down and disappear.

Monmouth Partnership Workshop

- Unified approach for 'sense of place'
- What 'equalities' meant in this statement?
- I think the importance of our Welsh heritage is understated. The demand for Welsh medium facilities is higher than perceived

Mor Hafren Workshop

General -

- Why is this an issue. Integration requires expansion not concentration
- Diversity should be natural not forced but ensure barriers are removed

Language -

- Use of the Welsh language might be low but is increasing. Equality of opportunity for school students must be considered and accessibility of land for school build is a part of this
- Diversity yes, but not at any cost e.g. double language publications, signs etc.
- Encourage extension of bilingual signs (e.g. shops and local facilities)
- Welsh language is a part of the character of Monmouthshire even if not spoken much

Cultural Heritage

The Draft SA/SEA Scoping Report identified the following issues and possible actions under this topic heading:

- Monmouthshire has a rich cultural heritage, including 31 Conservation Areas, 43 Parks and Gardens of Special Historic Interest, 185 Scheduled Ancient Monuments and over 2100 Listed Buildings.
- An integral element of Monmouthshire's distinctive settlement pattern arises from its historic towns and villages and their relationship with the surrounding rural areas.
- The County has experienced substantial suburban expansion, particularly around the M4 'corridor' in the south and much recent development has a bland, standardised appearance that does little to create any distinctive sense of place.

How can the LDP influence these issues?

- *The LDP needs to take into account the need to preserve the historic heritage of Monmouthshire.*
- *The LDP can play a key role in promoting good sustainable design that will enable new development to respect and enhance the existing distinctive character of Monmouthshire.*

Issues Identified

Officers Workshop

Conservation/ Heritage -

- Define distinctiveness – conservation areas appraisals. If we don't define it how can we protect it?
- Historic heritage? Depends on who you talk to. For some this can relate to much more recent times, and we should not just focus on romantic but unrealistic images. Monmouthshire has evolved
- Need more pro-active approach to conserving MCC's heritage before it is lost by 'small' but accumulatively large changes
- Conservation area appraisals!

Town centres -

- Need for interactive and integrated traffic management scheme

Design/materials -

- Establish footprints of material/style for each town with County theme
- Need for strong site development briefs and published design guidance
- Good sustainable design doesn't have to mean pastiche
- Where will we have detailed D.C. guidance? Will there be a series of SPG's? if not, d.c. will be weaker when LDP in place. This comment applies to all areas of policy not just cultural heritage

General -

- Articulate the value of rurality in the WSP define 'city region'
- Emphasise tourism value of CHW MON (see also tourism in 2)
- More funding needed to maintain and protect important trees e.g. Monmouth Catalpa and Wyesham Oak

External Stakeholders Workshop

Conservation / Heritage -

- Need to provide clear guidance on local vernacular building styles and ensure development includes essential feature
- Needs to Identify key significances and protect them
- Conservation area appraisals must be carried out
- Make more use of existing rich heritage
- Ask local people about their cultural heritage and what should be emphasised now

Towns

- Vital to preserve Abergavenny as a market town. It is unique to Monmouthshire. It is the only town with a market which needs future promotion
- Agree the above point. Also need to ensure that new buildings are of real merit, not just cheap 'sheds'
- Key settlements should not be Abergavenny and Chepstow only – Monmouth town should also be a key settlement

Design/Materials -

- New development should be built of/or include local/traditional materials and respect the 'vernacular'
- 'Traditional' materials cost money – at odds with affordability! Encourage new and innovative design of tasteful style, where appropriate

General –

- Celebrate Monmouthshire's 'Gateway' status to Wales
- Heritage provides 'core' products for sustainable tourism

- Emphasise the need to consider the heritage in design and layout of development

Bryn-y-Cwm Workshop

Preserving listed buildings, conservation areas etc. -

- Agreed. Many in private ownership. How will owners be supported

Historic Market Towns

- Agree that important to Monmouth's character
- Avoid creeping suburbanisation of market towns

Design

- Agree with concern about standardised appearance Town centres included. Risk of becoming clone towns. LDP needs to address this issue strongly. Need for less executive housing and more creative conversion of large, older property
- Cheap does not have to be shoddy
- Strict architectural design controls to maintain character of our towns

Conservation /Heritage -

- There appears to be a significant failure to honour a policy of architectural conservation in terms of style and materials used. This is a huge mistake if we are to promote Monmouthshire for tourist purposes
- Regarding monuments, etc. – money must be made available to preserve them, too often we rely on volunteers
- Heritage buildings need national support and national budgets to support them

General -

- Promote Monmouthshire as Gateway to Wales. High quality, mixed use development giving first impression of thriving economy
- Avoid large scale housing on the periphery of the main towns which destroy their essential setting. ?? Where will you put it then?

Rural Forum Workshop

- Design – suburban corridor is bland but protects small villages from undue development; 1960s/1970s architecture a reminder for good quality design statements; encourage distinctive architecture rather than bland.
- Celebrate cultural heritage and use it to attract tourists to the area.
- Amount of scrap iron about the place.

Monmouth Partnership Workshop

- Streetscapes should reflect and enhance historic buildings
- New street names should reflect a sense of place
- Villages should not be swamped by inappropriate housing development

Mor Hafren Workshop

Countryside policies -

- Preserving green spaces in settlements and green wedges between settlements
- Don't fill in green 'lungs' between settlements
- Do not allow 'string' development between Chepstow and Newport

Urban character -

- Preserving rural environment by maintaining the character of towns in Monmouthshire is important. Preventing 'urbanisation' and sprawl of on community into another by developing on rural land is important New build – sympathetic designs for its specific historical area - Ensure new build and extensions are sympathetic with 'village plans' and character
- Prevent building size on too small a plot being too large for the plot. There should be a

formula setting out footprint and plot size

- Identify individual communities and retain their cultural communities without intrusive development

Conservation/Heritage -

- Give conservation areas a proper priority – they are there for a good reason. Our villages and our countryside are region's greatest asset ✓✓✓
- Keep wheelie bins out of conservation areas
- Respect and preserve heritage
- Welsh language is an important part of the cultural heritage. Most place names are Welsh

Gateway to Wales –

- Improve visual signs/sculptures when entering Monmouthshire i.e. Severn Bridge via station S.T.J. first impressions stick – assist to improve landscape to promote Wales and Monmouthshire

General -

- Better planning decisions – no cheque book justice for developers
- Social housing being purchased and turned into one B/R flats at expense of families

APPENDIX A2.

ISSUES AND VISIONING WORKSHOPS

REPORT ON VISIONING EXERCISE – THE ‘VISION TABLES’

The 'Vision' - External Stakeholders Workshop

Presentation/Protection/ Active Use of Landscape & Heritage (Living Landscape)	Range of Housing Meeting Varied Needs of Community Affordability/Efficient	Create Successful Local Employment Opportunities	Low Carbon Footprint	Dynamic Self-sufficient Linked Communities
Preservation of the rural character of the County	Efficient and appropriate housing	Encourage employers to locate in Monmouthshire	Clean environment Use Estuary/exploit	More local shops and markets
Beautiful countryside Strong protection of landscape, open countryside & cultural heritage	More affordable housing in rural areas Adequate affordable housing being secured and built	Profitable business providing employment A sustainable rural economy - agriculture, leisure, tourism, landscape	All new development to be carbon neutral Increased recycling opportunities & waste reduction	Increase a village to become a new town Communities of distinct vibrant towns and their villages
Inviting gateway to Wales (Monmouthshire) M4 corridor required	A range of good, quality, affordable homes in sustainable locations	Encourage growth of key settlements (economic)	Renewable energy to provide 50% of the energy in the county	More affordable & accessible recreational areas for everyone
Protection and accessibility of the countryside	Allow development in more villages - make them more sustainable	Diverse economy suitable for all age ranges	Locally based <u>not</u> centrally based recycling units	Health & well-being enhanced via green & open spaces & local facilities
Wildlife-rich countryside through enhanced habitat network - ideally also readily accessible to local people	Diverse communities with truly affordable housing Development that encourages a socio- economic mix	Improved diverse local employment - sites, units, less commuting Provision of diverse employment opportunities	Policies & Processes Are Brave /Flexible	New Educational Opportunities
Protecting the benefits of the Estuary/use it	Housing for all - young and old	Appropriate rural tourist accommodation	No new development in floodplains	High quality education facilities
Preserve character and heritage	Allow small % market housing on rural exception sites	Allocate land to create local employment opportunities	Brave actions on change Healthy bldgs	Develop new educational establishments in North Monmouthshire
Traffic calming on A466 Protect high quality agricultural land	Variety of housing styles - look and efficient	Highly skilled workforce	(Adequate) Efficient/Greener Transport Meeting Community needs	

Imaginative use of historic buildings for economic benefit	affordability	Town centre development in Abergavenny LG units	Reduce the need for travel with improved public transport	Good integrated transport system
Good farming preserving the landscape	Supply of lands to meet <u>market</u> and <u>affordable</u> needs			
Integrated access to environment by water, cycle, riding & walking				

General Issues:

Need clarification of links to:

- Community strategy
- Sustainable energy strategy
- Regional/local transport plans - question the public

How will this work? Who is making sure that this feedback is progressed in associated areas? And on all other plans?

Infrastructure -

- water/sewage
- utilities
- local power
- road systems

Need to ensure that any sitings of ANY new settlements - residential/commercial etc have adequate/supportable infrastructure.

The 'Vision' - Bryn-y-Cwn Community Forum Workshop

Smiling, Happy, Responsible Communities	Excellent/Positive Image of County to 'Outsiders' cared for	Sustainable & Productive Landscape/Countryside	Visual Impact of Well-Designed Towns /Countryside	Sustainable & Vibrant Businesses (small)
Community centres and village halls	Good tourist experience	Farmed countryside	Efficient mix of uses - land & buildings	Vibrant town centres
Activities for young people at affordable prices	Looked after toilets	Allotments, community gardens & farms - all settlements	Attractive building development & maintenance	Cattle
Increased infrastructure services & facilities e.g. health, sewerage	Good communication, tourist/leisure	Locally grown food for shops and allotments & gardens	Wild areas protected & preserved	More small/medium enterprises & businesses
	Rivers, castles, mountains, markets & moors	Increased provision of flood defences	Cattle	Adequate small business premises within 2 miles of town
Planning gain for communities - policy makes this happen	Protect rural pubs from development	Protection of highest quality landscape		Sustainable small businesses
Cinema. Swimming pool - family & children friendly hours	Keep cars out of town centre	Cattle market and supermarket as one development		Sympathetic planning for local/ new businesses - smiling retailers
Re-vamp Bailey Park for intergeneration use	Town centre - cleaner and more attractive to all	Quality/Varied/Inclusive Housing for Monmouthshire People	Effective/Balanced /Integrated/ Affordable Transport (&) Networks	
Visible well-being smiles	Clean, debris-free environment	Community homes for rent only - not for sale	Good, affordable transport networks - rural & towns	Improved broadband/communication to reduce physical journeys
Zero waste in towns & villages	Visible (air of) well-being 'smiles'	Mixed accommodation for all incomes and ages - single/family/elderly	Keep cars out of town centre - pedestrianise Monk Street	Bypass A465 - A40 through traffic
Plastic bag free Monmouthshire (Abergavenny)			Better integrated transport - one timetable	Affordable integrated transport

The 'Vision' - Monmouth Rural Forum Workshop

Cohesive Urban towns and Communities with Local Work Services		Good High Quality Housing Design / Style	Affordable Housing for Local People	Retained Character of Countryside
A sensibly sited cattle market	Local produce in local shops	Less bland architecture for domestic dwellings	More affordable housing	Retain high quality landscape/forestry
Review schools' admission policy - save on car journeys etc.	Provide opportunities for small local businesses	Strict rules on new & extended housing appearance	Affordable housing in larger communities	Maintain rural landscape - restrict pylons, turbines, phone masts
Small individual shops not all chain stores in towns	Sustainable employment for local people		Affordable housing to retain younger people	Retain hedgerows, woods and meadows
Help to encourage retention of local services - P.O., doctor, shops	Local village facilities(e.g. post offices) to be retained	Sustainable Environment Targets → Create Civic Pride	Reserve affordable housing for 3yr+ residents	Ban leylandii hedging
Optimised Sustainable Traffic Management	Retain small local schools	Clean and tidy	Small, imaginative affordable housing developments	Policy for managing and limiting equestrian facilities e.g. menages
Improve traffic flow in Monmouth town	More traffic restrictions in villages and towns	More integrated recycling policy including plastic and cardboard		
Pedestrian friendly town centres	Improve road maintenance	What to see? Recycling logos not civic amenity signs	More affordable housing	
More cycle paths away from highways	Dedicated off-road cycle/walking tracks			

The 'Vision' - Monmouth Partnership Workshop

Improved local services (recreation, health, leisure)	Sustainable local development	Joined up Public Transport	Protecting the setting of Monmouth	Protecting and enhancing built environment
Site for skateboarding and mountain biking (a better one)	More local employment opportunities	Local transport - improvements to infrastructure	Enlarged Special Landscape Area	Redesign of town and village centres on shared space principles
Move children's play area away from A40	No retail parks (protecting local shops)	Convenient coach stop-off site on or near A40	Landscape and townscape improvement	Using quality / sustainable materials
New Swimming Pool	More hotels (2 new hotels? With 1 large hotel)	Good local public transport (daytime and evening)	Put A40 in a tunnel to re-unite Monmouth with the river	Vibrant town centre in Monmouth
More out of hours GP services	County Hall in Monmouth	Long distance bus stop in Monmouth	Tree planting in high streets/everywhere/A40 esp.	Reducing flooding risk
Improved Car Parking		Encourage local cycling and walking	Tidy up and make use of scruffy areas near town centre	Renewable energy
Encourage local produce	Maximised use of existing buildings and sites	Implement Monmouth links in full	Beautiful fine buildings not sheds pretending to be schools	Wood fired energy production to make the County self-sufficient
Promote local food production through allotments and CSAs close to town centres	Smaller housing developments and more use of brownfield sites	Sustainable affordable housing for local people		
Farmer's market shop in each town centre	Meet need for affordable housing by using upper floors of town centre buildings	More 'affordable housing' to encourage locals to stay		
Larger, more varied street markets	Limiting Greenfield development	Integrated low cost housing		

The 'Vision' - Mor Hafren Workshop

Sympathetic Development Control		Integrated/Affordable/frequent/Accessible Public Transport	Protected heritage/character of landscape	Vibrant Thriving Communities
Housing Styles to Complement local designs	Sympathetic building materials	Severn Tunnel Junction and Magor Area focus for growth and transport links	Unspoilt rural landscape	Thriving town centres
MCC 'Local Design Guide'	Sympathetic development preserving character of county	Good integrated transport with rail/road links	Protection of landscape	Integrated community facilities - theatre/film club
More strict development control - houses ++	Maintain traditional boundaries eg hedgerow and stone wall	Local and tourist low-car use	Heritage sites retained, preserved, and enjoyed	Promoting local culture/characters for areas - towns and villages
Developers MUST adhere to proposed housing density of sites	The adopted plan adhered to and not changes	Accessible and affordable Pub Transport	Promoted access to woodland and re-establish ancient woodlands	Range/adequacy of comm /leisure facilities
Sensitive design solutions for new buildings	Green burial mounds	Improved, integrated Transport to all MCC towns - leisure/health	Maintain traditional boundaries - stonewalls and natural hedgerows	Encourage low-car use tourism
Enough burial places to meet needs	Joined up thinking with Welsh Water - meet OUR needs	Better county-wide road surfaces	People have confidence that SSSIs aren't compromised - wildlife populations confirm this	Schools available for the population
Infrastructure must support development	Sewerage must be appropriate	Integrated /Freq public transport for all (local) ✓✓	Display new seawall protecting Gwent levels with cattle grazing/ food growing	Facilities for local food/products growth
Ensure developers have responsibility for infrastructure - ring-fence monies	Increase % of 106 monies to spec - aggressive use of sect 106 and use money appropriately	Park and Ride/Cycle	Litter/graffiti controlled	Local facilities for local people shops, schools, pub, PO - low car use
Clear planning guidelines - clear planning rules		Transport restrictions for developments		Incrsd local employment Sustained communities
No development until services in place		Full/Universal Waste Recycling		Teleworking facilities
Opinions of communities more valued/listened to		Local biomass for heat etc	Less waste	Integrated affordable housing
Consulation across counties - 'loyal, sensitive to welsh/english	Commitment of County and WAG to see it through - joined-up thinking	Tidal Power Scheme - environmentally acceptable and attractive		Encourage home working
				Improve employment sites close to affordable housing
				Small housing devlpmnts near existing villages/not urban sprawl

APPENDIX A3.

ISSUES AND VISIONING WORKSHOPS

WORKSHOP PARTICIPANTS

LDP - OFFICERS WORKSHOP - Monday 2nd June 2008

NAME	ORGANISATION
Hazel Clatworthy	Sustainable Development
John Davies	Property Services
Peter Davies	Central Finance
Derek Downer	Property Services
Peter Ellis	Community Learning - LLL
Matthew Gatehouse	Resource & Performance
Tony Grenow	Development Control
Roger Hoggins	Property and Contract Services
David H Jones	Community Protection
Hannah Jones	Youth Service
Paul Jones	Landscape
Jim Keech	Countryside
Susan Kempson	Community Care
Matthew Lloyd	School & Student Access Unit
Amy Longford	Development Control
Mike Moran	Business Development - LLL
Jacqui Morris	School & Student Access Unit
Wendy Mustow	Traffic
Derek Nash	Community Safety - Policy Unit
Robert O'Dwyer	Property Services
Colin Palmer	Building Control
Heather K Powell	Equalities & Access Officer
Jennifer Price	Development Control
Dale Roberts	Organisational Development
Ruth Rourke	Rights of Way Officer
Paula J Skyrme	Communications
Kevin A Smith	Arts Development
Geraint Spacey	Youth Offending Team
Kate Stinchcombe	Biodiversity Officer
Liz Thomas	Economic Development
Philip Thomas	Development Control
Charlotte Westwood	Development Control
Martin Davies	Development Plans
Sarah Bessell	Development Plans
Jill Edge	Development Plans

LDP STAKEHOLDERS WORKSHOP - County Hall - Friday 6th June
2008

NAME	ORGANISATION
Keith Backhouse	Coleg Gwent
John Barrow	Usk Civic Society
Diana Bevan	Lower Wye Valley Society
Julian Branscombe	Gwent Wildlife Trust
Chris Burdett	ELWA (LLL - DCELLS)
David Calver	Private Individual
Jane Carpenter	Redrow Homes
Susi Cernoch	Abergavenny Chamber of Trade
Gary Clayton	Private Individual
Peter Cole	Captial Regional Tourism
Kath Collis	Chairman Usk Civic Society
Glyn Davies	Private Individual
John Gooding	Trellech Community Council
Barry Greenwood	Abergavenny Friends of the Earth
Chris Jackson	C J Projects - Architect
David James	Rural Housing Enabler
Alan Jones	Private Individual
Mr P Jones	Llantilio Pertholey CC
Chris Lambart	The National Trust - Land Use Advisor
Ben Lewis	GVA Grimley
Ben Lester	GVA Grimley
Claire McCorkindale	Environment Agency Wales
Neil Maylan	Glamorgan-Gwent Archaeological Trust Ltd
Peter Morgan	Private Individual
Andrew Muir	Harmers
Mike Otton	Agent
James Perks	Llanover Estate
Keith Plow	Magor/Undy Community Council
Jackie Powell	Wormtech
Richard Price	Home Builders Federation
Steve Rickard	Private Individual
Michael D Sayce	Shirenewton & Mynydd Bach Fields Assoc
Clive Shakesheff	Private Individual
Jim Sharpe	Private Individual
Mark Slater	Private Individual
Brian Spencer	BS Technical Services
D Spencer	Llantilio Pertholey CC
Hayley Spender	Blaenau-Gwent CBC
Richard Stow	Crucorney CCC
Lucy Taylor	Newport City Council
James Welsh	Private Individual
Denis White	Private Individual
Adrian Wilcock	Torfaen CBC

Shirley Wiggam	MCC
Gerry Young	Miles Young & Co
D L Edwards	Grofield, Abergavenny Council
Elizabeth Lawrie-Meddins	Countryside Council for Wales
Sarah Codling	MCC
Phillip Park	National Trust
Stella Owen	National Farmers Union
Morris Blayney	Savills
Peter Flower	Captial Regional Tourism
Brian Hood	MCC
Colin Blundell	Wye Valley AONB
Martin Davies	Development Plans
Sarah Bessell	Development Plans
Guy Hamilton	Development Plans
Jill Edge	Development Plans
Dot Stone	Development Plans

LDP WORKSHOP - St Michael's Centre, Abergavenny -Thursday
12th June 2008

No	NAME	ORGANISATION
1	John Biggs	National Farmers Union
2	Sarah Griffiths	CAIR MYC
3	Michael Prys Williams	Bryn-y-Cwm Community Forum
4	Tony Potts	Castle Town Councillor
5	Maureen Powell	Castle County Councillor
6	K Jordan	Cantref - Monmouth CC
7	Susi Cernoch	Abergavenny Chamber of Trade
8	Adrian Edwards	Llanelly Community Council
9	Jackie Bradstow	
10	Laurie Jones	FoE, Greenpeace, SAUCE
11	John Wilson	Abergavenny Civic Society
12	John Prosser	County Councillor
13	Amanda Dell	
15	Heidi Etherdt	
15	Roger Harris	County Councillor - Croesnant
16	Sue Harrison	
17	Richard Lewis	Adventa
18	Simon Howarth	Llanelly Hill - County Councillor
19	Keith Warren	Asbri Planning
20	Pete Sulley	Barton Wilmore
21	Alison	
22	Hugh Candler	Llanover Community Council
23	Julie Goodfellow	
24	Andrew James	
25	Marion Pearce	
26	John Grant	SAUCE
27	June Gwilym	
28	P J Knight	
29	Martin Davies	MCC
30	Sarah Bessell	MCC
31	Jill Edge	MCC

LDP WORKSHOP - Raglan School Hall, Thursday
19th June 2008

NAME	ORGANISATION
Roy Nicholas	Llangattock-Vibon-Avel CC
Len Lane	MCC
Veronica Mitchell	Shirenewton
Robin Mitchell	Private Individual
Michael Foster	Llangwm CC
Pam Lloyd	GAVO/RCA
Bob Greenland	MCC
Maggie Harkness	Llanbadoc CC
Brian Strong	Usk CC
J Bromley	Private Individual
Richard Moorby	CPRW/Raglan CC
Ray Bowen	Llagattock-Vibon-Avel CC
Ted Barratt	Llangattock-Vibon-Avel CC
Helen Williams	Raglan CC
Adrian Watkins	Llantilio Crossenny CC
Ann Watkins	Private Individual
Ieuan Williams	Llanhennock CC
Graham Rogers	Llangybi CC
Denis White	Llangybi CC
Trevor Phillip	Raglan CC
Dennis Brown	Raglan Village Hall
Keith Warren	Asbri Planning
Jill Casterling	Private Individual
Jennifer Butler	Private Individual
Mary Tidley	Private Individual
Steve Thomas	Raglan CC
Sue Rogers	Private Individual
Robert Prewett	Private Individual
Martin Davies	MCC
Sarah Bessell	MCC
Jill Edge	MCC

LDP WORKSHOP - Bridges Centre, Monmouth Wednesday 25th June
2008

No	NAME	ORGANISATION
1	Alan Wintle	MCC
2	Ann Langford	Resident
3	Annette Baker	Monmouth Links Project Board
4	Anthea Dewhurst	Town Council
5	Bethia Smith	Town Council & Civic Society
6	Brian Ramsey	Chamber of Commerce
7	Byron Hapgood	B S Hapgood Associates
8	Cerys Atkins	MPF
9	Colin James	Severn Tunnel Junction Action Group
10	David Cummings	Monmouth & District Chamber of Trade & Commerce
11	Debbie McCarty	MCC
12	Derek Jones	Monmouth Civic Society
13	Emma Hill	Private Individual
15	G Sins	Private Individual
16	Jane Ward	S H Ward, Transport
17	Janet Hall	Town Council & Civic Society
18	Jenny Lewis	MCC
19	Judith Morris	The Royal Oak
20	Keith Warren	Asbri Planning
21	Philip Inkship	Severn Tunnel Junction Action Group
22	Roger Langford	Resident
23	Simon Brown	Monmouth Town Council
24	Stephen Atkins	Private Individual
25	Sue Parkinson	Environment Partnership Board
26	Vivien Mitchell	Partnership Forum
27	William Hall	Town Council & Civic Society
28	Martin Davies	MCC
29	Jill Edge	MCC
30	Dot Stone	MCC

LDP WORKSHOP - Florence Court, Chepstow - Wednesday 2nd July
2008

No	NAME	ORGANISATION
1	Anthony Easson	Mathern CC
2	Barbara Hellin	Neighbourhood Watch
3	Beverley Leaf	Private Individual
4	Carolyn Ovenden	Mathern CC
5	Charles Eikehoff	Shirenewton CC
6	Councillor Morton	Mathern CC
7	Dave Merrett	Mathern CC
8	David Calver	Private Individual
9	Emrys Thomas	Private Individual
10	G P Robbins	Chepstow Town Council
11	Grahm Bateman	Sunnybank Day Nursery
12	Graham Down	MCC
13	Glyn Parkhouse	Transition Chepstow and resident
14	Helen Slater	Private Individual
15	Henry Hodges	Private Individual
16	Ian McFarlane	Shirenewton & Mynyddbach Fields Association
17	J Robbins	Rogiet CC
18	Jaqui Sullivan	Community Councillor
19	Jane Bateman	Sunnybank Day Nursery
20	Jim Higginson	MCC
21	Jim Harris	Mathern CC
22	Jim Jenkins	BT4 Chepstow
23	John Harvey	Shirenewton CC
24	John Nettleship	Caerwent CC
25	L Davies	Mathern CC
26	Linda Guppy	MCC
27	Marian Lewis	Chepstow Town Council
28	Mike Sayce	Private Individual
29	Phil Murphy	Caerwent CC
30	Rosemary Parkhouse	Transition Chepstow and resident
27	C de Winton	MOD Estates
28	Mr Neville	MCC
29	Mrs Neville	MCC
30	A Spooner	Merton Green Action Group
31	S M Dovey	Chepstow Town Council
32	David Dovey	Chepstow Town Council
33	J Marshall	Mathern CC
34	A Williams	Private Individual
35	Martin Davies	MCC
36	Sarah Bessell	MCC
37	Jill Edge	MCC
38	Guy Hamilton	MCC

APPENDIX A4.

ISSUES AND VISION REPORT

CONSULTATION DATABASE

LDP Consultation Responses Issues and Vision

Respondent No.	<input type="text" value="1"/>
Representation No.	<input type="text" value="1"/>
Respondent Name	<input type="text" value="Mr R Butler"/>
Respondent Organisation	<input type="text" value="Campaign for the Protection of Rural Wales"/>
Summary of Representatio	<input type="text" value="Congratulations on the scope and detail of this draft."/>
Requested Change	<input type="text" value="No change requested."/>
Summary of LPA Response	<input type="text" value="Comments noted."/>
Recommendation	<input type="text" value="No change in response to this representation."/>

Respondent No.	1
Representation No.	2
Respondent Name	Mr R Butler
Respondent Organisation	Campaign for the Protection for Rural Wales
Summary of Representatio	CPRW policies place great emphasis on the creation of sustainable rural communities. We therefore have a particular interest in the contents of Section 5; Sub Section 3 (Building Sustainable Communities) on pages 20-21 of the draft. We have not identified any major gaps in this sub section's listing of the issues involved, particularly those concerned with the provision and availability of affordable housing in rural areas. We feel that it is most important that, during the next development phase of this aspect of the LDP, the maximum focus for the affordable housing component should be on the existing population of the County's rural settlements. The final version of the LDP should therefore acknowledge that the private housing market is capable of catering for housing need arising from inward migration to those settlements.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	2
Representation No.	1
Respondent Name	Councillor Douglas Edwards
Respondent Organisation	Councillor for Grofield Ward
Summary of Representatio	One of the issues I have is the possibility of extending the conservation area in Abergavenny to cover 19th and 20th Century housing which are currently outside.
Requested Change	No specific change requested.
Summary of LPA Response	The designation or revision of conservation areas is not a matter for the LDP.
Recommendation	Refer comment to Conservation Officer.

Respondent No.	2
Representation No.	2
Respondent Name	Councillor Douglas Edward
Respondent Organisation	Councillor for Grofield Ward
Summary of Representatio	<p>Newsletter 3 states that the aim is to sustain and enhance the main towns in Monmouthshire as vibrant and attractive centres that meet the needs of their own population and those of their surrounding hinterlands. It also states that town centres are reasonably healthy although vulnerable to out of town developments. Abergavenny in particular was highlighted due to retail leakage of food shopping outside the county. A considerable proportion of the shopping population live in villages to the west of the town and it is less expensive to shop in Brynmawr and Ebbw Vale, where no parking charges are made.</p>
Requested Change	<p>Suggest a review of the official shopping area be undertaken and extended to make shopping development immediately to the east a possibility.</p>
Summary of LPA Response	<p>It can be a function of the LDP to review existing Central Shopping Area boundaries. This will be a matter to be considered in the preparation of the Deposit Plan.</p>
Recommendation	<p>Note comments and carry out an appraisal of existing Central Shopping Areas in preparation of Deposit Plan.</p>

Respondent No.	2
Representation No.	3
Respondent Name	Councillor Douglas Edwards
Respondent Organisation	Councillor for Grofield Ward
Summary of Representatio	<p>It could be worthwhile for each of the areas (eg. Bryn y Cym etc) Councillors to debate the key issues as detailed on page 2 of the Newsletter. I would also suggest every officer of the county in RER from Mr Greenslade down, should talk to the business community and get to understand the difficulties they face due to the actions of the officers of the county.</p> <p>I trust the foregoing will start a debate which will be taken up by yourselves and confirm parking charges is only one of many concerns of us as Councillors and the general public at large.</p>
Requested Change	No specific change requested.
Summary of LPA Response	<p>The issue of parking charges is not one that can be dealt with through the LDP.</p> <p>It is intended to hold seminars for members at key stages in LDP preparation and policy matters will be reported to Planning Committee, Cabinet and Full Council.</p> <p>It is not intended to report to Area or Select Committees as a matter of course , although it is open for such Committees to request further involvement in the LDP process.</p>
Recommendation	No further action in response to representation.

Respondent No.	3
Representation No.	1
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	I do believe the town of Caldicot villages of Rogiet Undy and Magor warrant a development plan workshop to make the consultation inclusive (please see policy on this).
Requested Change	A separate workshop for the town of Caldicot and villages of Rogiet, Undy and Magor to make the consultation inclusive.
Summary of LPA Response	An Options workshop has been held in Caldicot to cover the 'Severnside' area in addition to an Options workshop in Chepstow.
Recommendation	No further action at present as an additional workshop has been undertaken in Caldicot. The need to ensure consultation opportunities in Caldicot, Magor/Undy etc will be kept in mind as the preparation of the LDP progresses.

Respondent No.	3
Representation No.	2
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	The point of young people participating in the Development Plan is most welcome and I do hope that the various youth facilities in the county (The Zone, The Kaff, Magor & Undy) get the opportunity to contribute
Requested Change	Encourage young people's participation in the Development Plan
Summary of LPA Response	Contact has been made with secondary schools in Monmouthshire to attempt to arrange a young people's workshop but no interest has been shown by the schools to date.
Recommendation	Continue to seek the participation of young people in the preparation of the LDP.

Respondent No.	3
Representation No.	3
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Transport - To reduce the carbon emissions, the introduction of railway halts within the county: Examples of sites Portskewett. Magor Undy close to large areas of population and large industrial areas. These halts were removed in the mid 1960s. Bus services/train service targeted at work places not central town/city locations.
Requested Change	As above.
Summary of LPA Response	One of the aims of the LDP is to promote more sustainable means of transport and patterns of movement. It can, however, do little to directly provide transport facilities like those suggested. This is more a matter for the Regional and Local Transport Plans.
Recommendation	Note comments and seek to promote more sustainable transport within Magor/Undy etc, while recognising that the direct influence that the LDP can have is limited.

Respondent No.	3
Representation No.	4
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Footpaths / Cycle ways - Creation of a cycle way footpath linking the communities of Magor, Undy, Rogiet, Caldicot to reduce carbon footprint, increase health and well being
Requested Change	Create a cycle way footpath linking the communities of Magor, Undy, Rogiet, Caldicot to reduce carbon footprint increase health and well being.
Summary of LPA Response	One of the aims of the LDP is to promote more sustainable means of transport and patterns of movement. It can, however, do little to directly provide a facility like that suggested, although the possible need for a cycle way/ footpath is a matter that can be borne in mind should the LDP propose development in this location, as something that could possibly be achieved through planning obligations if appropriate and feasible.
Recommendation	Note comment and consider again should the LDP be proposing further development in this area.

Respondent No.	3
Representation No.	5
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Recycling - A recycling centre within the communities of Magor/Undy this would reduce the carbon footprint and fly tipping on the Gwent levels.
Requested Change	Provide a recycling centre within the communities of Magor/Undy.
Summary of LPA Response	The provision of a recycling centre in Magor/Undy is not something that the LDP can address but is a matter for the Council as Municipal Waste Authority. Should any such development be proposed there are criteria based policies in the current UDP against which such proposals will be assessed.
Recommendation	No further action in response to this representation.

Respondent No.	3
Representation No.	6
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Youth Provision - Magor & Undy has limited youth provision which emanates much anti-social behaviour. A unified approach is needed. A multi purpose youth facility delivering vocational training which is much needed within the Mor Hafren area south of the county. Service and council must work together.
Requested Change	Address the need for youth provision.
Summary of LPA Response	The provision of youth facilities is not a matter that the LDP can directly address. The possible need for additional community facilities is a matter that can be borne in mind should the LDP propose development in Magor/Undy, as something that could possibly be achieved through planning obligations if appropriate and feasible.
Recommendation	Note comment and consider again should the LDP be proposing further development the Magor/Undy area.

Respondent No.	3
Representation No.	7
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Area Working/One Stop Shop - Magor & Undy citizens have to travel ten miles in order to facilitate services from one stop shop in Caldicot. Magor & Undy are large enough to warrant a one stop shop which could double as a community council office. This action would reduce the carbon footprint and ease congestion within Caldicot
Requested Change	Provide a one stop shop in Magor/Undy.
Summary of LPA Response	The provision of One Stop Shops is a general policy and resource issue for the Council and not one that the LDP can directly address.
Recommendation	No further action in response to this representation.

Respondent No.	3
Representation No.	8
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	<p>Recreation and community facilities - The communities of Magor & Undy have grown rapidly without the required recreational facilities or community centre that a conurbation of this size demands, there are a proliferation of halls/huts which were quite amenable with a community of 400, but the population has increased to 6067- 2001 Census. A centre for the community is of paramount importance for the health and well being of the community and this should be given priority by the authority. A partnership with Magor & Undy Sports and Leisure should be forced to deliver this much needed community asset, incorporating library hot desking facilities and a place for agile working. A corporate plan linking various recreational community groups would stop duplication and waste of resources</p>
Requested Change	Make provision for a community centre for Magor/Undy.
Summary of LPA Response	<p>The provision of a community centre for Magor/Undy is not a matter that the LDP can directly address. The possible need for additional community facilities is a matter that can be borne in mind should the LDP propose development in Magor/Undy, as something that could possibly be achieved through planning obligations if appropriate and feasible.</p>
Recommendation	Note comment and consider again should the LDP be proposing further development the Magor/Undy area.

Respondent No.	3
Representation No.	9
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Sea Defences - Magor & Undy are at great risk from overtopping of the sea defences. Adequate defences should be in place. Other communities which have the same problem, Caldicot, Chepstow, Rogiet, Sudbrook, Mathern, the sea defences date back to the Roman times. The repercussions of a major breach would cost an estimated 13 billion pounds. The shore line management plan is a vital document which citizens of the Gwent Levels should be consulted.
Requested Change	Address the issue of possible overtopping of the sea defences.
Summary of LPA Response	The overtopping of the sea defences is not a matter that the LDP can directly address. Similarly the contents of the Shore Line Management Plan is a separate issue to the LDP. LDP policies can, however, seek to avoid development in flood plains and a Strategic Flood Consequences Assessment is being undertaken which will provide (inter alia) information on such matters as adequacy of flood defences.
Recommendation	No further action in response to this representation.

Respondent No.	3
Representation No.	10
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Flooding/Sewerage - The communities of Magor & Undy await the improvement to the drainage infrastructure. This has had major cost implications for development within the community. The Pitt review will have some impact on this with the Local Authority taking the lead in partnership with the Internal Drainage Board. Recreational areas within the community will benefit with improved drainage.
Requested Change	Address the issue of drainage infrastructure.
Summary of LPA Response	The availability of infrastructure (sewerage and drainage) to serve new development is recognised as a key issue to resolved prior to allocating sites in the LDP. Initial discussions have taken place with Dwr Cymru-Welsh Water and the Environment Agency and further consultation will be carried out as the LDP preparation is progressed.
Recommendation	Note comments and ensure that infrastructure provision is taken into account in preparation of LDP (e.g. to be subject of additional objective 12).

Respondent No.	3
Representation No.	11
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Affordable Housing - Magor & Undy like other communities suffer without any affordable or rentable accommodation. Land should be made available for social landlords, private developers with incentives for development, brownfield sites should be considered along the arterial rout of the London to Swansea rail corridor. Examples: Rogiet Gathalan Drive, Rogiet and Undy Hump.
Requested Change	Address issue of affordable housing.
Summary of LPA Response	The provision of affordable housing is recognised as a key issue for the LDP.
Recommendation	Note comments and take into account in preparing housing polices for the LDP.

Respondent No.	3
Representation No.	12
Respondent Name	Councillor James Harris
Respondent Organisation	Magpr & Undy Community Council
Summary of Representatio	Wales 1 -The Wales 1 development will increase employment within the area, but will also add to the congestion on the B4245 Road.
Requested Change	A feasibility or traffic assessment should be undertaken for a relief road.
Summary of LPA Response	The Wales 1 development is an existing UDP allocation where the principle of such development has been accepted, although individual traffic assessments could be required if relevant to any specific planning application. This would not be a matter for the LDP. The LDP would, however, need to address traffic issues in settlements like Magor/Undy and matters such as traffic generation from new developments, potential or worsening traffic congestion and the need for new transport infrastructure will need assessment in the allocation of development sites.
Recommendation	Note comments and take account of possible transport implications in considering any new development proposals in the Magor/Undy area.

Respondent No.	3
Representation No.	13
Respondent Name	Councillor James Harris
Respondent Organisation	Maqor & Undy Community Council
Summary of Representatio	M4 Relief Road - This is an unnecessary development contrary to the Wales Spatial Plan. More emphasis should be placed on care sharing discount for sever crossing, more directed public transport road and rail.
Requested Change	No specific change requested.
Summary of LPA Response	The M4 Relief Road is a Welsh Assembly Government major infrastructure scheme that is not a matter the LDP can influence.
Recommendation	No further action in response to this representation.

Respondent No.	3
Representation No.	14
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Tourism - The brand image of tourism in Monmouthshire disenfranchises the citizens of Caldicot, Portskewett, Crick, Magor, Undy, Rogiet, Mathern. A more definite policy is required that reflects the heritage and culture of our area, especially farm diversification, Gwent Wetlands, Waling Trails, upgrade Caldicot Castle Country park.
Requested Change	Address the issue of the tourism image of southern part of the County.
Summary of LPA Response	These are not issues that can be addressed directly by the LDP.
Recommendation	No further action in response to this representation, although the comment will be passed onto the relevant officers in Economic Development and Countryside.

Respondent No.	3
Representation No.	15
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Cemeteries - The cemetery in Caldicot would be expanded to facilitate the demand if the area on burials, Rogiet, Magor, Undy which have reached capacity
Requested Change	Address the issue of the need for additional burial land.
Summary of LPA Response	The shortage of land for burial grounds has been raised by a number of communities and is recognised as an issue for the LDP that will be taken into account in the preparation of the Deposit Plan, although the LDP cannot address the financial and land ownership issues of such provision. It is considered that a general Key Issue relating to the provision of community facilities, specifically mentioning burial grounds is needed at this stage to draw attention to these matters.
Recommendation	Add additional Key Issue relating to the provision of community facilities, specifically mentioning burial grounds.

Respondent No.	3
Representation No.	16
Respondent Name	Councillor James Harris
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	The area of Magor, Undy, Rogiet, Caldicot and Portskewett should seek regeneration status from the Welsh Assembly Government because of the loss of the following industry: PAPER MAKING, SUDBROOK; ALUMINIUM UTENSILS, CALDICOT; STEEL MAKING, LLANWERN; UNDERGARMENTS, PORTSKEWETT; COMPUTER RESEARCH & DEVELOPMENT; HOTEL CLOSURES;RAILWAYS
Requested Change	Seek regeneration status for settlement in the southern part of the County.
Summary of LPA Response	The question of seeking regeneration status from the Welsh Assembly Government is not an issue that the LDP can directly address, although the need for additional local employment issues is recognised as a key issue for the LDP.
Recommendation	Note comments and take into account in preparing employment polices for the LDP.

Respondent No.	4
Representation No.	1
Respondent Name	Community Cllr. Lyn Plow
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Better maintenance of footpaths for increased walking/healthy/socialising benefits.
Requested Change	No specific change requested.
Summary of LPA Response	The maintenance of footpaths is not a matter for the LDP, although it will seek to improve opportunities for walking.
Recommendation	No further action in response to this representation.

Respondent No.	4
Representation No.	2
Respondent Name	Community Cllr. Lyn Plow
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	The settlement pattern puts the population as 45% in urban areas, with Magor/Undy currently being at just below 9000 persons and not being included as an urban area (10000 min.pop.)If it were included, it would make the urban area circa 55% which is a significant increase and very likely to affect the future planning, particularly if not taken into account at this juncture?
Requested Change	Take into account the urban status of Magor/Undy.
Summary of LPA Response	The 45% figure referred to arises from a particular rural/urban classification method adopted in connection with the National Census. Magor/Undy is recognised as a 'main settlement' for the purposes of developing spatial options for the LDP. In addition paragraph 3.1 of the LDP Function and Hierarchy of Settlements Study makes the point that Magor/Undy should be recognised as a significant settlement in addition to the five towns recognised in the UDP (Abergavenny, Caldicot, Chepstow, Monmouth and Usk). Taken together these six settlements accounted for 60% of the County's population at the time of the 2001 census.
Recommendation	No further action in response to this representation.

Respondent No.	4
Representation No.	3
Respondent Name	Community Cllr. Lyn Plow
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	With 55% of the population south of Usk, why do we not have 55% of the facilities, or even near that figure e.g. community halls to suit the size of the community/recreational and sports facilities (how about a rugby pitch!)/ adequate public parking/commercial parking facilities/public toilets/youth facilities/CCTV cameras, to name a few. Improved facilities = less reliance on the motor car!
Requested Change	No specific change requested.
Summary of LPA Response	The provision of community and recreational facilities for Magor/Undy is not a matter that the LDP can directly address. The possible need for additional facilities, however, is a matter that can be borne in mind should the LDP propose development in Magor/Undy, as something that could possibly be achieved through planning obligations if appropriate and feasible.
Recommendation	Note comment and consider again should the LDP be proposing further development the Magor/Undy area.

Respondent No.	4
Representation No.	4
Respondent Name	Community Cllr. Lyn Plow
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	I assume there have been previous development plans? If so, why is the development of the infrastructure so desperately needed in Magor/Undy so disjointed and uncoordinated? We have an opportunity to improve it for the future, let's take it.
Requested Change	Take opportunity for improving infrastructure.
Summary of LPA Response	The provision of infrastructure for Magor/Undy is not a matter that the LDP can directly address. The possible need for additional infrastructure, however, is a matter that can be borne in mind should the LDP propose development in Magor/Undy, as something that could possibly be achieved through planning obligations if appropriate and feasible.
Recommendation	Note comment and consider again should the LDP be proposing further development the Magor/Undy area.

Respondent No.	4
Representation No.	5
Respondent Name	Community Cllr. Lyn Plow
Respondent Organisation	Magor & Undy Community Council
Summary of Representatio	Tourism and the protection of the landscape and its enhancement is extremely important, and I hope this is considered in concert, by all departments of MCC, as particularly how planning applications can have serious impact. Once again a disciplined coordination of the plan is essential.
Requested Change	No specific change requested.
Summary of LPA Response	The LDP will include policies relating to tourism and protection of the landscape.
Recommendation	Note comments.

Respondent No.	5
Representation No.	1
Respondent Name	John Spottiswood
Respondent Organisation	British Waterways Wales & Border Counties
Summary of Representatio	Thanks for consultation. No comments at this stage but please keep us involved in the LDP process.
Requested Change	None requested.
Summary of LPA Response	Comments noted.
Recommendation	No further action in response to this representation.

Respondent No.	6
Representation No.	1
Respondent Name	Wyelands Estate
Respondent Organisation	Wyelands Estate Limited
Summary of Representatio	<p>There are a number of issues that emerge from the report as being particularly important for housing. These include the impact of continuing population growth, the high price of housing compared to income and the need for affordable housing more generally in terms of type of product and meeting the needs of the population. The situation in terms of affordability is improving. The Council's Affordable Housing SPG (March 07) indicates the extent of the affordable housing problem, confirming a backlog of 814 affordable houses in Chepstow and almost 5,000 countywide. Affordability to one side, this is a substantial requirement. The Welsh Assembly Government recently published updated population forecasts, based on 2006 trend figures for Monmouthshire. They demonstrate that the population is set to increase by 3% every 5 years up to 2021 or 0.6% per annum. In submitting the Wyelands candidate site, we raised concern regarding the proposed housing requirement figure as proposed by SEWSPG and made our own trend based assumptions. The table provided demonstrates that providing 350 dwellings per annum was sufficient to meet population growth of 0.36% per annum, well short of the projected population rise. Scenario 4 (0.65% population growth) is the closest match to the projected population increase and we therefore consider that the housing requirement should reflect the 2006 population figures and be in the region of 480 dwellings per annum, notwithstanding the affordable housing shortage. It is essential that the housing requirement for Monmouthshire reflects the most up to date population trends. Failure to do so will have a detrimental impact on meeting the needs of the community and</p>

	the affordability issue.
<i>Requested Change</i>	Adopt a housing target of 480 dwellings per year.
<i>Summary of LPA Response</i>	The assessment of different levels of growth will be a matter for the Options stage of the LDP preparation. A figure close to the 480 suggested by the respondent has been put forward as one possible growth option for consultation and assessment.
<i>Recommendation</i>	Note comments. Such issues will be considered further in Options assessment.

Respondent No.	6
Representation No.	2
Respondent Name	Wyelands Estate
Respondent Organisation	Wyelands Estate Limited
Summary of Representatio	The Wales Spatial Plan Update 2008 does not identify Monmouth as a key settlement. Whilst we acknowledge that Monmouth have an important role. LDP's must pay regard to the Wales Spatial Plan and failure to do so could jeopardise the spatial function and operation to the South East Region.
Requested Change	No specific change requested.
Summary of LPA Response	<p>The Wales Spatial Plan Update 2008 states that 'Other important towns in the Capital region will be identified through the local development plan process.' It is considered entirely reasonable, therefore, for the LDP to treat Monmouth as a key settlement so long as evidence is provided to justify this.</p> <p>Should the Preferred Strategy identify Monmouth as a key settlement for the purposes of the LDP then the respondent would have the opportunity to make representations at that stage.</p>
Recommendation	No further action in response to this representation.

Respondent No.	6
Representation No.	3
Respondent Name	Wyelands Estate
Respondent Organisation	Wyelands Estate Limited
Summary of Representatio	<p>The Urban Housing Potential Study identifies land with the potential to provide 1,032 houses to 2021, almost half of which is anticipated to come from non-site specific windfalls. This has a degree of risk. The findings of the 2008 Joint Housing Land Availability Study (JHLAS) have not been finalised. The 2007 JHLAS found a supply of 1,001 dwellings at April 2007 but also predicted a shortfall of some 297 houses to 2011.</p>
Requested Change	No specific change requested.
Summary of LPA Response	<p>The use of a 'windfall' allowance in Urban Housing Potential Studies is an established methodology. The 'risk' associated with this is something that will have to be assessed in justifying the final growth levels proposed in the Preferred Strategy.</p> <p>The 2008 JHLAS has not been formally published but initial indications are that there is now no shortfall but that there is a six year housing supply.</p>
Recommendation	Note comments. Such issues will be considered further in establishing the level of housing growth proposed in the Preferred Strategy.

Respondent No.	6
Representation No.	4
Respondent Name	Wyelands Estate
Respondent Organisation	Wyelands Estate Limited
Summary of Representatio	<p>This background evidence indicates that a significant proportion of new houses in Monmouthshire will have to come forward via new allocations. The Urban Housing Potential Study also makes this point. In accordance with the Wales Spatial Plan Update (2008), a significant proportion of new housing should be directed to the key settlements. We therefore consider that the Wyelands site can help make a positive and important contribution towards meeting future housing requirements for Chepstow and Monmouthshire as a whole.</p>
Requested Change	<p>Recognition of the contribution the that respondent's site can make to meeting the requirements of the Wales Spatial Plan.</p>
Summary of LPA Response	<p>It is not accepted that definition as a key settlement necessarily means that a settlement should take priority in relation to housing development. The key settlements are meant to be 'hubs' functioning as service and employment centres for surrounding settlements, served by good public transport facilities. It is recognised that the implication is that new housing needs to be sited near to the main service and employment centres but the towns of Abergavenny and Chepstow are constrained in terms of environmental sensitivity and may not be able to accommodate significant residential expansion without a considerable impact on their landscape setting.</p>
Recommendation	<p>Note comments. Such issues will be considered further in establishing the spatial distribution of housing development proposed in the Preferred Strategy and in the assessment of Candidate Sites.</p>

Respondent No.	6
Representation No.	5
Respondent Name	Wyelands Estate
Respondent Organisation	Wyelands Estate Limited
Summary of Representatio	The report identifies a significant shortage of land in Chepstow, despite good demand for employment space from businesses. Of the 69.85 ha of readily available land in Monmouthshire, just 0.35 had was in Chepstow. DTZ consider this spatial distribution to be unacceptable and a mismatch with the objective of the Wales Spatial Plan and demand from occupiers. The report identifies a need to provide new general purpose industrial/business estate of some 4-6 ha. It is unclear if this achieves and adequate jobs/homes balance going forward.
Requested Change	No specific change requested.
Summary of LPA Response	It is recognised that there is a shortage of employment land in Chepstow, as defined in the Employment Sites and Premises Study. This is an issue to be addressed in preparing the LDP.
Recommendation	Note comments. Such issues will be considered further in preparing employment polices for the LDP.

Respondent No.	6
Representation No.	6
Respondent Name	Wyelands Estate Limited
Respondent Organisation	Wyelands Estate Limited
Summary of Representatio	The implications of the report are that new employment will be required at Chepstow. In terms of the location of these, paragraph 11.5 suggests that relocation space for constrained town centre businesses should be provided. We agree with this but believe the Council should ensure that the land any businesses locate from should stay in employment use. The LDP should not only provide new employment land but also maintain the current supply of existing land to ensure that genuine employment growth is facilitated.
Requested Change	No specific change requested.
Summary of LPA Response	It is recognised that there is a shortage of employment land in Chepstow, as identified in the Employment Sites and Premises Study. This is an issue to be addressed in preparing the LDP.
Recommendation	Note comments. Such issues will be considered further in preparing employment polices for the LDP.

Respondent No.	<input type="text" value="7"/>
Representation No.	<input type="text" value="1"/>
Respondent Name	<input type="text" value="Ms R Freeman"/>
Respondent Organisation	<input type="text" value="The Theatres Trust"/>
Summary of Representatio	<input type="text" value="We support the draft vision on Page 24."/>
Requested Change	<input type="text" value="No specific change requested."/>
Summary of LPA Response	<input type="text" value="Comments noted."/>
Recommendation	<input type="text" value="No further action in response to this representation."/>

Respondent No.	7
Representation No.	2
Respondent Name	Ms R Freeman
Respondent Organisation	The Theatres Trust
Summary of Representatio	We support item 1 on page 24 but for clarity and continuity suggest that the word 'cultural' is included to read " good access to employment, shops, housing, community and cultural facilities, and recreational opportunities'. It may be more succinct to provide a description of the term 'community facilities' in the text or in a Glossary and we recommend - facilities for the community that provide the health, welfare, social, educational, leisure and cultural needs of the community.
Requested Change	Include 'cultural' in objective 1.
Summary of LPA Response	Agreed.
Recommendation	Include the word 'cultural' in objective 1.

Respondent No.	7
Representation No.	3
Respondent Name	Ms R Freeman
Respondent Organisation	The Theatres Trust
Summary of Representatio	<p>The DCMS document Culture and Sustainable Communities states that 'every community, including the most disadvantaged, should expect to have access to cultural activities, opportunities for learning and self expression, attractive and safe open spaces and a well-designed built environment that respects and enhances local character'. The Wales Spatial Plan for the south east area states on page 51 that 'The tourism and leisure sector has the potential to contribute to a much greater extent to the area's economy. This includes heritage, culture, events and countryside based activities and destinations'. The provision of a wide range of more culturally based activities can offer something for everyone through arts and sport, cultural and recreational activities, which can contribute to neighbourhood renewal and made a real difference to health, crime, employment and education. It is all too easy to become bogged down in debates about access to public transport services, walking distances to schools etc. but sustainable neighbourhoods must include social facilities to ensure the population have the capacity to reap the health and social benefits which accrue from participation in regular cultural actives. It is therefore vitally important to protect your existing cultural facilities including your theatres (The Blake Theatre, Monmouth) for their contribution to the quality of cultural life and to the character and function of the district. Generally there should be an overarching policy to promote and protect your existing community, cultural and leisure facilities and to allow for new developments, eg a new cinema for Chepstow.</p>
Requested Change	Inclusion of a policy in the LDP to protect and promote the provision of community, cultural and leisure facilities.

Summary of LPA Response

The comments are noted and will be taken into account in the preparation of LDP policies. The importance of the provision of cultural facilities is recognised and reference to 'cultural' will be made in objective 1 as recommended in the response to Representation 7.2. The issue, however, is not considered to be a 'key' issue that is distinctive to Monmouthshire that requires a significant response from the LDP. It is not proposed, therefore, to identify the provision of cultural facilities as a KEY ISSUE in the relevant section of the Preferred Strategy.

Recommendation

Note comments. Such issues will be considered further in preparing policies for the LDP in relation to protection and promotion of cultural facilities.

Respondent No.	7
Representation No.	4
Respondent Name	Ms R Freeman
Respondent Organisation	The Theatres Trust
Summary of Representatio	In order to increase participation in cultural activates in rural communities and meet future community needs, consideration should be given to providing local facilities in barn conversion (for example) that combine space or resources for a range of cultural, commercial and community activities on a single site. It is especially important in villages to enable groups to have the opportunity to participate where they are excluded from, or are less able to access, mainstream services in town centres, such as younger or older people and those without access to a car. Local activities such as performance arts can promote social inclusion, bringing together existing and new communities of all ages, particularly in areas of growth, and good quality, accessible local cultural facilities are key to creating communities where people will want to live and work.
Requested Change	Consider provision of local facilities on single sites in rural areas.
Summary of LPA Response	The LDP can not address the resource issues in providing such facilities, although policies can be considered that encourage such provision through conversions, for instance.
Recommendation	Note comments. Such issues will be considered further in preparing polices for the LDP in relation to provision of cultural facilities.

Respondent No.	7
Representation No.	5
Respondent Name	Ms R Freeman
Respondent Organisation	The Theatres Trust
Summary of Representatio	It is important that the need for developer contributions for the future development of infrastructure for community and cultural activities is identified as a policy in the LDP and you may want to broaden this out in a further document to develop detailed guidance setting out what achievements are expected from section 106 agreements and addressing cultural provision. Investing time and resources in such a document will set down clearly what is required of the developer and other funding partners.
Requested Change	Include policies requiring the provision of cultural facilities through developer contributions,
Summary of LPA Response	The possible need for additional community facilities is a matter that can be borne in mind, as something that could possibly be achieved through planning obligations if appropriate and feasible.
Recommendation	Note comments. Such issues will be considered further in preparing polices for the LDP in relation to provision of cultural facilities.

Respondent No.	8
Representation No.	1
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	It appears that the Issues and Vision Report has considered many of the issues that were raised in the workshops held in June 2008 and therefore community consultation has played a key role in the preparation of the document. It also draws on documents that have been prepared as part of the evidence gathering process and takes into account a wide range of key policy documents.
Requested Change	No change requested.
Summary of LPA Response	Comments are noted.
Recommendation	No change in respect of this representation.

Respondent No.	8
Representation No.	2
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	<p>However, Section 62(5)(c) of The Act requires Local Planning Authorities to have regard to the RSS for any region which adjoins the area of the authority and the south west RSS is not referred to amongst the key policy documents listed in the Report. Policy RTS1 in the RSS Opposed Changes identifies London-South Wales (via Bristol) as a transport corridors are likely to come under significant pressure from local commuters using the routes for local journeys. As such it is recognised that provision needs to be made to manage the demand for long journeys and reduce the impacts of local journeys on these corridors. As such, more sustainable self sufficient communities need to be developed to reduce the reliance on the private motor car in all locations to reduce local journeys on these corridors of national importance and this must be borne in mind when development the Monmouthshire LDP.</p>
Requested Change	Take into account the proposals of the South West RSS, particularly Policy RTS1.
Summary of LPA Response	Comments are noted and reference will be made to South West RSS in future LDP work. The requirement to reduce the impact of local trips on the M4 Corridor is also noted.
Recommendation	Recognise the context provided by the RSS for any region adjoining the LDP area in future stages of LDP preparation.

Respondent No.	8
Representation No.	3
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	<p>The Key Issues that have been identified in the Issues and Vision Report are generally the same issues that face many Local Planning Authorities across Wales and the UK. These include, amongst other matters: a rising population and changing demographics leading to the need for more housing, especially affordable housing, with the resultant increased pressure on land: the heavy reliance and increased usage of the private car; and; the need to tackle climate change. However, there are shortcomings in the Key Issues that have been identified in the Report. As evidenced in Appendices, the workshops that were held in June outlined clear concern from residents with regard to public transport within Monmouthshire, especially with regard to the more rural parts of the County. As such the inadequate public transport infrastructure is another Key Issue that specifically needs to be recognised under the 'Travel' sub heading. This is in line with Policies PL1 and PL2 of the Draft Regional Transport Plan that is currently out to consultation, both of which specifically refer to the improvement of public transport between key settlements and their hinterlands.</p>
Requested Change	<p>A specific reference to the inadequate public transport infrastructure under the 'Travel' sub-heading.</p>
Summary of LPA Response	<p>The need to improve public transport is recognised as a significant issue for Monmouthshire. The influence that the LDP can have over this issue is limited, however. While efforts can be made to site development close to public transport facilities and perhaps use planning obligations to obtain some improvements, these representations on public transport are really matters for the Regional or Local Transport Plans but it is agreed to add</p>

Recommendation

this to the list of key issues.

Add reference to inadequate public transport to the Key Issues

Respondent No.	8
Representation No.	4
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	<p>Monmouthshire lies within the south east Wales 'Capital Network' as identified in the Wales Spatial Plan 2008 Update. The Vision for the Capital Network is 'An innovative skilled area offering a high quality of life - international yet distinctively Welsh. It will complete internationally by increasing its global visibility through stronger links between the Valleys and the coast and with the UK and the rest of Europe, helping to spread prosperity within the area and benefiting other parts of Wales'. Given the aspirations of the Welsh Assembly Government, and given Monmouthshire's location at the Gateway to Wales, it is paramount that a positive image of a thriving and vibrant Monmouthshire (and therefore Wales) is portrayed to visitors when arriving into Wales. Whilst rural Wales is encapsulated either side of the M4 and M48 when approaching from the east as a result of the lack of existing settlements, and as a result is likely to remain as such, there is little perception of a thriving and vibrant economy on this approach. Consequently, whilst Monmouthshire is a predominantly rural County, evidenced by the open land bordering on the M4 and M48 when approaching from the east, it does not portray the necessary image that would help to attract much needed inward investment that is required to enable the Welsh Assembly Government's aspirations of the Capital Network. Without this vital inward investment the Capital Network would not be able to function effectively as 'An innovative skilled area offering a high quality of life - international yet distinctively Welsh' or as an area that 'will compete internationally by increasing its global visibility through stronger links with the UK and the rest of Europe, helping to spread prosperity within the are and benefiting other parts of Wales. As a result of</p>

the above a new sub heading of 'Image' should be created in the Key Issues stating that the County needs to promote itself as a thriving and vibrant economy at the Gateway to Wales in order to attract much needed inward investment. In the right locations, this inward investment can dramatically increase employment opportunities within the County, thereby reducing the need to travel with the resultant effect of reducing the reliance on the private car. This will also assist in addressing the ageing demographics of the population within Monmouthshire which has been identified as a Key Issue and is considered later in this consultation response.

Requested Change

A new 'Image' sub heading, seeking to overcome the issue that Monmouthshire is not perceived as a thriving and vibrant economy when approaching from the east.

Summary of LPA Response

More evidence has come forward on the community's aspirations for the southern part of the County through the Options consultation. In general there was no particular appetite for significant growth in the southern part of the County. There are major employment sites in the southern part of the County and inward investment would be welcomed. It is not agreed, however, that the question of 'Image' as referred to by the respondent is a Key Issue for the Monmouthshire LDP.

The situation of Monmouthshire within the Wales Spatial Plan also needs to be considered further as it does not sit comfortably within the sub-regions of South East Wales set out in the WSP, particularly in relation the 'Connections Corridor' described in the WSP.

Recommendation

No change in respect of this representation.

Respondent No.	8
Representation No.	5
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	<p>The Draft Vision contains no actual requirement to provide for the specific 'needs' of the residents of Monmouthshire. As such a 4th aspiration is required, stating that:</p> <p>4. The specific needs of the residents of Monmouthshire, both urban and rural, have been met in terms of housing, services, facilities, infrastructure, retail, leisure and employment opportunities.</p>
Requested Change	Add 4th aspiration to the Draft Vision.
Summary of LPA Response	It is considered that the matters included in the respondent's suggested amendment to the Vision are conversed sufficiently in the existing Draft Vision and the associated Draft Objectives
Recommendation	No change in response to this representation.

Respondent No.	8
Representation No.	6
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	Firstly, and in line with the point previously outlined under Key Issues, public transport services need to be included with Draft Objective 1, notwithstanding the fact that it is referred to in Draft Objective 10, as public transport is a vital component in building sustainable communities.
Requested Change	To specifically include public transport in Objective 1.
Summary of LPA Response	Agreed.
Recommendation	Add reference to public transport in Objective 1.

Respondent No.	8
Representation No.	7
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	<p>The 'main towns'. Outlined in Draft Objective 2 need to be identified. These should include Abergavenny, Caldicot, Chepstow, Magor/Undy, Monmouth and Usk, as identified in paragraph 3.9 of the Monmouthshire UDP and under 'towns' in the Candidate Sites Register. Given the physical constraints of the land immediately surround Abergavenny, Caldicot, Chepstow, Monmouth and Usk as identified in paragraphs 4.6.5 - 4.6.9 of the UDP, it is important that Magor/Undy is included within this group. This is especially the case given that Magor/Undy is less constrained than the above settlements, with existing clear and defensible boundaries in the M4/M48 and the London-West Wales railway line that will control further urban sprawl, has a high level of services and facilities, very good public transport connections and is served by large existing employment sites including the Gwent Europark Distribution Centre, Interbrew and the Magor Service Area.</p>
Requested Change	To specifically identify the 'main towns' to include Abergavenny, Caldicot, Chepstow, Magor/Undy, Monmouth and Usk.
Summary of LPA Response	<p>This objective is intended to relate to the main towns of Monmouthshire. In retailing terms, for instance, the UDP identifies Abergavenny, Chepstow, Caldicot and Monmouth as 'County Towns' while Magor, Usk and Raglan are identified as 'Local Centres'. In the Wales Spatial Plan, Abergavenny and Chepstow are identified as 'key settlements', which should function as service and employment hubs for surrounding settlements. The County Council made representations on the WSP Update to the effect that Monmouth should be added to the list of key settlements. These representations were not taken on board but the WSP does state that other important towns</p>

will be identified through the LDP process. In this respect, Monmouth is considered to clearly have the characteristics of a 'key settlement' as defined in the WSP. Caldicot is slightly more problematic but it does have a wide range of community facilities, an important retail offer and access to employment and public transport opportunities. Its total population is around 9,700, greater than that of Monmouth. Magor/Undy has a population of 5,700. Its description in the UDP as a 'village' is problematic, as it has more of an urban or suburban character. Usk is an important centre for its surrounding rural area and has a good range of small shops. Its population, however, is 2,300 and it is obviously of a much lesser scale than the main 'towns' of Monmouthshire in terms of the services it provides and its regional significance. Identification as a 'main town' in any event would not necessarily mean that the settlement would become a focus for significant residential growth, the emphasis is on the range of services etc. that the settlement provides for its surrounding hinterland. It is agreed, however, that the wording of this objective needs to be more specific to avoid this sort of confusion.

Recommendation

Amend Objective 2 to read:

'To sustain and enhance the main County towns of Abergavenny, Chepstow, Monmouth and Caldicot as vibrant and attractive centres that meet the needs of their own populations and those of their surrounding hinterlands.'

Respondent No.	8
Representation No.	8
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	<p>Sustainable development needs to be achieved throughout the County, and indeed throughout Wales and the rest of the UK. Draft Objective 1 refers to 'building' sustainable communities and Draft Objectives 2 and 3 deal with sustaining, enhancing and supporting 'main towns' and existing rural communities' respectively. The LDP needs to ensure that the self sufficiency of 'all' settlements is sustained, enhanced and supported through sustainable development to ensure that some communities aren't marginalised. i.e. a focus on the 'main towns' and 'existing rural communities' at the expense of 'other' settlements that may be perceived to fall between these two categories. Increasing self sufficiency will also assist in creating a more balanced age range within the County, given that in Monmouthshire there is a relatively higher proportion of older people and a lower proportion of young adults compared with the UK average, and this has been identified as one of the Key Issues in the document. This improved self sufficiency could be incorporated into the existing Draft Objectives mentioned above or be subject to a new stand alone Objective.</p>
Requested Change	To include reference to the need to sustain, enhance and support the self sufficiency of 'all' settlements
Summary of LPA Response	<p>It is considered that there are significant differences in the issues being faced by the main towns (see response Representation 8.7) and the rural areas. This is reflected in having separate objectives 2 and 3. The wording of objective 1 relates to achieving sustainable development in all of the County's communities and it is not agreed that some settlements are excluded through falling between the main towns and rural areas.</p>

Recommendation

No change in respect of this representation.

Respondent No.	8
Representation No.	9
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	The Wales Spatial Plan has identified that the south east Wales Capital Network needs to deliver 108,900 dwelling in the period 2003 - 2021, 6,140 of which need to be delivered in Monmouthshire. It must also be noted that the latest population projection figures, which are due out later this year, could lead to a rise in that figure. Given the step change in housing delivery it is paramount that these figures are achieved to meet housing needs for all. As such Draft Objective 4 needs to include open market housing and not be so specific towards solely affordable housing.
Requested Change	Amend Objective 4 to read 'To provide suitable levels of housing, including affordable housing,....'
Summary of LPA Response	With regard to the need to make reference to general housing needs in the Objective, it is accepted that there is a need to give greater emphasis to this matter. At the same time, the Council's view (which is considered to have been the view of most participants in the community workshops) is that there is a need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It is recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. An amendment to the wording of the Objective is suggested, therefore, that makes reference to an overall housing level that provides choice for existing and proposed residents, within the context of the environmental constraints faced by the County.
Recommendation	Amend Objective 4 to read: 'To provide a level of housing that is

commensurate with the environmental capacity of the County and sufficient to provide a wide ranging choice of homes both for existing and future residents, while ensuring that local needs for appropriate, affordable and accessible housing are met as far as possible, particularly in towns but also in rural areas, so long as such housing can assist in building sustainable rural communities without promoting excessive unsustainable travel patterns.'

Respondent No.	8
Representation No.	10
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	<p>As referred to under Key Issue above, there is a need to promote Monmouthshire as a thriving and vibrant economy in order to achieve the aspiration outlined in the Wales Spatial Plan. As such a further Draft Objective needs to be included with the aim: 'To promote Monmouthshire as a thriving and vibrant economy at the Gateway to Wales, thus encouraging investment into Wales from other regions within the UK, Europe and the rest of the word.' A thriving and vibrant economy will also provide a wide range of jobs, which can be delivered in industries most suited to the needs an skills of the residents of Monmouthshire. This may encourage Monmouthshire's young adults to stay in the County and work which will assist in creating a more balanced age range. This is especially prevalent given that there is a relatively higher proportion of older people and a lower proportion of young adults in the county compared with the UK average, one of the Key Issues in the Issues and Vision Report.</p>
Requested Change	<p>Add a further Objective:</p> <p>'To promote Monmouthshire as a thriving and vibrant economy at the Gateway to Wales, thus encouraging investment into Wales from other regions within the UK, Europe and the rest of the word.'</p>
Summary of LPA Response	<p>More evidence has come forward on the community's aspirations for the southern part of the County through the Options consultation. In general there was no particular appetite for significant growth in the southern part of the County. There are major employment sites in the southern part of the County and inward investment would be welcomed. It is not agreed, however, that the question of ' Image' as referred to by the</p>

respondent is a matter that requires a specific objective in the Monmouthshire LDP.

Recommendation

No change in respect of this representation.

Respondent No.	8
Representation No.	11
Respondent Name	Bovis Homes
Respondent Organisation	Bovis Homes
Summary of Representatio	<p>Finally, as outlined throughout Planning Policy Wales (2002), urban regeneration is an objective of the Welsh Assembly Government. Paragraph 2.4.1 states that the Welsh Assembly Government's priorities for urban areas are to secure environmentally sound and socially inclusive regeneration and to foster sustainable change. Consequently an additional Draft Objective is required: ' To promote urban regeneration, both outside and within settlements, to foster integrated communities an support and enhance existing centres so as to increase their self sufficiency and sustainability.</p>
Requested Change	<p>Add an additional objective:</p> <p>' To promote urban regeneration, both outside and within settlements, to foster integrated communities an support and enhance existing centres so as to increase their self sufficiency and sustainability.'</p>
Summary of LPA Response	<p>Draft Objectives 1 and 2 seek to promote the sustainability of Monmouthshire's main towns. It is considered that these objectives cover the sort of issues referred to by the respondent and that 'regeneration' is not such an issue for the Monmouthshire as it might be, say, in large urban centres or valley communities A number of regeneration initiatives have been carried out or are taking place outside the development plan process. It is not considered, therefore, that a specific objective of this nature is required.</p>
Recommendation	No change in respect of this representation.

Respondent No.	9
Representation No.	2
Respondent Name	Mr A Newman
Respondent Organisation	St Arvans Community Council
Summary of Representatio	Land - It is better to expand towns where the infrastructure exists than to expand small village and communities where there is none and facilities are limited that is leading to an increase in the use of cars for work and leisure.
Requested Change	No specific change requested.
Summary of LPA Response	These issues will be considered in choosing a Preferred Strategy following the Options consultation.
Recommendation	Comments noted. Such issues will be considered further in developing the Preferred Strategy.

Respondent No.	9
Representation No.	3
Respondent Name	Mr A Newman
Respondent Organisation	St Arvans Community Council
Summary of Representatio	The comments about the economy are meaningless without defining 'rural economy'
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted. It is recognised that it would be useful to expand this notion further.
Recommendation	Comments noted and to be borne in mind in developing policies on rural development.

Respondent No.	9
Representation No.	4
Respondent Name	Mr A Newman
Respondent Organisation	St Arvans Community Council
Summary of Representatio	Built Environment - agreed, more notice should be taken of observations by Community Councils on planning applications
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted, although the consideration of community council comments in the determination of planning applications is not a matter for the LDP.
Recommendation	No change in respect of this representation.

Respondent No.	9
Representation No.	5
Respondent Name	Mr A Newman
Respondent Organisation	St Arvans Community Council
Summary of Representatio	Same as comments on 'Land'
Requested Change	No specific change requested.
Summary of LPA Response	These issues will be considered in choosing a Preferred Strategy following the Options consultation.
Recommendation	Comments noted. Such issues will be considered further in developing the Preferred Strategy.

Respondent No.	9
Representation No.	6
Respondent Name	Mr A Newman
Respondent Organisation	St Arvans Community Council
Summary of Representatio	Support for rural communities is vital but it is difficult to reconcile how it assists in sustaining populations and the rural economy by building more houses and extending boundaries. Existing populations can only be sustained by improving on what already exists and this includes infrastructure and services
Requested Change	No specific change requested.
Summary of LPA Response	These issues will be considered in choosing a Preferred Strategy following the Options consultation. It is recognised that providing new housing development in villages will not necessarily protect existing services or encourage the provision of new ones. At the same time, the additional population growth, particularly if meeting local need rather than encouraging further in-migration from those who might be commuting long distances, could assist in building sustainable communities. These are issues that will need to be explored further as LDP policies are developed.
Recommendation	Comments noted. Such issues will be considered further in developing the Preferred Strategy.

Respondent No.	10
Representation No.	1
Respondent Name	Western Power Distribution
Respondent Organisation	Western Power Distribution
Summary of Representatio	<p>Concerned about comment on page 17 of report under the heading 'Retained Character of Countryside', which states that to maintain rural landscapes restrictions should be placed on pylons, turbines and phone masts. Asks that the following comment is taken into consideration:</p> <p>'Western Power Distribution have a licence requirement to operate an economic and efficient electricity distribution network when reinforcing the network or making connection to new customers. This means in many cases overhead lines are a requirement due to either cost of other constraints. The majority of overhead lines at voltages operated by Western Power Distribution can be built on wood poles but more strategic works can require the use of pylons to support the overhead wires.'</p>
Requested Change	Reflect this statement in next step of LDP process.
Summary of LPA Response	This section of the report simply records comments made at the workshops. It does not necessarily reflect the Council's position or any likely future policy drafting.
Recommendation	Comments noted.

Respondent No.	11
Representation No.	1
Respondent Name	National Grid
Respondent Organisation	National Grid
Summary of Representatio	<p>With reference to comment on page 17 - Preserving Monmouthshire's Special Character; Retained Character of the Countryside regarding the restriction of pylons within the countryside:</p> <p>Although National Grid believes that the effect of overhead lines on amenity should be considered during the production of Local Development Plans, it is our view that a general restriction on pylons within rural areas would be inappropriate. National Grid therefore requests that they are adequately consulted, and that the operating procedures and policies of National Grid are considered, during the formulation of any future planning policies on this topic.</p> <p>Additional detailed information is provided on the practices of the National Grid explaining the rational behind this representation.</p>
Requested Change	Take these comments into account in formulation of policies on this topic.
Summary of LPA Response	This section of the report simply records comments made at the workshops. It does not necessarily reflect the Council's position or any likely future policy drafting
Recommendation	Comments noted.

Respondent No.	12
Representation No.	1
Respondent Name	Mrs H Clatworthy
Respondent Organisation	MCC Sustainable Development Team
Summary of Representatio	P3. Will there be scope to include Supplementary Planning Guidance etc to introduce more specific planning policies, as well as the broad policies in the LDP? Eg Merton 10% rule.
Requested Change	No specific change requested.
Summary of LPA Response	Planning policies relating to energy efficiency and renewable energy will be developed in later stages of the LDP process in the preparation of the Deposit Plan and related Supplementary Planning Guidance.
Recommendation	Comments noted.

Respondent No.	12
Representation No.	2
Respondent Name	Mrs H Clatworthy
Respondent Organisation	MCC Sustainable Development Team
Summary of Representatio	P7. It is hard to refer to the key areas of the Community Strategy when the Community Strategy is still a draft and hasn't been agreed yet. Is the LDP doing all it can to help deliver the Community Strategy? (maybe it is, but has this been thought through?)
Requested Change	No specific change requested.
Summary of LPA Response	The Community Strategy Update is being progressed and it is considered appropriate to refer to latest version at the time of the preparation of LDP documents. The emerging themes of the Community Strategy - affordable housing provision, climate change and access to services - all have spatial implications and will be considered in the LDP. The LDP is having regard to the Community Strategy, therefore, and there are areas of cross-cutting work, e.g. in the development of a Vision for Monmouthshire.
Recommendation	No further action in respect of this representation.

Respondent No.	12
Representation No.	3
Respondent Name	Mrs H Clatworthy
Respondent Organisation	MCC Sustainable Development Team
Summary of Representatio	P.13. It is a little confusing to set out first the Issues and then the Key Issues, but to change the headings in the Key Issues. Some naturally seem to group together eg Rural Environment, Built Environment, but others eg Settlement Pattern didn't feature in the list of Issues at all
Requested Change	No specific change requested.
Summary of LPA Response	The point is taken but the section on Issues is a brief summary of the material gathered in the workshops, which followed this particular format based on the categories of the Wales Spatial Plan. The Preferred Strategy will only contain a section on Key Issues, not a general summary of the workshops so the two section will not appear together in later documents, reducing the possibility for confusion. Having said that, the LDP topics will be arranged in the same format as the WSP, as set out in the SA/SEA Scoping Report.
Recommendation	Arrange the Key Issues in the same format as the themes of the Wales Spatial Plan and the SA/SEA Scoping Report.

Respondent No.	12
Representation No.	4
Respondent Name	Mrs H Clatworthy
Respondent Organisation	MCC Sustainable Development Team
Summary of Representatio	<p>P.15. In general, we agree with the key issues, but feel that Climate Change, Waste, Travel and Rural Environment should given more of a priority. We would suggest the following be added to the list of key issues.</p> <p>Climate Change * There is need to restrict development on floodplains which is contributing to flood risk. * There has been limited encouragement for renewable energy technologies. Travel * Monmouthshire has a limited public transport infrastructure. Waste * There is a need to minimise the amount of waste generated in the County.</p>
Requested Change	<p>The following be added to the list of key issues.</p> <p>Climate Change * There is need to restrict development on floodplains which is contributing to flood risk. * There has been limited encouragement for renewable energy technologies. Travel * Monmouthshire has a limited public transport infrastructure. Waste * There is a need to minimise the amount of waste generated in the County.</p>
Summary of LPA Response	<p>Development on flood plains, Renewable Energy technologies - These are relatively detailed matters that are not considered to require mention at this stage. Risk from flooding is already identified as a Key Issue and the promotion of renewable energy technologies is referred to in Objective 9.</p> <p>Waste reduction - The LDP can have limited influence over waste reduction, which depends more on social behaviour and national legislation (on packaging for instance). There some areas where the LDP can exert an influence, however, such as encouraging the use of demolition waste on site and it is agreed to add 'waste reduction' to the Key Issue.</p>

Public transport - The need to improve public transport is recognised as a significant issue for Monmouthshire. The influence that the LDP can have over this issue is limited, however. While efforts can be made to site development close to public transport facilities and perhaps use planning obligations to obtain some improvements, these representations on public transport are really matters for the Regional or Local Transport Plans but it is agreed to add this to the list of key issues.

Recommendation

Add references to Waste Reduction and Public Transport to the Key Issues.

Respondent No.	12
Representation No.	5
Respondent Name	Mrs H Clatworthy
Respondent Organisation	MCC Sustainable Development Team
Summary of Representatio	P.16 Once again it is a little confusing to have separate headings again for the visioning themes.
Requested Change	No specific change requested.
Summary of LPA Response	This section relates to the development of the Vision, which is a separate matter to the Issues and is an attempt to draw out the main themes of the Visioning exercises in the workshops.
Recommendation	No change in respect of this representation

Respondent No.	12
Representation No.	6
Respondent Name	Mrs H Clatworthy
Respondent Organisation	MCC Sustainable Development Team
Summary of Representatio	p.24 As above, could the draft objectives relate to the same heading as the visioning themes or maybe the Key Issues - this would make the whole document clearer and easier to follow.
Requested Change	Relate the draft objectives to the same headings as the visioning themes of key issues.
Summary of LPA Response	It is recognised that the objectives need to relate to key issues that the LDP has to address and the format of the report will be looked at when preparing the relevant section of the Preferred Strategy document.
Recommendation	Relate the Objectives to the Key Issues in the Preferred Strategy report.

Respondent No.	12
Representation No.	7
Respondent Name	Mrs H Clatworthy
Respondent Organisation	MCC Sustainable Development Team
Summary of Representatio	<p>In the Vision we suggest the following additions:</p> <p>1) the distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced in a sustainable manner. 2) People live in more inclusive, cohesive, prosperous, vibrant and sustainable communities....'</p>
Requested Change	<p>Amend the Vision to read:</p> <p>1) the distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced in a sustainable manner. 2) People live in more inclusive, cohesive, prosperous, vibrant and sustainable communities....'</p>
Summary of LPA Response	<p>It is considered that protecting and enhancing the County's built and natural heritage would by definition be likely to 'sustainable'.</p> <p>Similarly, if the aspirations set out in part (2) of the Vision are achieved then taken together these would be achieving 'sustainable' communities.</p> <p>Reference to 'sustainable' communities and lifestyles is also made in part 3) of the Vision and in some of the Objectives.</p> <p>The alterations suggested by the respondent, therefore, are considered to be superfluous and unnecessary.</p>
Recommendation	No specific change in response to this representation.

Respondent No.	12
Representation No.	8
Respondent Name	Mrs H Clatworthy
Respondent Organisation	MCC Sustainable Development Team
Summary of Representatio	<p>In the Objectives add the following in to Number 9:</p> <p>(9) To promote sustainable lifestyles that include increased opportunities for energy efficiency, renewable energy, recycling'</p>
Requested Change	<p>(9) To promote sustainable lifestyles that include increased opportunities for energy efficiency, renewable energy, recycling'</p>
Summary of LPA Response	Agreed
Recommendation	<p>Amend Objective 9 to read:</p> <p>(9) To promote sustainable lifestyles that include increased opportunities for energy efficiency, renewable energy, recycling'</p>

Respondent No.	12
Representation No.	9
Respondent Name	Mrs H Clatworthy
Respondent Organisation	MCC Sustainable Development Team
Summary of Representatio	Finally, are the objectives SMART? It is important that we are able to see whether the objectives are actually being achieved by the LDP.
Requested Change	No specific change requested.
Summary of LPA Response	Sustainability indicators are being developed in connection with the LDP SA/SEA Framework. These can be used or adapted to monitor whether or not the LDP Objectives are being achieved and there will need to be a section included in the Preferred Strategy that indicates how the LDP will be monitored.
Recommendation	Comments noted and to be borne in mind in the drafting of the LDP Preferred Strategy.

Respondent No.	13
Representation No.	1
Respondent Name	Mr J Grant
Respondent Organisation	Grwp Capel Cadwyn
Summary of Representatio	The report would appear to provide an appropriate framework for the Local Development Plan. However, rather like 'Mother's Apple Pie', it is not easy to criticize the sentiments contained in it. The devil is, as always, in the detail and particularly in the motivation of the people who monitor and supervise its implementation.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation.

Respondent No.	13
Representation No.	2
Respondent Name	Mr J Grant
Respondent Organisation	Grwp Capel Cadwyn
Summary of Representatio	Housing - The statement that demand for housing is being created inter alia by 'in migration' appears to be a circular argument. If houses are not available, in migration will be restricted, albeit that demand for existing properties could force house prices up. This argues for the first proposition that housing development should concentrate on the provision of affordable housing. What is the local evidential basis of in migration to justify large commercial housing estates being provided for in the LDP. It should be governed by Planning Issues not the commercial imperative of Developers attracting in migrants.
Requested Change	No specific change requested.
Summary of LPA Response	It is recognised that it is unlikely that population growth fuelled by in-migration would take place if the housing was not provided to meet this demand. These factors will be considered in choosing the level of growth to be accommodated in the County, which will be set out in the Preferred Strategy. Supporting technical information in explanation of the level of growth chosen will be provided in a supporting paper.
Recommendation	No change in respect of this representation.

Respondent No.	13
Representation No.	3
Respondent Name	Mr J Grant
Respondent Organisation	Grwp Capel Cadwyn
Summary of Representatio	Retail - The County's town centres are at least as vulnerable (if not more) to retail parks in edge of town centre locations as they are to out of town locations. While there may be concerns about the leakage of food shopping, there is arguably greater concern in Abergavenny (ref Workshop evidence) at the prospect of unnecessary non-food provision (i.e. retail park) on the edge of the commercial shopping area. This would prejudice the viability of existing town centre and do nothing for sustainability or reduction of car travel. Balance would require that this should be included as a Key Issue.
Requested Change	Amend the Key Issue relating to Retail to make reference to edge of centre shopping developments.
Summary of LPA Response	<p>The respondent appears to be making reference to a current planning application in Abergavenny that is being considered under existing UDP policies. This is a specific case that is not a Key Issue for the LDP.</p> <p>It is accepted that further consideration should be given to the wording of this Key Issue, however, as it needs to be more general so that the situation in all towns in the County can be reflected.</p>
Recommendation	Reword this Key Issue to reflect the situation in all towns in the County.

Respondent No.	13
Representation No.	4
Respondent Name	Mr J Grant
Respondent Organisation	Grwp Capel Cadwyn
Summary of Representatio	Entirely worthy objectives, but the Abergavenny community could be excused for viewing these objectives with scepticism, if not cynicism given MCC's determination to pursue commercial gain for their cattle market site rather than sound planning objectives. (see retail comment).
Requested Change	No specific change requested.
Summary of LPA Response	This comment relates to a current planning application in Abergavenny and does not specifically relate to the LDP.
Recommendation	No change in respect of this representation.

Respondent No.	13
Representation No.	5
Respondent Name	Mr J Grant
Respondent Organisation	Grwp Capel Cadwyn
Summary of Representatio	Candidate Site - Orchard House Lands, Abergavenny Ref: CS/0208. Including this area as a future site for housing and associated development is totally unjustified. It would destroy the present gradual transition between town and National Park on the walkers route to the Sugar Loaf. It would form a hard urban skewering of the landscape visible from the Sugar Loaf and its approaches. It would undoubtedly be a precedent for much more widespread development in the future.
Requested Change	No specific change requested.
Summary of LPA Response	The assessment of Candidate Sites will come later in the LDP process and is not a subject for the current consultation.
Recommendation	Comments noted and to be taken into account in the assessment of Candidate Sites.

Respondent No.	14
Representation No.	1
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	Essentially the general thrusts of the strategic issues contained within the consultation document are consistent with higher level policy at national and strategic levels. However, to build sustainable communities serious consideration would have to be given to allocating new development sites within rural locations (close to good public transport links). This approach would also assist in clawing back migrating young people and facilitate the needs and demands of the ageing populations.
Requested Change	No specific change requested.
Summary of LPA Response	These issues will be considered in choosing a Preferred Strategy following the Options consultation.
Recommendation	Comments noted. Such issues will be considered further in the preparation of the Preferred Strategy.

Respondent No.	14
Representation No.	2
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	We broadly support the need to bring forward affordable housing in rural areas. However, due to the varied and diverse character and nature of the rural areas within Monmouthshire it is considered that an emerging affordable housing policy should be pragmatic and flexible to allow local needs and market lead demands to be part of the determining factors in the type and amount of affordable housing that should be provided to come forward during the plan period.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues will be considered further in developing affordable housing policy for the LDP.

Respondent No.	14
Representation No.	3
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	The Key Issues sections highlights that 'The population of Monmouthshire has been showing a steady increase, with all of this increase being fuelled by in-migration, leading to pressures for further growth in the County'. Evidently to assist providing suitable housing accommodation for the current and future (increasing) population of Monmouthshire appropriate sustainable sites for residential development (such as the land adjoining the Piercefield Public House, St Arvans) should be allocated to come forward during the emerging plan period.
Requested Change	Allocate the respondent's site as suitable for housing accommodation to meet the needs of the increasing population on Monmouthshire.
Summary of LPA Response	<p>The level and distribution of housing growth are currently being considered as part of the consultation on Options. These issues will be considered in choosing a Preferred Strategy following this Options consultation.</p> <p>An assessment of the respondent's suggested site will be carried out later in the LDP process.</p>
Recommendation	Comments noted, the site specific comments to be taken into account in the Candidate Site assessment process.

Respondent No.	14
Representation No.	4
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	The Key Issues section also touches upon settlement patterns and highlights the fact that Monmouthshire is predominantly a rural county with only 45% of the total population living in urban area. Therefore mindful of this point it is considered that the release of Greenfield land will have to be seriously considered along with the associated expansion to settlement boundaries to accommodate some of the future projected high level of housing development for Monmouthshire. The overall benefit of this approach is that the release of appropriate greenfield development sites adjoining existing urban areas could support the existing services and attract new facilities and services to ensure attractive and vibrant communities are created and th regeneration benefits all.
Requested Change	No specific change requested.
Summary of LPA Response	These issues will be considered in choosing a Preferred Strategy following the Options consultation.
Recommendation	Comments noted. Such issues will be considered further in the preparation of the Preferred Strategy and the Deposit Plan.

Respondent No.	14
Representation No.	5
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	<p>Furthermore, on page 14 under the heading 'Land' it states 'There are limited opportunities for Brownfield development within the County's existing urban areas'. New greenfield development sites (such as land adjoining the Piercefield Inn, St Arvans) will have to be seriously considered as a preferred method of providing key and suitable sustainable residential developments within Monmouthshire.</p>
Requested Change	No specific change requested.
Summary of LPA Response	<p>The level and distribution of housing growth are currently being considered as part of the consultation on Options. These issues, including the extent to which greenfield land will need to be released will be considered in choosing a Preferred Strategy following this Options consultation.</p> <p>An assessment of the respondent's suggested site will be carried out later in the LDP process.</p>
Recommendation	Comments noted, the site specific comments to be taken into account in the Candidate Site assessment process.

Respondent No.	14
Representation No.	6
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	We also endorse that a range of housing should have consideration for more efficient and appropriate housing and the point that 'allows development in more villages - make them more sustainable' and 'housing for all - young and old'. However, to achieve this review of current population demographics will have to be undertaken so that the right kind of services and facilities can be improved and provided. Improved facilities will not just meet the needs of the ageing rural population but also stop the outward migration of the younger generation from rural areas.
Requested Change	No specific change requested.
Summary of LPA Response	<p>The respondent is making reference to the record of points that were made in the workshops.</p> <p>It is agreed that consideration will need to be given to the drafting of polices that ensure that 'appropriate' housing is provided to meet the specific needs of the existing population.</p>
Recommendation	Comments noted. Such issues will be considered further in drafting housing policies for the LDP

Respondent No.	14
Representation No.	7
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	In general we support the vision of promoting accessible housing to help build sustainable communities.
Requested Change	No specific change requested
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation.

Respondent No.	14
Representation No.	8
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	We consider in principle that housing in Monmouthshire should be delivered to cater for a range of needs and aspirations, including a wide choice and mix of dwellings, in order to promote the establishment of sustainable communities.
Requested Change	No specific change requested.
Summary of LPA Response	<p>The respondent is making reference to the record of points that were made in the workshops.</p> <p>It is agreed that consideration will need to be given to the drafting of polices that ensure that 'appropriate' housing is provided to meet the specific needs of the existing population.</p>
Recommendation	Comments noted. Such issues will be considered further in drafting housing policies for the LDP

Respondent No.	14
Representation No.	9
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	Consideration should also be given to the fact that greenfield sites should not be protected merely for their own sake if they lie in an appropriate location to create a more sustainable development opportunity. The key is to guide the form of development through sympathetic landscape led Master planning at appropriate housing density to respect the character of the surrounding area and create new strategic green links between the existing urban areas and the countryside beyond.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	14
Representation No.	10
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	In terms of affordable housing provisions we consider that a more relaxed approach to apposition the percentage of affordable housing required on new housing sites should be taken. We consider that the affordable housing need levels should be negotiated because it is simply a quantitative increase in affordable accommodation that is needed. It is necessary to consider qualitative issue also. Therefore an negotiation should be based on the most recent affordable housing need date at the time a planning application for residential development is made.
Requested Change	No specific change requested.
Summary of LPA Response	It is accepted practice to require a specific proportion of housing in a development to be affordable and this is considered essential to ensure that an appropriate level of affordable housing is provided. This is normally based on evidence of local need, including the type of housing required, and the precise mix is negotiated on a case by case basis. Such negotiations would also consider viability issues if a developer was attempting to argue that the affordable housing requirements were affecting the viability of the proposed scheme.
Recommendation	No change in response to this representation.

Respondent No.	14
Representation No.	11
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	Having regard to 'Sustainable Lifestyles' (page 21) point 4, it is considered that this point should be re-worded to be less stringent and thus should read 'All new buildings should aim to be zero-carbon'. It is also recommended that 'All new developments to be carbon neutral' should be revised to read 'All new development should aim to be carbon neutral'.
Requested Change	Reword the points as suggested.
Summary of LPA Response	The respondent is making reference to the record of points that were made in the workshops. It would not be appropriate to reword them, therefore, although the comments can be taken into account when developing LDP policies in this topic area.
Recommendation	Comments noted. Such issues will be considered further in developing policies in this topic area.

Respondent No.	14
Representation No.	12
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	We agree with the draft LDP vision but disagree with one of the draft LDP objectives. It is considered that the following revision should be made to objective No 4. 'To provide suitable levels of affordable or open market led housing, particularly in towns but also in rural areas, so long as such rural housing assist in sustaining existing populations without promoting excessive unsustainable travel patterns'.
Requested Change	Change Objective 4 to read: 'To provide suitable levels of affordable or open market led housing, particularly in towns but also in rural areas, so long as such rural housing assist in sustaining existing populations without promoting excessive unsustainable travel patterns'.
Summary of LPA Response	With regard to the need to make reference to general housing needs in the Objective, it is accepted that there is a need to give greater emphasis to this matter. At the same time, the Council's view (which is considered to have been the view of most participants in the community workshops) is that there is a need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It is recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. An amendment to the wording of the Objective is suggested, therefore, that makes reference to an overall housing level that provides choice for existing and proposed residents, within the context of the environmental constraints faced by the County.
Recommendation	Amend Objective 4 to read:

To provide a level of housing that is commensurate with the environmental capacity of the County and sufficient to provide a wide ranging choice of homes both for existing and future residents, while ensuring that local needs for appropriate, affordable and accessible housing are met as far as possible, particularly in towns but also in rural areas, so long as such housing can assist in building sustainable rural communities without promoting excessive unsustainable travel patterns.

Respondent No.	14
Representation No.	13
Respondent Name	SA Brains
Respondent Organisation	SA Brains
Summary of Representatio	<p>Generally we endorse that the 'objectives' are appropriate for Monmouthshire. However, to ensure that the proposed objectives are robust we consider that additional objectives/strategies should be listed such as:</p> <ul style="list-style-type: none"> * To provide the right development in the right place at the right time to meet people's needs * To reduce the consumption of natural resources through environmentally friendly construction, the promotion of renewable forms of energy and effective recycling; * To protect, conserve and enhance biodiversity, landscape character, air, soil and water quality and to reduce the risk of flooding; and * To encourage and facilitate inward investment and to create high and stable level of economic growth.
Requested Change	<p>To add the following objectives:</p> <ul style="list-style-type: none"> a) 'To provide the right development in the right place at the right time to meet people's needs' b) "To reduce the consumption of natural resources through environmentally friendly construction, the promotion of renewable forms of energy and effective recycling' c) To protect, conserve and enhance biodiversity, landscape character, air, soil and water quality and to reduce the risk of flooding" d) To encourage and facilitate inward investment and to create high and stable level of economic growth'.
Summary of LPA Response	<ul style="list-style-type: none"> a) is felt to be too vague to be of any value b) These matters are generally covered by draft objectives 9 and 11. It is proposed to add a reference to renewable energy to objective 9 (see response to Representation 12.8) c) These matters cover a number of topics and are felt to be generally covered by draft objectives 6 and 9.

d) While major inward investment would be welcomed, this is not considered to be a significant aspiration for the LDP, given the difficulty in attracting such development when grants are available for such purposes in neighbouring authorities but not in Monmouthshire. Also, the general view (in evidence from the workshops and the LDP Employment Land Study) is that, as a priority, more needs to be done to provide opportunities for local businesses. This is covered by Objective 5. It is not agreed that the specific objective suggested by the respondent needs to be added.

Recommendation

No change in respect of this representation (see Rep. 12.8 for amendment to draft objective 9).

Respondent No.	15
Representation No.	1
Respondent Name	Mr A Watkins
Respondent Organisation	Usk Town Council
Summary of Representatio	<p>The Council are strongly of the opinion that an approved development of some 9.66 hectares of land is detrimental to the town as a whole, being completely out of proportion to its needs and very much against the judgement not only of the Town Council but of the general public of the town. Whilst it is generally accepted that gradual development is necessary, we note that the current development of 119 houses now being constructed on the Monmouth Road site will satisfy the needs of the town for the coming years and therefore no new large development is necessary or desirable. The consequence of granting permission for these 9.66 hectares for residential use would allow a development which could accommodate up to 240 more residential properties. The resulting increase in population could amount to an addition of more than 50% of the current population. The Council believes that this is an unacceptable rise in numbers which no one wants. Hundreds more houses, in addition to the development by Barratt on the Monmouth Road site are not in the needs or interests of residents if this town and is completely out of balance when considering its long term future. Another matter which should influence your consideration in this matter is that after the completion of the existing Castle Oak site in about 1988, an application was made to develop a further row of houses above the existing skyline to the north of that development. This was refused and after appeal the plan was again refused. The current proposed development as listed and which are contained in the Candidate Site Register would breach that convention, allowing many houses to be constructed well above the now accepted skyline.</p>

Requested Change

No change requested.

Summary of LPA Response

These are objections to Candidate Sites submissions and are not the subject of the current consultation.

Recommendation

Comments noted and to be taken account in Candidate Sites Assessment.

Respondent No.	16
Representation No.	1
Respondent Name	Gwent NHS Healthcare Trust
Respondent Organisation	Gwent NHS Healthcare Trust
Summary of Representatio	<p>There are a number of issues that emerge from the report as being particularly important for housing. These include the impact of continuing population growth, the high price of housing compared to income and the need for affordable housing more generally in terms of type of product and meeting the needs of the population. The situation in terms of affordability is improving. The Council's Affordable Housing SPG (March 07) indicates the extent of the affordable housing problem, confirming a backlog of almost 5,000 affordable houses in Monmouthshire. Affordability to one side, this is a substantial requirement. The Welsh Assembly Government recently published updated population forecasts, based on 2006 trend figures for Monmouthshire. They demonstrate that the population is set to increase by 3% every 5 years up to 2021 or 0.6% per annum. Having had concern regarding the proposed housing requirement figure as proposed by SEWSPG we previously made our own trend based assumptions. The table below demonstrates that providing 350 dwellings per annum was sufficient to meet population of 0.36% per annum, well short of the projected population rise. (Table attached). Scenario 4 is the closest match to the projected population increase and we therefore consider that the housing requirement should reflect the 2006 population futures and be in the region of 480 dwelling per annum, notwithstanding the affordable housing shortage. It is essential that the housing requirement for Monmouthshire reflects the most up to date population trends. Failure to do so will have a detrimental impact on meeting the needs of the community and the affordability issue. The Wales Spatial Plan Update 2008 does not identify Monmouth as a key settlement. Whist</p>

we acknowledge that Monmouth will have an important role, LDPs must pay regard to the Wales Spatial Plan and failure to do so could jeopardise the spatial function and operation of the South East region.

Requested Change

Adopt a housing target of 480 dwellings per year.

Summary of LPA Response

The assessment of different levels of growth will be a matter for the Options stage of the LDP preparation. A figure close to the 480 suggested by the respondent has been put forward as one possible growth option for consultation and assessment.

The Wales Spatial Plan Update 2008 states that 'Other important towns in the Capital region will be identified through the local development plan process.' It is considered entirely reasonable, therefore, for the LDP to treat Monmouth as a key settlement so long as evidence is provided to justify this.

Should the Preferred Strategy identify Monmouth as a key settlement for the purposes of the LDP then the respondent would have the opportunity to make representations at that stage.

Recommendation

Note comments. Such issues will be considered further in Options assessment.

Respondent No.	16
Representation No.	2
Respondent Name	Gwent NHS Healthcare Trust
Respondent Organisation	Gwent NHS Healthcare Trust
Summary of Representatio	<p>The study identifies land with the potential to provide 1,032 houses to 2021, almost half of which is anticipated to come from non-site specific windfalls. This has a degree of risk. The findings of the 2008 Joint Housing Land Availability Study (JHLAS) has not been finalised. The 2007 JHLAS found a supply of 1,001 dwellings at April 2007 but also predicted a shortfall of some 297 houses to 2011.</p>
Requested Change	No specific change requested.
Summary of LPA Response	<p>The use of a 'windfall' allowance in Urban Housing Potential Studies is an established methodology. The 'risk' associated with this is something that will have to be assessed in justifying the final growth levels proposed in the Preferred Strategy.</p> <p>The 2008 JHLAS has not been formally published but initial indications are that there is now no shortfall but that there is a six year housing supply.</p>
Recommendation	Note comments. Such issues will be considered further in establishing the level of housing growth proposed in the Preferred Strategy.

Respondent No.	16
Representation No.	3
Respondent Name	Gwent NHS Healthcare Trust
Respondent Organisation	Gwent NHS Healthcare Trust
Summary of Representatio	<p>This background evidence indicates that a significant proportion of new houses in Monmouthshire will have to come forward via new allocations. The Urban Housing Potential Study also makes this point. In accordance with the Wales Spatial Plan Update (2008), a significant proportion of new housing should be directed to the key settlements. We therefore consider that if deemed surplus to requirements, the hospital sites can help make a positive and important contribution towards meeting future housing requirements for Abergavenny and Monmouthshire as a whole.</p>
Requested Change	<p>Recognition of the contribution the that respondent's site can make to meeting the requirements of the Wales Spatial Plan.</p>
Summary of LPA Response	<p>It is not accepted that definition as a key settlement necessarily means that a settlement should take priority in relation to housing development. The key settlements are meant to be 'hubs' functioning as service and employment centres for surrounding settlements, served by good public transport facilities. It is recognised that the implication is that new housing needs to be sited near to the main service and employment centres but the towns of Abergavenny and Chepstow are constrained in terms of environmental sensitivity and may not be able to accommodate significant residential expansion without a considerable impact on their landscape setting.</p>
Recommendation	<p>Note comments. Such issues will be considered further in establishing the spatial distribution of housing development proposed in the Preferred Strategy and in the assessment of Candidate Sites.</p>

Respondent No.	17
Representation No.	1
Respondent Name	Mr R Price
Respondent Organisation	Home Builders Federation Ltd
Summary of Representatio	* Do you agree that these are the key issues that need to be addressed in the Monmouthshire LDP. NO. * Are there other issues that need to be given equal or higher priority - YES. We believe there needs to be more emphasis on the requirement to increase the provision of market housing. At present, we believe there is an over-reliance on 'affordable housing' and the plan needs to recognise the need for more market housing to serve the population. Further comments are given below.
Requested Change	More recognition to the need for more market housing.
Summary of LPA Response	The overall level of growth to be met in the LDP is a matter to be considered in the Options consultation. Initial feedback is that there is a strongly felt need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It is recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth.
Recommendation	No change to the Key Issue but Objective 4 is amended to better reflect the overall need for housing, not just for affordable housing.

Respondent No.	17
Representation No.	2
Respondent Name	Mr R Price
Respondent Organisation	Home Builders Federation Ltd
Summary of Representatio	<p>Even though this section is a summary of the overall concerns of the workshop, we believe that the housing section omits a vital part of the comments with regard to the requirements for housing in Monmouthshire. At the workshop attended by the HBF there were many comments making reference to the fact that 'affordable housing' was not a long term solution to the housing problem currently being experienced in the authority. There needs to be a commitment to ensure the correct amount of general market housing was provided within the authority in order to reflect the needs and requirements of the population and that this would be essential if more affordable housing was to be provided in tandem. As a result, we believe this summary should reflect these issues and should state that there was a widespread recognition that more general market housing was needed and not just 'affordable housing'.</p>
Requested Change	Summary should reflect need for general market housing.
Summary of LPA Response	<p>It is accepted that the summary does not give recognition to some of the issues raised at the workshops relating to the need for general market housing, particularly the external stakeholder workshop attended by representatives of the development industry. There is a need to reflect this in future reports. At the same time, initial general feedback is that there is a strongly felt need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It is recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. The overall level of growth to be met in the LDP is a matter to be considered</p>

in the Options consultation.

Recommendation

Amend the summary to make reference to the comments of private sector participants at the External Stakeholder Workshops.

Respondent No.	17
Representation No.	3
Respondent Name	Mr R Price
Respondent Organisation	Home Builders Federation Ltd
Summary of Representatio	<p>Page 14 - Key Issues - This paragraph again recognises the need solely for affordable housing and not for general market housing. The report highlights the fact that house prices are rising and indeed Monmouthshire currently has some of the highest house prices in Wales. As stated above, the need to increase the level of house building in general in Monmnouthshire was highlighted as a necessity by the stakeholder group discussions, in order to solve housing problems in the longer term. The Government has recognised the fact that we need to build more homes in order to stem the rapid rise in house prices. Affordable housing is merely one solution to the problem and therefore we believe that the Issues and Vision report should not concentrate on 'affordable housing' as the sole solution to th requirement for new homes in Monmouthshire. We believe that the most effective and assured way to increase the availability of homes to the people of Monmouthshire is to increase the overall supply in the market and not to rely on creating an artificial boost up the property ladder to those what qualify. We agree that affordable housing has an important role to play in providing housing for certain sections of the population, but in order to solve the problems of affordability on a larger, more permanent scale, we believe there needs to be a commitment to increase housing provision in general in Monmouthshire, in order to spread the benefits to the entire population.</p>
Requested Change	Reflect the need for more market housing.
Summary of LPA Response	Initial general feedback is that there is a strongly felt need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent

population growth. It is recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. The views expressed by the respondent, however, are not agreed with. The 'KEY ISSUE' for Monmouthshire in relation to Housing is considered to be the affordability issue, as reflected in the update to the Community Strategy. It is recognised that the pressure to accommodate the high demand arising from in-migration is also a Key Issue and this is reflected in the second bullet point in this section.

Recommendation

No change to the Key Issue but Objective 4 is amended to better reflect the overall need for housing, not just for affordable housing.

Respondent No.	17
Representation No.	4
Respondent Name	Mr R Price
Respondent Organisation	Home Builders Federation Ltd
Summary of Representatio	<p>Pages 16-20 Developing the Vision Stakeholder Workshops - Throughout these pages, there seems to be a thorough description of the comments received from the stakeholder meetings, but nothing to reflect the view of many people at the meeting with regard to the provision of new homes. There must be sufficient provision of new homes in Monmouthshire in order to allow people to find suitable homes in areas where these choose to live, which is the vision of the housing strategy for Wales. The heading on page 20 seems to suggest that the housing debate was focused on affordable housing and we believe this is incorrect. Affordable housing was only part of the overall debate on the need for new housing, which is reflected in some of the comments on page 20 etc. 'supply of land to meet market and affordable needs' 'efficient and appropriate housing' 'housing for all - young and old' 'development that encourages a socio-economic mix' 'diverse communities with truly affordable housing' 'allow development in more villages - make them more sustainable' 'integrated low cost' housing. As you can see from the list above, affordable housing was only part of the debate with regard to the need for new homes and is not the only answer to solving the housing problems within Monmouthshire. If we are to provide more homes for more people, encourage business to the area and promote sustainable communities with local facilities, then the provision of a sufficient supply of market and affordable housing is essential. The emphasis on affordable housing within the Issues and Vision report ignores this important fact and we believe this should be rectified by placing greater emphasis on a requirement for the appropriate provision of market housing in the authority. These comments were echoed</p>

by many people at the stakeholder group meeting and the Issues and Vision report should reflect this.

Requested Change

Place greater emphasis on a greater requirement for the appropriate provision of market housing in the authority.

Summary of LPA Response

It is accepted that the summary does not give recognition to some of the issues raised at the workshops relating to the need for general market housing, particularly the external stakeholder workshop attended by representatives of the development industry. There is a need to reflect this in future reports. At the same time, initial general feedback is that there is a strongly felt need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It is recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. The overall level of growth to be met in the LDP is a matter to be considered in the Options consultation.

Recommendation

No change to the Key Issues or Vision but Objective 4 is amended to better reflect the overall need for housing, not just for affordable housing.

Respondent No.	17
Representation No.	5
Respondent Name	Mr R Price
Respondent Organisation	Home Builders Federation Ltd
Summary of Representatio	<p>Do you agree with the LDP Vision that is proposed? NO. We believe the vision should reflect the importance of housing and therefore, sentence 2 of the vision should be re-worded by inserting the word 'housing' after the word 'to and before the work 'local' so as to read: (2) people live in more inclusive, cohesive, prosperous and vibrant communities, both urban and rural, where there is better access to, housing, local services, facilities and employment opportunities.</p>
Requested Change	Add 'housing' to the Vision statement.
Summary of LPA Response	<p>With regard to the need to make reference to general housing needs in the Vision statement, it is accepted that there is a need to give greater recognition to this issue in the Issues, Vision and Objectives section of the Preferred Strategy. Nevertheless, it is not considered necessary to make specific mention of Housing in the Vision statement itself. By inference, if people are living in 'inclusive, cohesive, prosperous and vibrant communities' then they will be living in appropriate housing. Also, the reference to 'access' relates more to travel distances and transport availability in the sense in which it is used in the Vision statement, arising from concerns expressed in the update to the Community Strategy and related to issues around 'localisation' – ensuring that services are provided close to where people live. Objective 4 has been amended, however, to give more emphasis to meeting general housing needs, whereas previously it had only referred to the provision of affordable housing. Housing is also mentioned in Objective 1 in relation to the building of sustainable communities and where the term 'access' is used in a more general sense.</p>

Recommendation

No change in respect of this representation, although Objective 4 has been amended to give greater recognition to general housing needs.

Respondent No.	17
Representation No.	6
Respondent Name	Mr R Price
Respondent Organisation	Home Builders Federation Ltd
Summary of Representatio	<p>Do you agree with the LDP Objectives that are proposed - NO. Objective 3 - The objective here is to support existing rural communities by providing development opportunities to assist in sustaining existing populations. We believe the focus of this objective is too narrow and does not take into account the future populations of these existing rural communities. Members of the stakeholder panel commented that there are currently very little opportunities for younger people in rural communities and many have to move out of the area in order to find homes or employment. Stakeholders also expressed a desire for more local employment opportunities and the retention of facilities in rural areas. In this context, without a vision that aims to support future populations of rural communities, the problems and issues facing these communities are likely to continue. As a result, we believe the vision should be more forward-thinking and should aim to provide for the existing and future populations of the rural communities, in order to retain younger people in the community and provide greater opportunities in terms of employment and housing.</p>
Requested Change	Make reference to future populations of villages in the objective.
Summary of LPA Response	<p>It is accepted that this objective was drafted with the idea of sustaining existing rural communities rather than growing them. Sustaining existing communities would involve providing opportunities for young people to remain, which is one of the concerns expressed by the respondent. The level of growth in villages will be set in the Preferred Strategy. Rewording the objective to remove the reference to 'existing' populations and give a greater emphasis to the building of</p>

sustainable rural communities and a sustainable rural economy will set the aspiration for such areas that the Preferred Strategy will need to meet.

Recommendation

Amend Objective 3 to read:

'To support existing rural communities as far as possible by providing development opportunities of an appropriate scale and location in rural areas in order to assist in building sustainable rural communities and strengthening the rural economy.'

Respondent No.	17
Representation No.	7
Respondent Name	Mr R Price
Respondent Organisation	Home Builders Federation
Summary of Representatio	<p>Do you agree with the LDP Objectives that are proposed - NO. Objective 4 - This objective mentions the need for a suitable level of affordable housing, but does not mention the need for market housing in general. The HBF believes that if Monmouthshire is to provide homes for the existing and future population of the area, there must be recognition of the requirement of market housing as well as affordable housing. The objective should be re-worded by including the word 'market an' after the word 'of' and before the word 'affordable'. The focus of the objective is also too narrow and should also take account of the needs of future populations. The objective should be re-worded to delete the phrase 'so long as rural housing can' and should be replaced with 'in order to'. The objective should also be re-worded to include the words 'and future' after the word 'existing' and before the word 'populations'.</p>
Requested Change	<p>Amend Objective 4 to read:</p> <p>'To provide suitable levels of market and affordable housing, particularly in towns but also in rural areas in order to assist in sustaining existing and future populations without promoting excessive unsustainable travel patterns'.</p>
Summary of LPA Response	<p>With regard to the need to make reference to general housing needs in the Objective, it is accepted that there is a need to give greater emphasis to this matter. At the same time, the Council's view (which is considered to have been the view of most participants in the community workshops) is that there is a need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It is</p>

recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. An amendment to the wording of the Objective is suggested, therefore, that makes reference to an overall housing level that provides choice for existing and proposed residents, within the context of the environmental constraints faced by the County.

The rewording of the objective suggested by the respondent in relation to rural housing is not agreed with - if housing is to be provided in rural areas, it must be with the caveat that this does not lead to unsustainable travel patterns.

Recommendation

Amend Objective 4 to read:

To provide a level of housing that is commensurate with the environmental capacity of the County and sufficient to provide a wide ranging choice of homes both for existing and future residents, while ensuring that local needs for appropriate, affordable and accessible housing are met as far as possible, particularly in towns but also in rural areas, so long as such housing can assist in building sustainable rural communities without promoting excessive unsustainable travel patterns.

Respondent No.	18
Representation No.	1
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	It appears that the Issues and Vision Report has considered many of the issues that were raised in the Issues/Visions/Objectives workshops that were held in June 2008 and therefore community consultation has played a key role in the preparation of the document. It also draws on documents that have been prepared as part of the evidence gathering process and takes into account a wide range of key policy documents.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation.

Respondent No.	18
Representation No.	2
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	<p>Section 62(5) (c) of The Act requires Local Planning Authorities to have regard to the RSS for any region which adjoins the area of the authority and the South West RSS is not referred to amongst the key policy documents listed in the Report. Policy RTS1 in the RSS Proposed Changed identifies London - South Wales (via Bristol) as a transport corridor of national importance. The RSS acknowledges that these corridors are likely to come under significant pressure from local commuters using the routs for local journeys. As such it is recognised that provision needs to be made to manage the demand for long journeys and reduce the impacts of local journeys on these corridors. As such, more sustainable self sufficient communities need to be developed to reduce the reliance on the private car in all locations to reduce local journeys on these corridors of national importance and this must be borne in mind when developing the Monmouthshire LDP.</p>
Requested Change	Take into account the proposals of the South West RSS, particularly Policy RTS1.
Summary of LPA Response	Comments are noted and reference will be made to South West RSS in future LDP work. The requirement to reduce the impact of local trips on the M4 Corridor is also noted.
Recommendation	Recognise the context provided by the RSS for any region adjoining the LDP area in future stages of LDP preparation.

Respondent No.	18
Representation No.	3
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	<p>The Key Issues that have been identified in the Issues and Vision Report are generally the same issues that face many Local Planning Authorities across Wales and the UK. These include, amongst other matters: 'A rising population and changing demographics leading to the need for more housing, especially affordable housing, with the resultant increased pressure on land;' 'The heavy reliance and increased usage of the private car'; and ' The need to tackle climate change'. However, there are shortcoming in the Key Issues that have been identified in the Report. As evidenced in the Appendices, the workshops that were held in June outlined clear concern from residents with regard to public transport within Monmouthshire, especially with regard to the more rural parts of the County. As such the inadequate public transport infrastructure is another Key Issue that specifically needs to be recognised under the 'Travel' sub heading. This is in line with Policies PL1 and PL2 of the Draft Regional Transport Plan that is currently out to consultation, both of which specifically refer to the improvement of public transport between key settlements and their hinterlands.</p>
Requested Change	A specific reference to the inadequate public transport infrastructure under the 'Travel' sub-heading.
Summary of LPA Response	<p>The need to improve public transport is recognised as a significant issue for Monmouthshire. The influence that the LDP can have over this issue is limited, however. While efforts can be made to site development close to public transport facilities and perhaps use planning obligations to obtain some improvements, these representations on public transport are really matters for the Regional or Local Transport Plans but it is agreed to add</p>

this to the list of key issues.

Recommendation

Add a reference to inadequate public transport to the list of Key Issues.

Respondent No.	18
Representation No.	4
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	<p>Given the aspirations of Welsh Assembly Government, and given Monmouthshire's location at the Gateway to Wales, it is paramount that a positive image of a thriving and vibrant Monmouthshire (and therefore Wales) is portrayed to visitors when arriving into Wales. Whilst rural Wales is encapsulated either side of the M4 and M48 when approaching from the east as a result of the lack of existing settlements, and as a result is likely to remain as such, there is little perception of a thriving and vibrant economy on this approach. Consequently, whilst Monmouthshire is a predominantly rural county, evidenced by the open land bordering the M4 and M48 when approaching from the east, it does not portray the necessary image that tools help to attract much needed inward investment that is required to enable the Welsh Assembly Government's aspirations of the Capital Network. Without this vital inward investment the Capital Network would not be able to function effectively as 'An innovative skilled area offering a high quality of life - international yet distinctly Welsh' or as an area that 'will compete internationally by increasing its global visibility through the stronger links with the UK and the rest of Europe, helping to spread prosperity within the area and benefiting other parts of Wales'. As a result of the above a new sub heading of 'Image' should be created in the Key Issues stating that the County needs to promote itself as a thriving and vibrant economy at the Gateway to Wales in order to attract much needed inward investment. In the right locations, this inward investment can dramatically increase employment opportunities within the county, thereby the need to travel with the resultant effect of reducing the reliance on the private car. This will also assist in addressing the</p>

aging demographics of the population within Monmouthshire, which as been identified as a Key Issue and is considered later in this consultation response.

Requested Change

A new 'Image' sub heading, seeking to overcome the issue that Monmouthshire is not perceived as a thriving and vibrant economy when approaching from the east.

Summary of LPA Response

More evidence has come forward on the community's aspirations for the southern part of the County through the Options consultation. In general there was no particular appetite for significant growth in the southern part of the County. There are major employment sites in the southern part of the County and inward investment would be welcomed. It is not agreed, however, that the question of 'Image' as referred to by the respondent is a Key Issue for the Monmouthshire LDP.

The situation of Monmouthshire within the Wales Spatial Plan also needs to be considered further as it does not sit comfortably within the sub-regions of South East Wales set out in the WSP, particularly in relation the 'Connections Corridor' described in the WSP.

Recommendation

No change in respect of this representation.

Respondent No.	18
Representation No.	5
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	<p>Whilst the Draft Vision therefore seeks to ensure the above there is not actual requirement to provide for the specific 'needs' of the residents of Monmouthshire. As such a 4th aspiration is required, stating that: '4 The specific needs of the residents of Monmouthshire, both urban and rural, have been met in terms of housing, services, facilities, infrastructure, retail, leisure and employment opportunities. Eleven Draft Objectives have been formulated to help achieve the Draft Vision. Whilst the principle of many of the objectives is acceptable there are a few issues of detail that need to be clarified.</p>
Requested Change	Add 4th aspiration to the Draft Vision.
Summary of LPA Response	<p>It is considered that the matters included in the respondent's suggested amendment to the Vision are conversed sufficiently in the existing Draft Vision and the associated Draft Objectives</p>
Recommendation	No change in response to this representation.

Respondent No.	18
Representation No.	6
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	Firstly and in line with the point outlined previously under Key Issues, public transport services need to be included within Draft Objective 1, notwithstanding the fact that it is referred to in Draft Objective 10, as public transport is a vital component in building sustainable communities.
Requested Change	To specifically include public transport in Objective 1.
Summary of LPA Response	Agreed.
Recommendation	Add reference to public transport in Objective 1.

Respondent No.	18
Representation No.	7
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	The 'main towns' outlined in Draft Objective 2 need to be identified. These should include Abergavenny, Caldicot, Chepstow, Magor/Undy, Monmouth and Usk, as identified in Paragraph 3.9 of the Monmouthshire Unitary Development Plan and under 'Towns' in the Candidate Sites Register.
Requested Change	To specifically identify the 'main towns' to include Abergavenny, Caldicot, Chepstow, Magor/Undy, Monmouth and Usk.
Summary of LPA Response	This objective is intended to relate to the main towns of Monmouthshire. In retailing terms, for instance, the UDP identifies Abergavenny, Chepstow, Caldicot and Monmouth as 'County Towns' while Magor, Usk and Raglan are identified as 'Local Centres'. In the Wales Spatial Plan, Abergavenny and Chepstow are identified as 'key settlements', which should function as service and employment hubs for surrounding settlements. The County Council made representations on the WSP Update to the effect that Monmouth should be added to the list of key settlements. These representations were not taken on board but the WSP does state that other important towns will be identified through the LDP process. In this respect, Monmouth is considered to clearly have the characteristics of a 'key settlement' as defined in the WSP. Caldicot is slightly more problematic but it does have a wide range of community facilities, an important retail offer and access to employment and public transport opportunities. Its total population is around 9,700, greater than that of Monmouth. Magor/Undy has a population of 5,700. Its description in the UDP as a 'village' is problematic, as it has more of an urban or suburban character. Usk is an important centre for its surrounding rural area and has a

good range of small shops. Its population, however, is 2,300 and it is obviously of a much lesser scale than the main 'towns' of Monmouthshire in terms of the services it provides and its regional significance. Identification as a 'main town' in any event would not necessarily mean that the settlement would become a focus for significant residential growth, the emphasis is on the range of services etc. that the settlement provides for its surrounding hinterland. It is agreed, however, that the wording of this objective needs to be more specific to avoid this sort of confusion.

Recommendation

Amend Objective 2 to read:

'To sustain and enhance the main County towns of Abergavenny, Chepstow, Monmouth and Caldicot as vibrant and attractive centres that meet the needs of their own populations and those of their surrounding hinterlands.'

Respondent No.	18
Representation No.	8
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	<p>Added to the above, sustainable development needs to be achieved throughout the county, and indeed throughout Wales and the rest of the UK. Draft Objective 1 refers to 'building' sustainable communities and Draft Objectives 2 and 3 deal with sustaining, enhancing and supporting 'main towns' and 'existing rural communities' at the expense of 'other' settlements that may be perceived to fall between these two categories. Increasing self sufficiency will also assist in creating a more balanced age range within the county, given that in Monmouthshire there is a relatively higher proportion of older people and a lower proportion of young adults compared with the UK average, and this has been identified as one of the Key Issues in the document. This improved self sufficiency could be incorporated into the existing Draft Objectives mentioned above or be subject to a new stand alone Objective.</p>
Requested Change	To include reference to the need to sustain, enhance and support the self sufficiency of 'all' settlements
Summary of LPA Response	<p>It is considered that there are significant differences in the issues being faced by the main towns (see response to Representation 18.7) and the rural areas. This is reflected in having separate objectives 2 and 3. The wording of objective 1 relates to achieving sustainable development in all of the County's communities and it is not agreed that some settlements are excluded through falling between the main towns and rural areas.</p>
Recommendation	No change in respect of this representation.

Respondent No.	18
Representation No.	9
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	<p>The Wales Spatial Plan has identified that the South East Captial Network needs to deliver 108,900 dwellings in the period 2003-2021, 6,140 of which need to be delivered in Monmouthshire. It must be noted that the latest population projection figures, which are due out later this year, could lead to a rise in that figure. Given the step change in housing delivery it is paramount that these figures are achieved to meet housing needs for all. As such Draft objective 4 needs to include open market housing and not be so specific towards solely affordable housing. It should therefore read 'To provide suitable levels of housing, including affordable housing,....'</p>
Requested Change	Amend Objective 4 to read 'To provide suitable levels of housing, including affordable housing,....'
Summary of LPA Response	<p>With regard to the need to make reference to general housing needs in the Objective, it is accepted that there is a need to give greater emphasis to this matter. At the same time, the Council's view (which is considered to have been the view of most participants in the community workshops) is that there is a need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It is recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. An amendment to the wording of the Objective is suggested, therefore, that makes reference to an overall housing level that provides choice for existing and proposed residents, within the context of the environmental constraints faced by the County.</p>
Recommendation	Amend Objective 4 to read:

To provide a level of housing that is commensurate with the environmental capacity of the County and sufficient to provide a wide ranging choice of homes both for existing and future residents, while ensuring that local needs for appropriate, affordable and accessible housing are met as far as possible, particularly in towns but also in rural areas, so long as such housing can assist in building sustainable rural communities without promoting excessive unsustainable travel patterns.

Respondent No.	18
Representation No.	10
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Limited
Summary of Representatio	<p>As referred to under Key Issue above, there is a need to promote Monmouthshire as a thriving and vibrant economy in order to achieve the aspirations outlined in the Wales Spatial Plan. As such a further Draft Objective needs to be included with the aim: 'To promote Monmouthshire as a thriving and vibrant economy at the Gateway to Wales, thus encouraging investment into Wales from other regions within the UK, Europe and the rest of the world.' A thriving and vibrant economy will also provide a wide range of jobs, which can be delivered in industries most suited to the needs and skills of the residents of Monmouthshire. This may encourage Monmouthshire's young adults to stay in the county and work which will assist in creating a more balanced age range. This is especially prevalent given that there is a relatively higher proportion of older people and a lower proportion of young adults in the county compared with the UK average, one of the Key Issues in the Issues and Vision Report.</p>
Requested Change	<p>Add a further Objective:</p> <p>'To promote Monmouthshire as a thriving and vibrant economy at the Gateway to Wales, thus encouraging investment into Wales from other regions within the UK, Europe and the rest of the word.'</p>
Summary of LPA Response	<p>More evidence has come forward on the community's aspirations for the southern part of the County through the Options consultation. In general there was no particular appetite for significant growth in the southern part of the County. There are major employment sites in the southern part of the County and inward investment would be welcomed. It is not agreed, however, that the question of ' Image' as referred to by the</p>

respondent is a matter that requires a specific objective in the Monmouthshire LDP.

Recommendation

No change in respect of this representation.

Respondent No.	18
Representation No.	11
Respondent Name	Chepstow Properties Limited
Respondent Organisation	Chepstow Properties Ltd
Summary of Representatio	<p>Finally, as outlined throughout Planning Policy Wales (2002), urban regeneration is an objective of the Welsh Assembly Government. Paragraph 2.4.1 states that the Welsh Assembly Government's priorities or urban areas are to secure environmentally sound and socially inclusive regeneration and to foster sustainable change. Consequently an additional Draft Objective is required: * To promote urban regeneration, both outside and within settlements, to foster integrated communities and support and enhance existing centres so as to increase their self sufficiency and sustainability.</p>
Requested Change	<p>Add an additional objective:</p> <p>' To promote urban regeneration, both outside and within settlements, to foster integrated communities an support and enhance existing centres so as to increase their self sufficiency and sustainability.'</p>
Summary of LPA Response	<p>Draft Objectives 1 and 2 seek to promote the sustainability of Monmouthshire's main towns. It is considered that these objectives cover the sort of issues referred to by the respondent and that 'regeneration' is not such an issue for the Monmouthshire as it might be, say, in large urban centres or valley communities A number of regeneration initiatives have been carried out or are taking place outside the development plan process. It is not considered, therefore, that a specific objective of this nature is required.</p>
Recommendation	No change in respect of this representation.

Respondent No.	19
Representation No.	1
Respondent Name	Mr C Lambert
Respondent Organisation	The National Trust
Summary of Representatio	<p>The National Trust welcomes the identification of the environment and built heritage as key issues by Monmouthshire Council. However, we are disappointed that recognition is not given to other aspects of the historic environment that are a significant part of the cultural heritage and distinctiveness of Monmouthshire. In particular we are concerned about historic parks and gardens. Planning Policy Wales includes historic parks and gardens within its description of the historic environment (paragraphs 6.1.1.) and advises that they and their settings should be protected by local planning authorities (paragraph 6.5.23). Our experience as the owner and custodian of over 200 historic parks and gardens across Wales, England and Northern Ireland is that they are particularly vulnerable to development threats. Within Monmouthshire, the Kymin and Clytha Park are nationally important historic assets held in the Trust's protective ownership. Both Clytha and the Kymin are included in the ICOMOS/Cadw/CCW register of parks and gardens of special historic interest in Wales, with Clytha being registered at grade 1.</p>
Requested Change	Give greater recognition to Historic Parks and Gardens.
Summary of LPA Response	<p>The Baseline Information report prepared in connection with the Scoping Report of the LDP SA/SEA identifies that there are 43 Historic Parks and Gardens identified as having a Special Historic Interest within the County of Monmouthshire. There is no question of this issue being neglected in the LDP process, therefore, but it is recognised that having a key issues relating to 'Built Environment' and 'Rural Environment' does not provide a category within which historic parks and gardens can comfortably sit. Nevertheless, the</p>

Rural Environment Key Issue does make reference to 'major landscape resources' and it is considered that this is sufficient to cover this point at this stage.

Recommendation

No change in respect of this representation.

Respondent No.	19
Representation No.	2
Respondent Name	Mr C Lambert
Respondent Organisation	The National Trust
Summary of Representatio	<p>Another potential concern that can arise from a focus on built heritage is that it downplays the significance of other types of archaeological features that are not buildings. To give an example, the Scheduled Ancient Monument at Skenfrith Castle, which is owned by the Trust and in the guardianship of Cadw, extends well beyond the visible ruins and includes areas that are now open land. The castle site should also be thought of in relation to the site of the medieval settlement on the west side of Skenfrith, which is also scheduled. All of these remains are nationally important but only the ruins could unequivocally be described as built heritage.</p>
Requested Change	No specific change requested.
Summary of LPA Response	<p>The Built Environment Key Issue does make reference to Scheduled Ancient Monuments and archaeologically sensitive sites. It is considered that sufficient attention is being given to the issues referred to by the respondent but this could be clarified further by including the phrase, 'together with their settings' within the Key Issue.</p>
Recommendation	Amend the Key Issue to make reference to the settings of such sites.

Respondent No.	19
Representation No.	3
Respondent Name	Mr C Lambert
Respondent Organisation	The National Trust
Summary of Representatio	<p>The report identifies the need to respond to the challenges of climate change and notes that this was raised as an issue in consultation workshops. Although the challenge of reducing the area's contribution to climate change is addressed in the vision, the other challenge - adapting to the effects of the climate change impacts that are forecast to happen over the lifetime of the plan and beyond - is not. The Assembly Government is currently consulting on amendments to Planning Policy Wales to address both challenges. We believe that adaptation should be incorporated into the vision for the LDP. One possibility is to expend point (1) to read: 1) The distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced and is successfully adapting to the effects of climate change.</p>
Requested Change	<p>Amend point (1) of Vision to read:</p> <p>'The distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced and is successfully adapting to the effects of climate change.'</p>
Summary of LPA Response	<p>Point (1) of the Vision Statement is intended to refer to the 'distinctiveness' of Monmouthshire that partly arises from its particularly valuable built and natural heritage. The need to adapt to climate change is an issue that is not distinctive to Monmouthshire and it is not consider appropriate to make reference to it in this part of the Vision statement. Reference is made to this issue in new Objective 14.</p>
Recommendation	No change in respect of this representation.

Respondent No.	19
Representation No.	4
Respondent Name	Mr C Lambert
Respondent Organisation	The National Trust
Summary of Representatio	Similarly, adaptation to the effects of climate change should feature in objectives (6) and (7).
Requested Change	Amend wordings of Objectives 6 and 7 to read: 6. To protect and enhance the countryside, distinctive landscapes and biodiversity interests, including supporting adaptation to the effects of climate change, for their own sake and to maximise benefits for the economy, tourism and social well-being. 7. To protect and enhance the built environment and heritage, including supporting adaptation to the effects of climate change, for their own sake and to maximise benefits for the economy, tourism and social well-being.
Summary of LPA Response	These two objectives are intended to refer to the 'distinctiveness' of Monmouthshire that partly arises from its particularly valuable built and natural heritage. The need to adapt to climate change is an issue that is not distinctive to Monmouthshire and it is not considered appropriate to make reference to it in these objectives. The links between the issue of adaptation to climate change to the built environment and heritage are also not considered to be especially significant, although it is recognised that such links do exist. In any event, reference is made to this issue in draft Objective 9.
Recommendation	No change in respect of this representation.

Respondent No.	20
Representation No.	1
Respondent Name	Ms S Jones
Respondent Organisation	Gwent Wildlife Trust
Summary of Representatio	Gwent Wildlife generally agrees with the issues, vision and objectives put forward in this report, and is pleased that the comments from the workshops have been applied in developing them. Our comments relate to the need to manage biodiversity assets, and to climate change issues, particularly the need to enhance connectivity within the landscape for the benefit of wildlife.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation.

Respondent No.	20
Representation No.	2
Respondent Name	Ms S Jones
Respondent Organisation	Gwent Wildlife Trust
Summary of Representatio	The natural resources of the UK have evolved in such a way that many species cannot survive without support, in the form of ongoing land management. Examples in Monmouthshire include the need to mow flower-rich meadows annually, or to coppice woodlands to sustain dormouse populations. Developers and planning officers need to understand that creation or retention of wildlife habitat is not sustainable unless measures are put in place to secure ongoing management.
Requested Change	Suggested change 'Monmouthshire is largely a rural county and has major biodiversity and landscape resources that require protection, management and enhancement'.
Summary of LPA Response	The two examples of habitat management given by the respondent are not matters that the LDP can directly influence to any significant extent, although it is recognised that any mitigating measures relating to biodiversity interests that might be required from a development will need to take account of future management issues. The suggested amendment is agreed, therefore.
Recommendation	Amend the Key Issue to refer to the 'management' of biodiversity and landscape issues.

Respondent No.	20
Representation No.	3
Respondent Name	Ms S Jones
Respondent Organisation	Gwent Wildlife Trust
Summary of Representatio	Gwent Wildlife Trust is also concerned by the implication that biodiversity and environmental issues only exist in rural area. There are nature conservation and landscape concerns within urban areas, as well as significant opportunities for biodiversity enhancements. We suggest changing the title to encompass a broader remit, to 'Biodiversity and Landscape'
Requested Change	We suggest changing the title to encompass a broader remit, to 'Biodiversity and Landscape'
Summary of LPA Response	It is accepted that there are biodiversity and landscape resources within urban areas. It is considered, however, that the 'Key' significance of this issue for Monmouthshire arises from its rural character. It is considered, therefore, that the heading of this Key Issue should not be changed, although obviously this does not mean that no account will be taken of biodiversity and landscape issues when dealing with development proposals in urban areas.
Recommendation	No change in respect of this representation.

Respondent No.	20
Representation No.	4
Respondent Name	Ms S Jones
Respondent Organisation	Gwent Wildlife Trust
Summary of Representatio	Climate Change - Suggested change 'The use of energy derived from burning fossil fuels for transport and in buildings gives rise to emissions that are changing the balance of the atmosphere, contributing to global warming. There is an urgent need to reduce our levels of greenhouse gas emissions in order to prevent further damage to the atmosphere and significant rises in global temperatures'. We are concerned that the issue of climate change is not how greenhouse gases are produced; it is the urgent need to reduce emissions.
Requested Change	Suggested change 'The use of energy derived from burning fossil fuels for transport and in buildings gives rise to emissions that are changing th balance of the atmosphere, contributing to global warming. There is an urgent need to reduce our levels of greenhouse gas emissions in order to prevent further damage to the atmosphere and significant rises in global temperatures'.
Summary of LPA Response	Agreed.
Recommendation	Amend description of Key Issue as suggested by the respondent.

Respondent No.	20
Representation No.	5
Respondent Name	Ms S Jones
Respondent Organisation	Gwent Wildlife Trust
Summary of Representatio	We also feel that the impacts of climate change are likely to extend beyond increased flood risk. We may experience other extreme weather events such as drought and storms. There are likely to be long term impacts on human health and agriculture. It needs to be made clear that, although increased flood risk is perhaps the most immediate impact we will experience, it is by no means the only impact of climate change.
Requested Change	Make clear that, although increased flood risk is perhaps the most immediate impact we will experience, it is by no means the only impact of climate change.
Summary of LPA Response	Other documents in the LDP process make reference to the wider impacts of global warming (e.g. SA/SEA Scoping Report Baseline Information). The reference to Flooding as a 'Key Issue' in this section is made because it is something that the LDP can influence, particularly by locating development outside areas of flood risk and by ensuring that development does not lead to additional flooding problems elsewhere.
Recommendation	No change in respect of this representation.

Respondent No.	20
Representation No.	6
Respondent Name	Ms S Jones
Respondent Organisation	Gwent Wildlife Trust
Summary of Representatio	In terms of protecting our biodiversity resources, we need to improve connectivity within the landscape to allow species to move and adapt to these climate change impacts. The need to protect and improve existing wildlife networks and corridors and create new linkages in crucial, and can be greatly affected by the emerging LDP.
Requested Change	We strongly recommend inclusion of this additional issue, in either the rural environment or climate change section.
Summary of LPA Response	Agreed.
Recommendation	Add an additional Key Issue on Biodiversity relating to connectivity in the landscape,

Respondent No.	20
Representation No.	7
Respondent Name	Ms S Jones
Respondent Organisation	Gwent Wildlife Trust
Summary of Representatio	Although Monmouthshire does not have any significant pollution problems, we suggest the inclusion of air, soil and water quality as an issue, in order that these resources may continue to be safeguarded
Requested Change	Include air, soil and water as an issue.
Summary of LPA Response	It is agreed that these resources need to be safeguarded in the LDP. The fact that there are no significant pollution problems in Monmouthshire, however, confirms that in general terms this is not a 'Key' issue that requires particular attention from the LDP. Other LDP documents (for example, the SA/SEA Scoping Report) will make reference to these issues. It should also be noted that there are local issues with regard to Air Quality, particularly in Chepstow and Usk where there are Air Quality Management Areas. These particular issues are covered through the addition of additional Key Issue relating to Air Quality.
Recommendation	No specific change in respect of this representation, although an additional Key Issue to be added relating to Air Quality.

Respondent No.	20
Representation No.	8
Respondent Name	Ms S Jones
Respondent Organisation	Gwent Wildlife Trust
Summary of Representatio	Vision. Suggested change: (1) The distinctive character of its built heritage, countryside and environmental assets has been protected, managed and enhanced. See 'Rural Environment' paragraph for justification.
Requested Change	Vision. Suggested change: (1) The distinctive character of its built heritage, countryside and environmental assets has been protected, managed and enhanced. See 'Rural Environment' paragraph for justification.
Summary of LPA Response	The 'management' of landscape and habitats, whilst obviously important in its own right is not considered to be an issue that the LDP can have a significant influence over (see response to Rep.20.2). The Vision statement is meant to be a concise statement of what kind of place is wanted in the future that can carry corporate and community consensus and provide a focus and reference for all involved in the plan. A reference to 'management' is not considered to be appropriate within the Vision statement, therefore, although it has been agreed to amend the Key Issue (Rep. 20.2) and Objective 6 (Rep. 20.9) to address this issue.
Recommendation	No change in respect of this representation.

Respondent No.	20
Representation No.	9
Respondent Name	Ms S Jones
Respondent Organisation	Gwent Wildlife Trust
Summary of Representatio	Draft Objectives - Suggested change: 6. To protect, manage and enhance the countryside, distinctive landscapes and biodiversity interests for their own sake and to maximise benefits for the economy, tourism and social well-being. See 'Rural Environment' paragraph above for justification (Rep. 20.2)
Requested Change	Amend Objective 6 to read: 'To protect, manage and enhance the countryside, distinctive landscapes and biodiversity interests for their own sake and to maximise benefits for the economy, tourism and social well-being.
Summary of LPA Response	The two examples of habitat management given by the respondent in Rep. 20.2 are not matters that the LDP can directly influence to any significant extent, although it is recognised that any mitigating measures relating to biodiversity interests that might be required from a development will need to take account of future management issues. The suggested amendment to the objective is agreed, therefore.
Recommendation	Amend Objective 6 as suggested by the respondent.

Respondent No.	21
Representation No.	1
Respondent Name	David Calver
Respondent Organisation	
Summary of Representatio	<p>From our recent experience in Chepstow, both local councillors and myself believe that we have a real problem with the foul water sewers since the recent developments on the west side of the A466 in 2001 were added. Malodours and overflows of sewage are frequent. The LDP makes no mention of upgrading services before considering any further expansion. We feel that this a serious omission which should be rectified.</p>
Requested Change	<p>The LDP should make mention of upgrading services before considering any further expansion.</p>
Summary of LPA Response	<p>The availability of infrastructure to serve new development is recognised as a key issue to resolved prior to allocating sites in the LDP. Initial discussions have taken place with Dwr Cymru-Welsh Water and further consultation will be carried out as the LDP preparation is progressed.</p>
Recommendation	<p>Note comments and ensure that infrastructure provision is taken into account in preparation of LDP (e.g. to be subject of additional objective 12).</p>

Respondent No.	22
Representation No.	1
Respondent Name	Ms W Richards
Respondent Organisation	Design Commission for Wales
Summary of Representatio	The Design Commission for Wales (DCFW) endorses the inclusion of design within the 'Built Environment' key issue but in line with TAN 12 'Design' recommends that new development also achieves sustainable design solutions (TAN 12 p5).
Requested Change	No specific change requested.
Summary of LPA Response	The need for 'sustainable design solutions' is recognised in draft Objective 11. This Key Issue is meant to refer to particular issues of character and appearance that are of concern in Monmouthshire and that need LDP policies to deal with them.
Recommendation	No change in respect of this representation.

Respondent No.	22
Representation No.	2
Respondent Name	Ms W Richards
Respondent Organisation	Design Commission for Wales
Summary of Representatio	The Design Commission for Wales has no comments to make at this stage regarding the vision.
Requested Change	No change requested.
Summary of LPA Response	Noted.
Recommendation	Noted

Respondent No.	22
Representation No.	3
Respondent Name	Ms W Richards
Respondent Organisation	The Design Commission for Wales
Summary of Representatio	The Design Commission for Wales supports Monmouthshire's objectives particularly number 11: 'To promote good sustainable design that enhances the character and identity of Monmouthshire's settlements and countryside, encourages sustainable lifestyles and creates attractive, safe and accessible places to live, work and visit'.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	23
Representation No.	1
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans Cymru
Summary of Representatio	<p>Do I agree with the key issues – No health issues should be added. Health issues and how health services are accessed in an ageing population are not mentioned and should become a key issue.</p> <p>The health benefits of walking and cycling are now recognised but there needs to be clearer recognition of the role they have to play in replacing short car trips, especially given that so many of the journeys we make are under five miles.</p> <p>Monmouthshire County Council's LDP needs to commit to an allocation of additional development land to realise the potential contribution of walking and cycling to modal shift. This should result in high quality local networks being created for walking and cycling in and around the major towns within the county, as well as all major towns having walking and cycling routes linking to each of their satellite villages. New routes alongside or crossing main roads and Trunk Roads can significantly enhance access to local centres from outlying communities whilst adding to visitor appeal.</p> <p>The LDP should identify and earmark land types that may be developed as walking and cycling infrastructure in the future. An example of such a policy would be the earmarking of railway corridors and other linear features as potential Greenway Routes, specifically safeguarding them from becoming part of new road building or development projects. Such an approach has been essential to the successful development of the existing National Cycle Network in Wales, and is often made under an agreement with Network Rail or BRBR that the route may one</p>

day be reinstated as a railway. Safeguarding of such land can make the job of Greenway Route development significantly more straightforward, avoiding for instance the need to reroute around sections of railway corridor that have been previously been sold (i.e. for garden extensions or private development).

Another important consideration to be made by the LDP is the need for improved permeability for walking and cycling around new development sites, as well as appropriate end of trip facilities. The LDP must ensure that all new development includes linkages to the NCN, as well as appropriate cycle storage.

Requested Change

Health issues should be added.

Summary of LPA Response

It is agreed that Health and Wellbeing should be included as a Key Issue, although evidence provided in the SA/SEA Baseline Information report indicates that Monmouthshire performs better than Wales as a whole on various health indicators. Point (3) of the draft Vision statement recognises the need for more opportunities for healthy activity and draft Objective 10 promotes the need for opportunities for increased walking and cycling.

Recommendation

Include Health and Well Being as a Key Issue. Note comments and take into account in drafting policies for the LDP.

Respondent No.	23
Representation No.	2
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans
Summary of Representatio	<p>Creating the Environment for Active Travel - Research literature in this area is growing rapidly, with the majority of the studies to date from the US and Australia. This research, although not UK based, supports the proposition that certain features and characteristics in urban areas positively influence levels of walking and cycling. These beneficial characteristics include:</p> <ul style="list-style-type: none"> • high densities • a greater mixture of land uses • a balance between housing and jobs • pedestrian and cycle friendly site and street design • grid street networks <p>These have all been shown to be associated with increased walking and cycling in urban areas and should be considered in the LDP for Monmouthshire.</p> <p>In addition, when considering the development of new roads or the improvement of the existing network, consideration should be given to the following:</p> <ul style="list-style-type: none"> •provision of segregated walking and cycling routes wherever possible •ensuring that future provision for walking and cycling routes can be accommodated by allowing enough width / verge space for routes and safe crossing points •when considering planning applications that will place greater demand on local traffic infrastructure, sustainable improvements to local / regional walking and cycling infrastructure should be sought
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues will be considered further in preparing detailed

policies for the LDP.

Respondent No.	23
Representation No.	3
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans Cymru
Summary of Representatio	Connecting Communities - An example of the type of infrastructure project that the LDP should consider is the Monmouth Links project. This will allow People from Wyesham to access the town centre in a safe sustainable way and it will reconnect the people of Monmouth with the river again. It will also link Osbaston to Rockfield. It should act as a catalyst for change to encourage these sustainable modes of transport in Monmouth.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	23
Representation No.	4
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans Cymru
Summary of Representatio	<p>Travel - How the LDP can assist to deliver sustainable transport in the County - The essence of our submission is that rapid climate change and energy supply concerns mean that we need to plan at once for a 'carbon-constrained future' and that land use planning and its effect on transport (as the fastest growing source of fossil fuel-based CO2 emissions) requires a radical re-think.</p> <p>Our key recommendations are:</p> <ul style="list-style-type: none"> •Local walking and cycling networks in all the major towns of Monmouthshire for local travel and for access to sustainable travel modes. •land use planning that reduces the distances that people need to travel •adoption of policies that follow a hierarchy of transport mode priority, with active travel modes given highest priority, followed by public transport, then use of the private car •allocation of additional land for the development of walking and cycle networks •reallocation of road space to active travel modes •creation of Regional Active Travel Plans alongside the LDP •sustained awareness in a 'Smarter Choices' programme for Wales •provision of infrastructure for walking and cycling to be included in all plans for expansion or improvement of road networks
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	23
Representation No.	5
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans Cymru
Summary of Representatio	<p>Climate Change - Need for a bolder commitment to Carbon Reduction - A broad consensus has been established that beyond 450 parts per million of CO2 in the atmosphere and latest scientific expertise is actually stating that we need to get back to 350ppm (Hansen), irreversible climate change will take place: the current figure is 380ppm, rising by 2ppm annually. Recent reports concerning the melting of the Greenland and Antarctic ice sheets suggest that climate change may be accelerating, and that really radical action is needed.</p> <p>Global warming will cause average temperatures to rise this century by between 2°C and 4.5°C (Intergovernmental Panel on Climate Change, May 2006).</p> <p>Research published by Friends of the Earth/Tyndall Centre in September 2006, indicated that to prevent the earth from warming by more than 2°C, it will be necessary to cut carbon emissions 90% by 2050.</p> <p>In this light the Government's aspiration of cutting carbon emissions 60% by 2050 is too little, too late. We believe a 60% reduction by 2030 is a necessity, across all policy sectors. The academic basis already exists for such a shift in policy and priorities. For Transport, the 'Visioning and Backcasting for Transport Study' for the DfT shows how such cuts can be made (Bartlett Planning/Halcrow, 2006)[3]. It also shows the very broad range of measures required, and that widespread behaviour change as well as technological innovation is needed. The LDP must reward and incentives both these approaches.</p>
Requested Change	No specific change requested.

Summary of LPA Response

Comments noted.

Recommendation

Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	23
Representation No.	6
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans Cymru
Summary of Representatio	<p>Focus on Energy Insecurity - In 2004 the UK became a net importer of natural gas. In 2005 we became a net importer of oil, for the first time since 1979. In 2005 oil imports were £670million over exports: in 2001 the UK ran an oil credit balance of £5,000 million.</p> <p>The price of crude oil reached a record of £142.99 a barrel on the 27th of June 2008 (an increase of 241% on 12 months earlier). There is a growing consensus professionally, that global oil production will peak in the near future, with some commentators believing that the peak has already been reached. The likely outcome of the peaking of global oil production is not an abrupt cessation of oil supplies, but rather a gradual increase in discrepancy between supply and demand. The European Commission commented in May 2008 that;</p> <p>"The current surge in oil prices is largely the result of a major structural shift in oil supply and demand in the global economy. Oil supply is struggling to keep pace with rising global demand].</p> <p>These considerations underline how dangerous it is to continue with transport policies and practice which rely so heavily on oil. It is essential that the LDP does not create areas of development that are only accessible by road traffic. The LDP should include a commitment to halting and reversing the growth of this traffic.</p> <p>Energy security considerations also cast considerable doubt on the convention that increased mobility is essential in order to allow economic growth to continue. The need to allow individuals, communities and businesses to function without the need to travel greater</p>

and greater distances should be treated as a priority by the LDP.

These issues are especially relevant for Monmouthshire, with a high proportion of the population living in rural locations. Promoting a pattern of development that eases fuel-dependency will be essential in the future in order to ensure that a growing proportion of the population do not experience fuel-poverty in transport terms.

Requested Change

No specific change requested.

Summary of LPA Response

Comments noted.

Recommendation

Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	23
Representation No.	7
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans Cymru
Summary of Representatio	Promoting Accessibility over Mobility - Development of key services should be included within the LDP so that the distances people are required are minimised. These services should include employment areas, schools, shops and leisure facilities with an overarching commitment to promoting sustainable local accessibility (via such modes as walking and cycling) in preference to increasing mobility through projects that encourage people to make journeys over longer distances that merely perpetuate unsustainable travel trends.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	23
Representation No.	8
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans
Summary of Representatio	<p>Settlement Patterns - The LDP must take into account the accessibility of settlements via walking and cycling routes, as well as the integration of sustainable transport modes. Due to the rural nature of much of Monmouthshire, the LDP must implement policies that promote mixed-mode sustainable journeys such as walking and bus travel, or cycling and train travel. The LDP must also take into account not only the potentially negative impacts of additional trip generation and how to prevent this, but how new development can either reduce the number of trips currently made, or facilitate the move of some existing car journeys to more sustainable modes. This might be accomplished in a number of ways:</p> <ul style="list-style-type: none"> •Improved viability of public transport due to increased housing density / service provision along public transport routes •Improved walking and cycling infrastructure as a result of new development (including using Section 106 contributions from property developers to improve existing routes and develop new ones) •Higher frequency of walking and cycling for short journeys as a result of increasingly mixed-use development in town centres (which discourages car use and therefore reduces traffic volume)
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	23
Representation No.	9
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans Cymru
Summary of Representatio	<p>Retail - The increase in car travel for short journeys that we have witnessed in the UK over the last few decades has been due in large part to changing patterns in lifestyles, including a shift towards shopping in large out-of-town centres and supermarkets. These retail destinations are often difficult to access by public transport or by active travel.</p> <p>The ability to make short 'utility trips' (i.e. to work, school, local shops) by active modes has significantly decreased over recent decades. The closure of many local shops and facilities, as well as the move towards a 'one-stop-shop' approach to weekly shopping, has meant that opportunities for walking and cycling for retail purposes has decreased, and the associated number of journeys made by car has increased. It is important that Monmouthshire's LDP promotes the development of local retail opportunities that can easily be accessed by local communities by walking and cycling.</p>
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	23
Representation No.	10
Respondent Name	Mr G Smith
Respondent Organisation	Sustrans Cymru
Summary of Representatio	<p>Economy - An increasing number of employers across Wales are encouraging their staff to make sustainable travel choices. Travel planning is an important part of this process, but in order for employees to be able to make Smarter Choices about the way that they travel to and for work, the right infrastructure needs to be in place. The LDP must stipulate that new employment sites are well integrated into the public transport infrastructure, as well as to a network of traffic free paths. End of trip facilities are very important in facilitating active travel by staff, and the LDP should encourage innovative solutions for business and retail parks, such as shared pool bike facilities and bike parking. The LDP should also promote the development of improved walking and cycling infrastructure to existing employment sites, as well as promoting mix-used development that allows people to live close to their place of work. The ability of Monmouthshire residents to access employment opportunities without being heavily dependant on motorised private transport is likely to become an increasingly important factor in the sustainability of the region.</p>
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	24
Representation No.	1
Respondent Name	Mr A Bromley
Respondent Organisation	Quarry Products Association
Summary of Representatio	<p>Overall, the QPA believe strongly that the subject of aggregates extraction and supply in Monmouthshire should be given much more serious consideration than is apparent from the contents of the draft Issues and Visions Report. To that end minerals should certainly be given equal or higher priority to those matters listed as key issues on pages 13 to 15 of the consultation document. QPA would suggest that minerals extraction should be listed as a key issue in its own right.</p> <p>An adequate supply of construction materials is essential to achieving many if not all of the objectives identified, including housing and flood defence. To be sustainable, as much of this material as possible should be sourced locally. In addition and as identified at the External Stakeholders Workshop, local mineral extraction is vital to future development.</p>
Requested Change	Minerals extraction should be listed as a key issue in its own right.
Summary of LPA Response	It was not the intention to downplay the significance of aggregates extraction and supply for the Monmouthshire LDP, although it is probably correct to say that it is not seen as a Key Issue for residents in the County, where there are only two 'live' quarries, neither of which are actually working at the present time. The point about the importance of Minerals as an issue is acknowledged, however, and will be taken into account in future documents.
Recommendation	Add a Key Issue on Minerals Extraction. Also to be referred to in Objective 15.

Respondent No.	24
Representation No.	2
Respondent Name	Mr A Bromley
Respondent Organisation	Quarry Products Association
Summary of Representatio	The QPA are surprised that officers of Monmouthshire County Council were not able to answer some of the issues raised as questions at the various workshop events. The Council is represented on the South Wales Regional Aggregates Working Party where all matters of strategic nature, such as the currency of the "obligation"/quota and the Central Wales/South Wales point are addressed. They have also endorsed the Regional Technical Statement (RTS) on aggregates which will be published shortly.
Requested Change	No specific change requested.
Summary of LPA Response	The aim of this section of the Issues and Vision Report was to record comments as they were made rather than seek to correct or clarify issues for participants. The Issues and Vision Report reflects this and did not offer the opportunity to go into depth in explaining and expanding on the issues raised but this will be remedied as the preparation of the LDP progresses. The Council is aware of the obligations that are placed upon it in the Regional Technical Statement and is currently participating with other Councils in the former Gwent area in a study to assess the need for safeguarding limestone resources in addition to land based sand and gravel.
Recommendation	No change in response to this representation. Comments noted. Such issues will be considered further in future stages of LDP production.

Respondent No.	24
Representation No.	3
Respondent Name	Mr A Bromley
Respondent Organisation	Quarry Products Association
Summary of Representatio	<p>It is less surprising that those consulted at the Rural Forum Workshop were not in a position to make properly informed comment on the acceptability of gravel working in the Usk valley. Had they been so then they would have known that there can be no absolute presumption against mineral extraction, even in areas designated as National Parks or AONB's. As we understand it, the Usk valley in Monmouthshire has no such designation and whilst there may be insufficient geological information to justify interest in extraction there at this time, the sand and gravel resources within it should most definitely be defined within mineral safeguarding areas in accordance with the RTS (Page 98).</p>
Requested Change	No specific change requested.
Summary of LPA Response	<p>The safeguarding of sand and gravel deposits in the Lower Usk Valley was quite a contentious issue in the preparation of the Unitary Development Plan, although one that does seem to have been satisfactorily resolved in the current UDP policy. Hopefully, a similar policy can be carried forward in the LDP that will satisfy WAG and local residents.</p>
Recommendation	<p>Comments noted. Such issues will be considered further in the preparation of detailed policies for the LDP.</p>

Respondent No.	25
Representation No.	1
Respondent Name	Mr N Maylan
Respondent Organisation	Glamorgan Gwent Archaeological Trust Ltd
Summary of Representatio	In our opinion the key issues that need to be addressed in the Monmouthshire LDP have been recognised and we are not aware of any other issues that need to be addressed at this time.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	25
Representation No.	2
Respondent Name	Mr N Maylan
Respondent Organisation	Glamorgan Gwent Archaeological Trust Ltd
Summary of Representatio	It is also our opinion that the proposed LDP Objectives are appropriate and will address the identified issues.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	25
Representation No.	3
Respondent Name	Mr N Maylan
Respondent Organisation	Glamorgan Gwent Archaeological Trust Ltd
Summary of Representatio	In our view the Vision, whilst being acceptable, does lack any concept that it refers to Monmouthshire with its distinctive heritage, landscape and culture; the vision as it is currently worded could be applicable to any country in Wales (or England). Monmouthshire has developed as a county on the border of (and sometimes between) England and Wales. This location has shaped the county fixed location of it's key settlements and led to the factors that make it distinct. We therefore suggest that reference to its location on the border between the two countries or in the "March" should be added to the Vision in order to make the Vision unique and distinctive.
Requested Change	Add to the Vision a reference to its location on the border between the two countries or in the 'March' in order to make it unique and distinctive.
Summary of LPA Response	It is agreed that there is merit in having a Vision that is distinctive to a particular place. At the same time, the draft Vision does attempt to reflect the aspirations of Monmouthshire stakeholders and residents, as expressed through the Issues and Visioning workshops. The notion of Monmouthshire as a 'Border' county was not something that was particularly articulated through the workshops, other than in discussions of the relevance of the Welsh language. In order to give the Vision a spatial context it is considered appropriate to add additional lines to the Vision, as stated below.
Recommendation	Add the following lines to the Vision statement: This Vision will have been achieved by: •preserving and enhancing the physical character of Monmouthshire's historic market towns of Abergavenny, Chepstow and

Monmouth and building on their social and economic strengths to develop their role as key sustainable settlements in the County that also serve the needs of their rural hinterlands.

- improving infrastructure in the newer settlements in the south of the County where recent residential growth has taken place without a corresponding increase in employment and service provision.
- providing development opportunities where appropriate in the County's rural area, while at the same time preserving and enhancing its high quality natural environment and the distinctive rural character of Monmouthshire.

Respondent No.	26
Representation No.	1
Respondent Name	Forestry Commission
Respondent Organisation	Forestry Commission
Summary of Representatio	<p>Forestry Commission supports the strong emphasis in the report to the provision of affordable housing and agrees that this is a fundamental issue to be addressed in the LDP and a key part of the Plan's strategy.</p> <p>Four sites have been submitted as candidate sites for affordable housing on behalf of Forestry Commission Wales, in The Narth, Itton Common, Llandogo and Crossways Green, Chepstow.</p> <p>The sites are in the ownership of the Welsh Assembly Government and managed by Forestry Commission. The Welsh Assembly Government and the Forestry Commission are strongly committed to promoting the availability of affordable housing in Wales. A number of sites in Forestry Commission ownership have been identified in other parts of Wales for affordable housing and are being developed for this purpose. As mentioned in previous correspondence if the Council is aware of other locations managed by the Forestry Commission which are considered to be potentially suitable for affordable housing, again, we would be pleased to discuss this with you. With this in mind if you require any further information with regard to Forestry Commission ownership throughout Monmouthshire please let me know.</p>
Requested Change	Take the above comments into account in the preparation of the LDP.
Summary of LPA Response	The support for the emphasis on affordable housing policies is noted. Comments on the candidate sites will be taken into account in the site assessment process.
Recommendation	Comments noted and taken into account in the candidate site assessment process.

Respondent No.	27
Representation No.	1
Respondent Name	Ms E Lawrie Meddins
Respondent Organisation	Countryside Council for Wales
Summary of Representatio	The Countryside Council for Wales (CCW) welcomes the production of this consultation report and in general feel that most of the issues identified throughout the consultation process have been captured within the report. Therefore our comments look to improve the existing vision and objectives as written.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	27
Representation No.	2
Respondent Name	Ms E Lawrie Meddins
Respondent Organisation	Countryside Council for Wales
Summary of Representatio	CCW welcomes the draft statement and the balance given to economic, social and environmental aspects. However, recommend that the first sentence is reworded to read 'The distinctive character of its built and natural heritage has been protected and enhanced'. This is then in keeping with the terminology used in Planning Policy Wales.
Requested Change	Amend point (1) to read: 'The distinctive character of its built and natural heritage has been protected and enhanced'.
Summary of LPA Response	The suggestion has merit but it is not considered to be a significant matter that requires amendment of the Vision statement.
Recommendation	No change in respect of this representation.

Respondent No.	27
Representation No.	3
Respondent Name	Ms E Lawrie Meddins
Respondent Organisation	Countryside Council for Wales
Summary of Representatio	Overall, CCW supports the objectives as written but feel that there needs to be greater emphasis on natural heritage in line with strategic documents such as the Wales Spatial Plan and Wales Environment Strategy.
Requested Change	Give greater emphasis to natural heritage.
Summary of LPA Response	No specific changes are requested and it is presumed that this issue is expanded upon in the detailed comments on the objectives.
Recommendation	No change in respect of this representation.

Respondent No.	27
Representation No.	4
Respondent Name	Ms E Lawrie Meddins
Respondent Organisation	Countryside Council for Wales
Summary of Representatio	Objective 4 We suggest this objective reads as 'To provide suitable levels of affordable and sustainable housing'. New affordable housing developments should use where possible locally sourced materials, Sustainable Urban Drainage Systems and maximised energy efficiency through design and siting.
Requested Change	Amend Objective 4 to read: 'To provide suitable levels of affordable and sustainable housing'
Summary of LPA Response	This objective is intended to relate to the social benefits of affordable housing. Sustainable design would be required for all types of housing, not just for affordable housing, and it is considered that the issues referred to are covered by draft objectives 9 and 11.
Recommendation	No change in respect of this representation.

Respondent No.	27
Representation No.	5
Respondent Name	Ms E Lawrie Meddins
Respondent Organisation	Countryside Council for Wales
Summary of Representatio	<p>Objective 6 The current objective as written does not refer to the need to maintain and create ecological connectivity through a dedicated network of ecological corridors throughout the County.</p> <p>With increased fragmentation of habitats as a result of development, agriculture and infrastructure, it will become increasingly difficult for flora and fauna to move and occupy habitats across the countryside. For certain species, the reduction and fragmentation of habitats means that their populations will become increasingly unviable. This effect is likely to be compounded by the anticipated effects of climate change. Increases in average temperatures will lead to changes in the extent and location of habitats in turn leading to the migration or extinction of species.</p> <p>Additionally, as local authorities have a duty under Regulation 37 of the Conservation (Natural Habitat &c) Regulations 1994 to include policies encouraging the management of features of the landscape which are of major importance for wild flora and fauna, CCW recommend that a reference to wildlife corridors/ connectivity is included in the objective.</p> <p>We recommend that this objective is reworded to: 'To protect, enhance and manage Monmouthshire's natural heritage including its distinctive landscapes, protected sites, protected species and other biodiversity interests and the ecological connectivity between them for their own.....'</p> <p>Rewording the objective in this way highlights the importance of protected sites such as Special Areas of Conservation, Sites of Special Scientific Interest and Sites of Importance for Nature Conservation and other Biodiversity interests which are significant</p>

within Monmouthshire.

Requested Change

Amend objective 6 to read:

To protect, enhance and manage Monmouthshire's natural heritage including its distinctive landscapes, protected sites, protected species and other biodiversity interests and the ecological connectivity between them for their own ...'

Summary of LPA Response

Agreed.

Recommendation

Amend objective 6 to read:

To protect, enhance and manage Monmouthshire's natural heritage including its distinctive landscapes, protected sites, protected species and other biodiversity interests and the ecological connectivity between them for their own ...' (See also recommendation to Rep. 20.9)

Respondent No.	27
Representation No.	6
Respondent Name	Ms E Lawrie Meddins
Respondent Organisation	Countryside Council for Wales
Summary of Representatio	Objective 8 This objective should mention natural greenspace and the use of accessible green space toolkit developed by CCW. We would also suggest the wording of the objective is changed to read: 'To improve opportunity, and safe access to recreation, sport, leisure activities, and the countryside including natural and accessible greenspace close to where people live to enable healthier lifestyles'
Requested Change	Amend objective 8 to read: 'To improve opportunity, and safe access to recreation, sport, leisure activities, and the countryside including natural and accessible greenspace close to where people live to enable healthier lifestyles'
Summary of LPA Response	'Accessible green space' refers to a particular methodology for assessing access to open space that has not to date been adopted in Monmouthshire, although consideration is being given to carrying out such a study in the future. It is agreed that reference should be made to access to open space in general but it is not agreed to refer to the accessible green space toolkit at this stage. Access to the countryside is already referred to in the objective. The use of the term 'safe access' is not considered to be appropriate to all activities mentioned in the objective.
Recommendation	Amend objective 8 to read: 'To improve opportunities for access to recreation, sport, leisure activities, open space and the countryside and to enable healthier lifestyles.'

Respondent No.	27
Representation No.	7
Respondent Name	Ms E Lawrie Meddins
Respondent Organisation	Countryside Council for Wales
Summary of Representatio	Objective 9 We feel that this objective needs to emphasise the need for waste reduction as well as promoting recycling. Therefore insert 'waste reduction' after energy efficiency. Also suggest that the wording "...reduce the impact of human activity on climate change..." be changed to "to reduce the contribution made by residents of Monmouthshire to climate change..."
Requested Change	Amend objective 9: Insert 'waste reduction' after energy efficiency. The wording "...reduce the impact of human activity on climate change..." be changed to "to reduce the contribution made by residents of Monmouthshire to climate change..."
Summary of LPA Response	The LDP can have limited influence over waste reduction, which depends more on social behaviour and national legislation (on packaging for instance). There some areas where the LDP can exert an influence, however, such as encouraging the use of demolition waste on site and it is agreed to add 'waste reduction' to the objective. The changed wording on the climate change issue is agreed.
Recommendation	Amend objective 9: Insert 'waste reduction' after energy efficiency. The wording "...reduce the impact of human activity on climate change..." be changed to "to reduce the contribution made by residents of Monmouthshire to climate change..."

Respondent No.	27
Representation No.	8
Respondent Name	Ms E Lawrie Meddins
Respondent Organisation	Countryside Council for Wales
Summary of Representatio	Objective 11 We welcome the objective but a definition of 'good sustainable design' should be included to show clearly what is expected and meant by the use of this term.
Requested Change	Add a definition of 'good sustainable design'
Summary of LPA Response	It is not considered appropriate or necessary to define 'good sustainable design' at this stage. The remainder of the objective gives some examples of what such design might involve and this will be expanded on in detailed policies. It is also noted that the Design Commission for Wales supported the wording of this objective.
Recommendation	No change in respect of this representation.

Respondent No.	28
Representation No.	1
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Chepstow Town Council endorses the key issues identified on pages 13-15 and wishes to make the following observations in respect of these issues.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation.

Respondent No.	28
Representation No.	2
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Population – The Town Council notes the observations in respect of population growth fuelled by in-migration and consequential pressures on services but suggests that in-migration has been encouraged by the type of housing development which has been permitted. Policies are required to ensure that house building is directed at meeting local need rather than attracting further in-migration.
Requested Change	Policies are required to ensure that house building is directed at meeting local need rather than attracting further in-migration.
Summary of LPA Response	It is recognised that it is unlikely that population growth fuelled by in-migration would take place if the housing was not provided to meet this demand. These factors will be considered in choosing the level of growth to be accommodated in the County, which will be set out in the Preferred Strategy, and in detailed policies on the type of housing required.
Recommendation	Comments noted. Such issues will be considered at future stages of LDP preparation.

Respondent No.	28
Representation No.	3
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	<p>Tourism – The Town Council considers tourism to be very significant in the Monmouthshire economy and potentially the sector where greatest growth can reasonably be anticipated.</p> <p>Distinctive tourist attractive images have been positively developed and promoted for the two “key settlements” of Chepstow and Abergavenny. Chepstow is portrayed as a cultural, arts, crafts and historical centre, whilst Abergavenny is seen as a culinary and gastronomic centre. LDP policies need to enhance and build on the work undertaken to date.</p>
Requested Change	No change requested.
Summary of LPA Response	It is acknowledged that tourism is a significant element in the Monmouthshire economy and it is agreed to make reference to this as a Key Issue.
Recommendation	Add a Key Issue relating to Tourism.

Respondent No.	28
Representation No.	4
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Rural Environment - the Town Council is concerned that Monmouthshire's rural landscape resources need to be preserved and should get protection and enhancement.
Requested Change	No change requested.
Summary of LPA Response	Agreed that the wording of this Key Issue could be changed to give greater emphasis.
Recommendation	Amend this Key Issue: Replace 'require protection and enhancement' by 'need to be preserved and should be protected and enhanced'.

Respondent No.	28
Representation No.	5
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Built Environment – Good design is essential to avoid bland, standardised appearances. New developments should respect their surroundings and should incorporate the best elements of surrounding traditional architecture.
Requested Change	No specific change requested.
Summary of LPA Response	'Should incorporate the best elements of surrounding traditional architecture' is a requirement that is specific to the County's historic areas and it is considered that the phrase 'respects its surroundings' is more appropriate as it deals with design at a more general level.
Recommendation	No change in respect of this representation.

Respondent No.	28
Representation No.	6
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	<p>Retail – Chepstow Town Council is very concerned at the vulnerability of its town centre and Bulwark neighbourhood shops. Chepstow’s footfall and retail health appears still to be in difficulty and requires the support of the Town Council, County Council and Chamber of Commerce partnership to actively promote the town centre.</p> <p>The Town Council also identifies that the retail sector has an important role to play in sustaining vibrant health local communities.</p>
Requested Change	No specific change requested.
Summary of LPA Response	It is accepted that further consideration should be given to the wording of this Key Issue, as it needs to be more general so that the situation in all towns in the County can be reflected.
Recommendation	Reword this Key Issue to reflect the situation in all towns in the County.

Respondent No.	28
Representation No.	7
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Climate Change – The vulnerability of the Gwent Level needs to be addressed.
Requested Change	Address the vulnerability of the Gwent Levels.
Summary of LPA Response	<p>Comments noted. Risk from flooding is recognised as a significant issue for Monmouthshire and a Strategic Flood Consequences Assessment is being carried out in connection with the LDP.</p> <p>The comments made will be taken into account at future stages of the LDP but it is considered that there is no need to make specific mention of this matter at this stage where the purpose is to identify Key Issues at a more general level.</p>
Recommendation	Comments noted and to be taken into account at future stages of LDP preparation.

Respondent No.	28
Representation No.	8
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Travel and Transport – Policies on private/public transport need to be clarified. On the one hand there appears to be a general acceptance of long travel to work distances by private car, whilst on the other, town centre shopping trips by private car are discouraged by car park charging policies.
Requested Change	Clarify policies on private/public transport.
Summary of LPA Response	Car parking charges are not a matter for the LDP.
Recommendation	No change in respect of this representation.

Respondent No.	28
Representation No.	9
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	There is increasing evidence that commuters will shop where they work, out of town shopping centres offer free parking and are attractive alternatives to town centres, therefore access to our town centres needs to be made easy, attractive and convenient if they are to be sustained.
Requested Change	No change requested.
Summary of LPA Response	Car parking charges are not a matter for the LDP.
Recommendation	No change in respect of this representation.

Respondent No.	28
Representation No.	10
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Chepstow's need for an integrated and effective public transport system has been well documented over many, many years and yet there has been remarkably little progress in this respect. In recent years the train and bus services have been curtailed, despite strong local opposition and a concerted local campaign for improvements.
Requested Change	No change requested.
Summary of LPA Response	The need to improve public transport is recognised as a significant issue for Monmouthshire. The influence that the LDP can have over this issue is limited, however. While efforts can be made to site development close to public transport facilities and perhaps use planning obligations to obtain some improvements, this representation is really a matter for the Regional or Local Transport Plans. A reference to inadequate public transport provision, however, will be added to the Key Issues.
Recommendation	Add a reference to inadequate public transport to the Key Issues.

Respondent No.	28
Representation No.	11
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Health and Wellbeing - Chepstow Town Council considers that the LDP will have is vital role to play in the preservation and promotion of strong vibrant communities and endorses the view that good access to local services and facilities is important. The Town Council also endorses the view that development of a sense of community “community spirit” is important and that access to the countryside and affordable recreation facilities has a role to play in improvements in health.
Requested Change	Include Health and Well Being as a Key Issue.
Summary of LPA Response	<p>Agreed (see also Rep. 23.1). It is agreed that Health and Wellbeing should be included as a Key Issue, although evidence provided in the SA/SEA Baseline Information report indicates that Monmouthshire performs better than Wales as a whole on various health indicators. The point about the need to build strong communities and provide good access to recreational opportunities is also recognised.</p> <p>Point (2) of the draft Vision statement recognises the desire for inclusive, cohesive, prosperous and vibrant communities.</p> <p>Point (3) of the draft Vision statement recognises the need for more opportunities for healthy activity and draft Objective 10 promotes the need for opportunities for increased walking and cycling.</p>
Recommendation	Include Health and Wellbeing as a Key Issue.

Respondent No.	28
Representation No.	12
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Chepstow Town Council welcomes the opportunity created by new development to fund new community and recreation facilities but notes that without ongoing revenue support or a commitment to long term funding such facilities and are unlikely to be sustainable.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	28
Representation No.	13
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	The Town Council has also identified the need for local allotments.
Requested Change	No change requested.
Summary of LPA Response	While the LDP cannot directly influence the funding arrangements for the provision of such facilities if it is expected that public funding should be made available for such purposes, the need for such provision can be taken into account when assessing development proposals. In the Issues and Visioning Workshops, this issue was raised by a number of communities. The need for land for burial grounds was also a particular concern. Some communities (Magor and Undy, for instance) also identified a shortfall in community facilities in their area. It is considered that a general Key Issue is needed at this stage therefore to draw attention to these matters.
Recommendation	Add a Key Issue relating to shortages in community facilities including the need for allotment land.

Respondent No.	28
Representation No.	14
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Air – The link between air quality and transport is particularly relevant to Chepstow. The A48/Hardwick Hill site is one of the very few designated Air Quality Management Areas in South East Wales. The LDP needs to address this issue.
Requested Change	Address the issue of the link between air quality and transport.
Summary of LPA Response	While in general terms, air pollution is not a significant issue in Monmouthshire there are local issues in Chepstow and in Usk, where there is also an Air Quality Management Area. It is agreed that this should be identified as a Key Issue
Recommendation	Add an additional Key Issue relating to Air Quality.

Respondent No.	28
Representation No.	15
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	<p>Water Resources – Chepstow Town Council is extremely concerned at the apparent inadequacy in its local sewage and drainage infrastructure. The steeply sloping nature of the town together with a lack of good drainage/soakaway land higher up results in flood water gushing through the towns streets and flooding at the very bottom of the town during rainy spells.</p> <p>The Town Council has identified that much of the natural drainage land has been lost in recent years as a consequence of infill development, home extensions, and increase in decked/paved areas as a preferred form of landscaping. This issue needs to be addressed.</p>
Requested Change	No specific change requested.
Summary of LPA Response	<p>The availability of infrastructure to serve new development is recognised as a key issue to resolved prior to allocating sites in the LDP. Initial discussions have taken place with Dwr Cymru-Welsh Water and further consultation will be carried out as the LDP preparation is progressed.</p> <p>A Strategic Flood Consequences Assessment is being carried out as part of the LDP process and this will be considering urban drainage issues.</p>
Recommendation	Note comments and ensure that infrastructure provision is taken into account in preparation of LDP (e.g. to be subject of additional objective 12).

Respondent No.	28
Representation No.	16
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Do you agree with the LDP Vision that is proposed? Yes.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation.

Respondent No.	28
Representation No.	17
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Do you agree with the LDP objectives that are proposed? Yes.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation.

Respondent No.	28
Representation No.	18
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	Wales Spatial Plan (Page 6 penultimate para) The Town Council is encouraged by the commitment to provide “high capacity sustainable transport links” serving Chepstow and a “wider range of facilities and services” and is hopeful that measures will be introduced to address the decimation of services within Chepstow, which have in recent years included the loss of the Court Service, Probation Services, Job Centre services etc. Similarly, radical measures will be required to address the traffic gridlock in the town which is becoming increasing frequent and, the worrying environmental impact of slow moving traffic on the A48, Hardwick Hill area.
Requested Change	No change requested.
Summary of LPA Response	Comments noted. These are strictly matters for the Wales Spatial Plan and Regional/Local Transport Plan but provide an important context for LDP proposals for Chepstow.
Recommendation	Comments noted.

Respondent No.	28
Representation No.	19
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	<p>COMMUNITY STRATEGY</p> <p>The Town Council notes the three areas identified in the consultation version of the Community Strategy issued in January 2008 include “Localisation – ensuring that wherever possible that public services are provided as close to where people live and that institutionalised forms of services are minimised”</p> <p>The Town Council is very supportive of this ideal and sees local services as being key to the preservation and promotion of sustainable and vibrant local communities, but questions how this can really be achieved and notes the example set by statutory local service providers putting business efficiency, rationalisation of service delivery and economies first, eg the Courts Service, Job Centre services, health services and Monmouthshire County Council’s own services including the closure of cash collection facilities at One Stop Shops.</p>
Requested Change	No change requested.
Summary of LPA Response	This is not a matter for the LDP but a comment on the Community Strategy, which the LDP has to have regard to.
Recommendation	No change in respect of this representation.

Respondent No.	28
Representation No.	20
Respondent Name	Ms S Bushell
Respondent Organisation	Chepstow Town Council
Summary of Representatio	<p>CONSULTATION AND ENGAGEMENT</p> <p>The Town Council considers the engagement of young people in the LPD consultation process to be extremely important and is concerned little weight appears to have been given to their lack of engagement. The Town Council recommends that future consultation be tailored and targeted towards young people.</p>
Requested Change	That future consultation be tailored and targeted towards young people.
Summary of LPA Response	Contact has been made with secondary schools in an attempt to arrange a Young People's workshop but no interest has been shown to date.
Recommendation	Continue to seek the participation of young people in the preparation of the LDP.

Respondent No.	29
Representation No.	1
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	<p>Fundamentally the Society has the feeling that asking people, admittedly over a very wide spetrum, what they want is perhaps not the best way to go about this project. The result is a sort of super 'wish list', and in the present world of climate change and financial constraints this may lead to unrealistic expectations. Someone or something at either local or central government level has to decide what is or is not possible. We hold the view that for the document to tackle 'choices' at this stage will prove to be a weakness when options have to be faced in the near future. The length of the Report running as it does to some 101 A4 pages also puts clarity at a premium.</p>
Requested Change	No change requested.
Summary of LPA Response	<p>This comment relates to the way the initial workshop consultation was carried out rather than a representation on the contents of the report being consulted on. The first stages of plan preparation, as set out in guidance, are to establish the issues facing the community and to establish a vision for the plan. These were the aims of the workshops. The length of the report mainly arises from the desire to ensure that all comments made in the workshops were recorded, both to inform the LDP process and to provide a resource that can inform other aspects of the Council's functions..</p>
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	2
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	The Society sees itself (for the purposes of the above plan) as an amenity Society in Chepstow and its immediate surrounding area and having a duty to try to protect those amenities and especially to preserve and improve the natural and built environment of the town and its hinterland. Comment on the plan will therefore be biased mainly in favour of those issues which concern our perceived remit.
Requested Change	No change requested
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	3
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 1 - Ref to a 'Public Examination'. Something should be considered to make these proceedings more amenable to public participation. The procedures are of a Quasi-legal nature and not helpful should the general public or voluntary organisations wish to be involved.
Requested Change	Make the proceedings more amenable to public participation.
Summary of LPA Response	The form of the hearing in public is prescribed in government legislation and guidance and is not a matter that the LPA can influence.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	4
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 3 - List of 'Candidate Sites' some sort of pre-sifting of this list should have taken place, as rumour and speculation is already rife at a public level. Many people are prematurely convinced that nothing will now stop these being implemented.
Requested Change	No change requested.
Summary of LPA Response	This is a comment on LDP procedures and not a response to the consultation. It would not have been appropriate to carry out an initial 'sifting' of the candidate sites, as the LDP Vision, Objectives and Preferred Strategy need to be in place to provide the framework against which the candidate sites can be assessed. The candidate site register was issued with a note advising that the sites were simply submissions by developers etc., that no assessment had been carried out to date and that they were not being proposed by the LPA.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	5
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 3 -' Workshops' some people found these helpful, others were convinced that they were merely led to a number of predetermined issues and given insufficient time and opportunity to suggest or debate others.
Requested Change	No change requested.
Summary of LPA Response	As the respondent states, while some were not happy with the format of the workshops, other were and generally the workshops were well received and provided a wealth of useful material. Material was provided initially to provide some context and framework to the discussions rather than to 'predetermine' the debate and participants were given the opportunity to raise issues that they felt hadn't been covered. The consultation on the Issues and Vision Report also gave the opportunity to raise issues that people may have felt had not been addressed fully.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	6
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 3 - 'Urban Housing Potential'. If this report should have an answer to the current 'garden grabbing' 'bungalow roof-raising' and rash of splitting into flats in Chepstow, then it will be welcomed.
Requested Change	No change requested.
Summary of LPA Response	The report assesses the potential in the County's urban areas for developments of 10 or more houses and does not cover point raised by the respondent. The concern on this issue, however, is noted.
Recommendation	Comments noted.

Respondent No.	29
Representation No.	7
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 6 - 'Key Settlements'. Removing the Courts and more recently the Job Centre from Chepstow does not help to make it a key settlement, nor does the failure so far to improve the rail service (sustainable travel links). Traffic congestion in the town especially at Station Road Junction and High Beech causes delays which cannot help to bring in 'employment opportunities'. The idea that Monmouth fails the text as a 'key settlement' makes the designation itself suspect.
Requested Change	No change requested.
Summary of LPA Response	Comments noted. These are strictly matters for the Wales Spatial Plan and Regional/Local Transport Plan but provide an important context for LDP proposals for Chepstow.
Recommendation	Comments noted.

Respondent No.	29
Representation No.	8
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 7 - 'Visions and Strategies' etc. How can anyone argue with all of these ambitions which must be countrywide not particular to Monmouthshire.
Requested Change	No change requested.
Summary of LPA Response	These are comments on the Community Strategy, although it should be noted that the 'Visions and Strategies' being commented are from the earlier version of the Community Strategy, which is currently being updated.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	9
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 11 (2) Chepstow has a successful Farmers Market which needs promotion and help to expand the idea to other communities. More land should be allocated to community gardens and allotments (local food production).
Requested Change	No change requested.
Summary of LPA Response	Farmers' markets are not something that the LDP can influence. The issue of allotments is one that has been raised in a number of communities. While the LDP cannot directly influence the funding arrangements for the provision of such facilities if it is expected that public funding should be made available for such purposes, the need for such provision can be taken into account when assessing development proposals. In the Issues and Visioning Workshops, this issue was raised by a number of communities. The need for land for burial grounds was also a particular concern. Some communities (Magor and Undy, for instance) also identified a shortfall in community facilities in their area. It is considered that a general Key Issue is needed at this stage therefore to draw attention to these matters.
Recommendation	Add a Key Issue relating to shortages in community facilities including the need for allotment land.

Respondent No.	29
Representation No.	10
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	'Tourism' is important to Chepstow, control of development and building design within the conservation area is vital to its 'image'. The Museum and the riverside currently being upgraded need everyone's support. A conservation area advisory committee would help in these issues, as would a conservation area character appraisal.
Requested Change	No change requested.
Summary of LPA Response	'Tourist image' is not strictly a matter for the LDP but for the Council's Economic Development and Tourism section. The importance of tourism as a sector of the economy, however, is recognised. The quality of the built environment as a factor in attracting tourists is also recognised. The carrying out of conservation area appraisals and setting up of a conservation area advisory committee, however, are not matters for the LDP.
Recommendation	No change in respect of this representation.

Respondent No.	29
Representation No.	11
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	If the Usk Valley should not be an area for 'mineral extraction' then neither should the Wye Valley, as an AONB and a tourist attraction of national standing.
Requested Change	No change requested.
Summary of LPA Response	There is an existing quarry in the AONB at Livox, which has a current planning permission that expires in 2011. The location of this quarry in the AONB will be a factor to be considered in developing policies on Minerals Development for the LDP.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	12
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 12 - Air Quality - Chepstow has one of these problems and unless the future holds an answer to its present traffic congestion then it can only worsen.
Requested Change	No change requested.
Summary of LPA Response	While in general terms, air pollution is not a significant issue in Monmouthshire there are local issues in Chepstow and in Usk, where there is also an Air Quality Management Area. It is agreed that this should be identified as a Key Issue
Recommendation	Add an additional Key Issue relating to Air Quality.

Respondent No.	29
Representation No.	13
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 13 - Distinctiveness. How the very worrying matter of the lack of young persons involvement in this consultation and a lot of other community and social issues comes up under this heading is difficult to understand. When the 'workshops' were allocated for this consultation could some have not been held in secondary schools? Perhaps if there is another stage in consultation on this plan the matter can be rectified?
Requested Change	Involve young people in future LDP consultation stages.
Summary of LPA Response	Contact has been made with secondary schools in an attempt to arrange a Young People's workshop but no interest has been shown to date.
Recommendation	Continue to seek the participation of young people in the preparation of the LDP.

Respondent No.	29
Representation No.	14
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	'Good Design' in the built heritage. Considering how important this is to the market towns of Monmouthshire, to tourism and the rural atmosphere of the rest of the County it is discouraging to see it dismissed in just two lines on Page 13 of a long report like this.
Requested Change	No change requested.
Summary of LPA Response	The notes in this section are intended to present a very brief summary of the issues raised in the workshop. Design in the Built Environment is recognised as a Key Issue in the next section of the report and draft objective 11 also aims for good design. It is intended to give considerable emphasis to the development of design policies as preparation of the LDP progresses.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	15
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 14 under 'Built Environment' does admit to some of the planning errors of the past and the acceptance of second best in design. It is correct to say that a pressing need exists 'to ensure a good standard of design' in any future development.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	29
Representation No.	16
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 15 0 'Retail' Abergavenny may have certain problems but in the matter of retail health and footfall Chepstow still appears in difficulties when compared with it, despite the County having done a lot to regenerate Chepstow Town Centre
Requested Change	No change requested
Summary of LPA Response	It is accepted that further consideration should be given to the wording of this Key Issue, however, as it needs to be more general so that the situation in all towns in the County can be reflected.
Recommendation	Reword this Key Issue to reflect the situation in all towns in the County.

Respondent No.	29
Representation No.	17
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	'Climate Change' appears as a general risk but the Caldicot Levels presents a particular problem. If the Environment Agency push through a policy currently labelled 'Managed retreat' then the risk to property, industry and agriculture in that low lying area from flooding may happen sooner than appears.
Requested Change	No change requested.
Summary of LPA Response	Comments noted. Risk from flooding is recognised as a significant issue for Monmouthshire and a Strategic Flood Consequences Assessment is being carried out in connection with the LDP.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	29
Representation No.	18
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Under 'Waste' it is noted that the only current method we have to reduce travel to landfill sites is to localise recycling and composting. However, to co-mingle re-cylcates in an area of the County and transport them some distance to a sorting facility seems a backward step.
Requested Change	No change requested.
Summary of LPA Response	This comment appears to relate to the Council's municipal waste practices rather than being a LDP matter.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	19
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	<p>Page 16- 'Visioning Exercise' Again this seems to carry on the adoption of participant's hopes for the future in their communities. However most of it devolves into a list of what has not happened. The use of the word 'sustainable' in four of the five main themes in the opening paragraph suggests the language is 'Gov speak' rather than 'people speak'. Who could disagree with most of the ideas put forward by the participants? However, to comment on some of them as follows 'maintain local distinctiveness' how can this be arrived at without a workable and more importantly an enforced 'Design Guide' or in the case of a conservation area a worked up 'character appraisal'? How do we get 'education for local environment' when the secondary curriculum still teaches nothing about architecture or design in the built environment of our country? Of course we want more affordable housing, less cars in the town centre, more shops in village, more allotments, better integrated transport, more employment etc. But instead we get more Estate Agents, Building Societies and Charity Shops in our towns and less pubs and post offices in the villages. We doubt that an LDP can do any more to effect these issues than did the UDP it replaces. The only way business can be forced back into town is to prevent out of town developments and village shops will in the present economic conditions have to be subsidised or manned by volunteers if they are to survive. If central government policy closes post offices in villages (and indeed towns) and economic close pubs, how will local government resist?</p>
Requested Change	No change requested
Summary of LPA Response	The purpose of this section is to demonstrate how key themes were established from the material produced in the 'Visioning' exercise.

The points that the respondent is questioning, therefore, are the words of workshop participants. With regard to the use of the word 'sustainable', again this was a word used continuously by workshop participants and it is not agreed that it amounts to 'Gov speak'. It is accepted that it is a word that means different things to different people and that there are difficulties of definition. Nevertheless it is believed that the identified themes do categorise the main themes that emerged from the workshops. The draft Vision attempts to ensure that these themes are covered in order to reflect the aspirations of Monmouthshire stakeholders and residents, as expressed through the Issues and Visioning workshops.

Recommendation

No change in respect of this representation

Respondent No.	29
Representation No.	20
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Page 24 - 'Vision' and 'Objectives' As we stated at the beginning of these comments we have little difficulty in accepting the draft objectives and the LDP 'vision' statement. If they could all be carried into effect then everyone in Monmouthshire would benefit greatly from them. But without a fundamental change in the economic position and/or a positive change in public attitude then little effect will be seen.
Requested Change	No change requested.
Summary of LPA Response	Comments noted. It is accepted that the Vision and Objectives are aspirational and that they cannot be achieved by the LDP alone. Guidance requires, however, that the LDP has a Vision and Objectives in order to set a direction for the plan. Attempts have been made to draft a Vision and Objectives that the LDP can have some influence over through its policies and proposals.
Recommendation	No change in respect of this representation.

Respondent No.	29
Representation No.	21
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Matters not touched upon in the report - Perceived lack of consultation with FOD district Council regarding Sudbury Tidenham and Benchley. NP16 area. Planning, development and services
Requested Change	No change requested.
Summary of LPA Response	The LDP has to have regard to the planning policies of adjoining local planning authorities. While no direct discussions have been held with the Forest of Dean, representations have been made on its Local Development Framework Core Strategy.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	22
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Matters not touched upon in the report - Clear boundaries between Chepstow and Pwllmeyric, Mathern and Mounton. Fear that these villages will be subsumed by development into the main settlement.
Requested Change	No change requested.
Summary of LPA Response	These concerns are recognised and will be taken into account at future stages of the LDP preparation, including assessment of candidate sites and preparation of the Deposit Plan.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	29
Representation No.	23
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Matters not touched upon in the report - A clearer policy for dealing with derelict and badly maintained properties in the town.
Requested Change	Mention of a policy for dealing with derelict and badly maintained properties in the town.
Summary of LPA Response	It is difficult to see how the LDP can influence this issue, which would appear to be a matter more for environmental health or building regulations, or possibly conservation legislation if relating to listed buildings.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	24
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	An identifiable list of open spaces in the town (i.e.. Protected from development)
Requested Change	An identifiable list of open spaces in the town
Summary of LPA Response	The current UDP does identify Areas of Amenity Importance, as designated by Policy DES2. It is likely that a similar policy will be carried forward into the LDP. A Recreation and Open Space Study has been carried out to provide the empirical foundation for such policies.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	29
Representation No.	25
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Matters not touched upon in the report - A conclusion to the argument about trunk road status on the A48 through the town
Requested Change	No change requested.
Summary of LPA Response	This is not a matter for the LDP.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	26
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Matters not touched upon in the report - More contact between the County Council and the public on planning matters so that problems like the Ruffetts development, traffic calming etc do not erode public confidence in the system.
Requested Change	No change requested.
Summary of LPA Response	This a general matter regarding the Council's practices that cannot be addressed through the LDP.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	27
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Matters not touched upon in the report - A proper policy from the County Council on car sharing etc
Requested Change	A proper policy from the County Council on car sharing etc
Summary of LPA Response	This is not a matter for the LDP. Such issues are being addressed by the Council in other fora, e.g. Climate Change Working Party.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	28
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Matters not touched upon in the report - Some sort of alleviation for the traffic problems at the High Beech Roundabout, the Station Road junction and the Bulwark corner.
Requested Change	Some sort of alleviation for the traffic problems a the High Beech Roundabout, the Station Road junction and the Bulwark corner.
Summary of LPA Response	This perhaps is more a matter for the Council as highway authority, although such infrastructure problems can be considered in assessing development proposals for the town and in establishing contributions towards highway improvements that might be required from developments
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	29
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Matters not touched upon in the report - A clear policy on tree planting and tree preservation and the protection of preserved trees when work is underway on building sites.
Requested Change	A clear policy on tree planting and tree preservation and the protection of preserved trees when work is underway on building sites.
Summary of LPA Response	There are existing policies on trees in the UDP and consideration will be given to repeating them in the LDP. Conditions are also attached to planning permissions relating to such matters, although monitoring and enforcement of such conditions are questions of implementation rather than policy formulation.
Recommendation	No change in respect of this representation

Respondent No.	29
Representation No.	30
Respondent Name	Mr H Hodges
Respondent Organisation	The Chepstow Society
Summary of Representatio	Matters not touched upon in the report - Support for the campaign to have more trains stop to pick up at Chepstow
Requested Change	Support for the campaign to have more trains stop to pick up at Chepstow
Summary of LPA Response	While the LDP can attempt to influence this issue it has no direct powers over this matter which should be addressed in the Regional and Local Transport Plans and in the implementation of the Wales Spatial Plan.
Recommendation	No change in respect of this representation

Respondent No.	30
Representation No.	1
Respondent Name	Ms C Wilson
Respondent Organisation	Mono Consultants Ltd
Summary of Representatio	<p>We have no representations to make in respect of the Council's Issues and Visions for the emerging Local Development Plan, we understand that this is a strategic document. However, we would take this opportunity to comment that we consider it important that there remains in place a telecommunications policy within the emerging Local Development Plan. It is recognised that telecommunication plays a vital role in both the economic and social fabric of communities. National guidance recognises this through the Technical Advice Note (Wales) 19: Telecommunications. TAN19 give clear guidance as to the main issues surrounding telecommunications development. These include the legislative framework, siting and design issues, levels of consultation and issues surrounding electromagnetic fields (EFMs). Clear guidance is also given regarding what should be include within local plan (now LDP) policy. This guidance states that local plans (LDPs) should set out criteria based policies to guide telecommunications development and that whilst regard should be had to siting and design considerations, operational efficiency should not be inhibited. The Code of Best Practice on Mobile Phone Network Development as issued by the Welsh Assembly Government in 2003 builds on the MOA's Ten Commitments to Best Siting Practice to ensure that the industry is alive to the concerns of local communities and consultation is built into the development process.</p>
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted. The drafting of policies on Telecommunications will be a matter for the preparation of the Deposit Plan

Recommendation

Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	30
Representation No.	2
Respondent Name	Ms C Wilson
Respondent Organisation	Mono Consultants Ltd
Summary of Representatio	<p>As indicated above the formulation of policy does not exist in isolation and there are numerous documents which will affect the formulation of any telecommunications policy, the most important of these being TAN19. On this basis we would suggest that within the LDP there should be a concise and flexible telecommunications policy. This should give all stakeholders a clear indication of the issues which development will be assessed against. We would suggest a policy that reads:</p> <p>Proposals for telecommunications will be permitted provided that the following criteria are met:- (i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area; (ii) if on a building, apparatus and associated structure should be sited and designed in order to seek to minimise impact to the external appearance of the host building; (iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority. (iv) if proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of archaeological or historical interest. When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology.</p>

Requested Change

No change requested at this stage.

Summary of LPA Response

Comments noted. The drafting of policies on Telecommunications will be a matter for the preparation of the Deposit Plan

Recommendation

Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	30
Representation No.	3
Respondent Name	Ms C Wilson
Respondent Organisation	Mono Consultants Ltd
Summary of Representatio	<p>It will of course depend on your Delivery Agreement as to which documents are produced, which documents have a statutory role in development control and which would be considered as material considerations. We would suggest that this policy be a stand alone policy within one of the main LDPs, with any background information, such as electromagnetic fields (EMFs) and public health, being contained within a separate LDPD or what is currently termed Supplementary Planning Guidance (SPG). This could then be read with TAN19 and the Code of Best Practice to give a comprehensive background to any proposed development.</p> <p>We would consider it appropriate to introduce the policy and we would suggest the following: Modern telecommunications systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced third generation (3G) services, demand for new telecommunications infrastructure is continuing to grow. The Council are keen to facilitative this expression whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and location on existing tall structures and buildings. Further information on telecommunications can be found in Local Development Document.....</p>
Requested Change	No change requested at this stage.
Summary of LPA Response	Comments noted. The drafting of policies on Telecommunications will be a matter for the

preparation of the Deposit Plan

Recommendation

Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	31
Representation No.	1
Respondent Name	Tesco Stores Limited
Respondent Organisation	Tesco Stores Limited
Summary of Representatio	Retail - Page 15 Generally the County's town centres are reasonably healthy although they are vulnerable to out of town developments. There are concerns in Abergavenny, in particular, relating to 'leakage' of food shopping outside the county. Tesco consider it imperative that the local planning authority plan positively to meet the County Borough's future shopping needs, given the role that retail can play in supporting the local economy. However, while we agree that the vitality and viability of Abergavenny town centre should be sustained and enhanced, this should not be at the expense of other centres within the County Borough. Indeed, the Wales Spatial Plan 2008 Update recognises (p.128) that strengthening regional towns such as Abergavenny and Chepstow will be important in providing local employment, retail services and leisure activities.
Requested Change	The vitality and viability of Abergavenny town centre should be sustained and enhanced, but not be at the expense of other centres within the County Borough
Summary of LPA Response	It is accepted that further consideration should be given to the wording of this Key Issue, however, as it needs to be more general so that the situation in all towns in the County can be reflected.
Recommendation	Reword this Key Issue to reflect the situation in all towns in the County.

Respondent No.	32
Representation No.	1
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	We find much within the document to support and this is reflected in the enclosed comments. Even at this early stage in the process, it is clear that our client's site [the former Sudbrook Paper Mill] offers significant potential to meet the challenges to be addressed through the LDP. The site presents a significant opportunity to deliver sustainable, high quality residential-led, mixed use development on previously developed land, and therefore make a valuable contribution to the housing and employment land supply equation. Our comments on the Issues and Vision Report are set out in the attached statement.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation

Respondent No.	32
Representation No.	2
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	Both documents highlight the current difficulties faced by Monmouthshire in employment and housing terms – firstly, the extremely limited supply of readily available, previously developed land for housing, and secondly, the over-supply (and poor uptake) of suitable employment land and premises (particularly in the Caldicot area). Whilst these are difficulties in one sense, they do present an obvious solution.
Requested Change	No change requested
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	32
Representation No.	3
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	The UHPS rejects sites that are subject to employment allocations in the existing UDP. This approach is considered to be incorrect for two main reasons: firstly, the document has been prepared to inform the future development plan and therefore should not be dictated by the provisions of the existing development plan, and secondly, the LDP process requires Local Planning Authorities to consider all potential sites (including those allocated in the existing development plan) in their assessment of strategy options. LDPs should start with a 'clean slate' and not automatically carry forward historic plan allocations.
Requested Change	No specific change requested.
Summary of LPA Response	In order to ensure a consistent approach it was decided not to include employment sites, either existing or allocated, within the UHPS, on the basis that it would more than likely require a change of policy to enable their use for residential purposes and that this was a matter best left to the LDP. This does not rule out designating such sites for residential purposes in the LDP and in this respect the site being promoted by the respondent will be given full consideration.
Recommendation	No change in respect of this representation

Respondent No.	32
Representation No.	4
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	<p>The Urban Housing Potential Study (UHPS) is clear that it did not include existing employment sites within its land supply calculation as any alternative use potential of such sites would be considered by the Employment Land Review (ELR). However, this does not appear to be the case. Indeed, as an example, the Sudbrook Paper Mill site is rejected as a potential housing site in the UHPS due to its UDP status, but is not even mentioned in the ELR. It is noted that the ELR has identified undeveloped allocated employment land within its supply calculations, and has recommended the reallocation of two of these. However, it does not appear to have considered the quality of existing vacant employment land and premises, and the potential these offer for alternative development. In practice, and at the current stage, there appears to be a lack of cohesion between the two supporting documents. We trust this will be addressed as the LDP is progressed.</p>
Requested Change	Address the lack of consistency between the Urban Housing Potential Study and Employment Sites and Premises Review
Summary of LPA Response	It was not part of the brief for the Employment Sites and Premises Review to assess the potential of submitted candidate sites, either for a change of use from employment or to employment. It is agreed that some assessment of the need or otherwise for existing employment sites to remain will be required as part of the candidate site assessment process and in the preparation of site allocation policies.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	32
Representation No.	5
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	In terms of its conclusions on housing land potential, the UHPS identifies 20 potential housing sites out of the 148 sites that were assessed. These sites provide a total of 22ha to provide an estimated 542 new homes. Of the sites identified, however, the vast majority were either existing UDP housing allocations or subject to planning applications / permissions. The purpose of the UHPS must surely have been to identify sites beyond those already known to the Council?
Requested Change	No change requested.
Summary of LPA Response	The UHPS did attempt to find additional sites that were not UDP housing allocations or subject to planning permissions or applications. Some additional sites were indeed identified, such as those subject of pre-application enquiries or the Council's education review. The study was focusing on sites with capacity for 10 or over and the findings obviously point to the fact that the potential for such sites within the boundaries of County's urban settlements is limited.
Recommendation	No change in respect of this representation

Respondent No.	32
Representation No.	6
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	<p>Out of those sites deemed unsuitable by the study, 30 were rejected on the grounds of their allocated status in the UDP, and of these, 26 were subject to employment allocations. The study stated that the Candidate Site process had informed the identification of sites and yet, the Sudbrook Paper Mill site which is subject to a Candidate Site submission for residential redevelopment has been excluded. If anything, the methodology followed for the study could have underestimated the supply of previously developed land in the County.</p>
Requested Change	No specific change requested.
Summary of LPA Response	<p>Most of the sites referred to were identified from UDP maps and examined in order to assess whether or not they had residential potential but were subsequently rejected because they had employment status or existing use. The 'rejected' list is simply a record of those sites looked at but not carried forward in the study. It has no particular significance.</p> <p>In order to ensure a consistent approach it was decided not to include employment sites, either existing or allocated, within the UHPS, on the basis that it would more than likely require a change of policy to enable their use for residential purposes and that this was a matter best left to the LDP. This does not rule out designating such sites for residential purposes in the LDP and in this respect the site being promoted by the respondent will be given full consideration.</p>
Recommendation	No change in respect of this representation

Respondent No.	32
Representation No.	7
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	With respect to the greenfield / brownfield equation, 13 of the 20 sites identified as suitable in the UHPS were previously developed land. These are estimated to be capable of accommodating 343 units on a total of 9.5 ha of land, against an identified 12.5ha of greenfield land capable of accommodating an estimated 199 units. This is clearly only a very small proportion of the additional 6140 households the council has agreed to provide through the LDP.
Requested Change	No change requested.
Summary of LPA Response	Comments noted. The shortage of brownfield land in the County is recognised as a Key Issue for the LDP.
Recommendation	Comments noted.

Respondent No.	32
Representation No.	8
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	Both the Issues and Vision Report and its background documents demonstrate that previously developed land in Monmouthshire is in extremely short supply. The SRPCL site at Sudbrook could make a positive, and significant, contribution towards this, and we are disappointed that its potential has not been recognised thus far. We look forward to discussing this with you further with a view to rectifying this situation as the LDP is progressed.
Requested Change	Give more recognition to the site being promoted by the respondent (Sudbrook Paper Mill)
Summary of LPA Response	The shortage of brownfield land in the County is recognised as a Key Issue for the LDP. The site being promoted by the respondent will be given full consideration later in the LDP process.
Recommendation	Comments noted, the site specific comments to be taken into account in the Candidate Site assessment process.

Respondent No.	32
Representation No.	9
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	<p>Background to Sudbrook Paper Mill Site:</p> <ol style="list-style-type: none"> 1. St Regis Paper Company Ltd (SRPCL) ceased operations at Sudbrook Paper Mill in April 2006. As previously developed land located (predominantly) within existing settlement boundaries, the site offers considerable (and obvious) potential for mixed use (likely to be residential-led) redevelopment. This was recognised by SRPCL and an extensive investigative process was commissioned to define the potential offered by the site. This process has included meeting Officers of Monmouthshire County Council to advise on SRPCL's intentions for the site. 2. The site extends to a total area of approximately 40ha / 100 acres, and offers a development opportunity of around 17ha (42 acres) of brownfield land within settlement boundaries that can make a sufficient contribution to housing land supply. It has good access links to Portskewett, Caldicot, and the wider region – links that could potentially be reinforced through residential development at the site. Furthermore, dependant on the nature of the scheme brought forward, the site has the potential to offer some residents (existing or future) employment provision within walking distance of their homes, and deliver substantial visual amenity and highway safety improvements to the existing community. 3. Full investigations have been undertaken of technical matters likely to influence development potential and these can be made available to the Council if deemed necessary. Importantly, the technical reports did not identify any insurmountable obstacles to the redevelopment of the site. 4. Previous dialogue with the Council has

revealed general support for the principle of mixed use redevelopment at the site. Officers have also expressed a preference for any redevelopment scheme to come forward through the emerging Local Development Plan.

5. Notwithstanding our view that the adopted Monmouthshire Unitary Development Plan (UDP) provides a policy landscape which supports the principle of mixed use redevelopment at the site (subject to the necessary employment land tests), the site has been put forward as a Candidate Site for inclusion in the LDP. This has been undertaken for procedural reasons and in no way precludes a planning application being submitted for the site in the near future.

6. We broadly support the issues and vision proposed for the LDP and consider that the SRPCL site can make a significant contribution to its objectives.

7. Notwithstanding our general support, however, there are certain areas where we feel further comment is required. These are set out below and follow the order of the Issues and Vision report.

Requested Change

No change requested.

Summary of LPA Response

Comments noted and will be taken into account in the Candidate Sites Assessment process.

Recommendation

Comments noted, the site specific comments to be taken into account in the Candidate Site assessment process.

Respondent No.	32
Representation No.	10
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	Preparing the LDP - The timetable for the LDP is noted and the Council's proposed approach is generally supported.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation

Respondent No.	32
Representation No.	11
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	Preparing the LDP - It is noted that the Preferred Strategy for the LDP will not include land allocations, other than 'possible strategic sites'. For the Preferred Strategy to be meaningful, particularly in a County which faces increasing pressure for greenfield development, it is considered essential that strategic sites are included at Preferred strategy stage. This will provide a clear indication of the land supply equation for the County Borough.
Requested Change	Include strategic sites at the Preferred Strategy stage.
Summary of LPA Response	It is anticipated that strategic sites (if any) will be identified at the Preferred Strategy. This is a matter, however, for a later stage of the LDP process and will be influenced by the Options consultation.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	32
Representation No.	12
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	Context - The range and scope of the documents referred to is noted. We welcome the Council's commitment to an integrated approach to the preparation and review of its corporate policy agenda and the recognition of the LDP as a key part of this.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation

Respondent No.	32
Representation No.	13
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	<p>Issues -</p> <p>It is acknowledged that summarising the issues raised during the LDP Workshops is a difficult task, but there are a number of key issues that should have been given greater emphasis, for example, the greenfield/brownfield housing land supply equation, innovation in employment provision, and the over-supply of existing employment land in the County Borough.</p>
Requested Change	Give these issues greater emphasis.
Summary of LPA Response	The section referred to was simply meant to be a brief summary of the issues raised in the workshop, which are listed in full in the Appendix to the report. The limited opportunities for brownfield development is listed as a Key Issue. The points raised are detailed issues that will need further consideration as the LDP is progressed but are not considered to require a mention at this stage.
Recommendation	Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.

Respondent No.	32
Representation No.	14
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	<p>Key Issues - We agree that the key issues identified in the report do represent those that need to be addressed through the Monmouthshire LDP. It is considered that in light of the 'limited opportunities for brownfield development within the County's existing urban areas' more explicit reference needs to be made to opportunities presented by redundant employment land (in both urban and rural areas) to help redress this balance. The relationship between brownfield / greenfield land and employment / housing land supply is considered to be of critical importance to the County and to the effectiveness of the LDP. We do not consider that this is highlighted sufficiently, or given appropriate (high) priority, by the key issues presented in the report.</p>
Requested Change	Give higher priority to the issues mentioned.
Summary of LPA Response	<p>The limited opportunities for brownfield development is listed as a Key Issue, as recognised by the respondent. The points raised are detailed issues that will need further consideration as the LDP is progressed but are not considered to require a mention at this stage.</p>
Recommendation	<p>Comments noted. Such issues will be considered further in preparing detailed policies for the LDP.</p>

Respondent No.	32
Representation No.	15
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	<p>Developing the Vision - The five main themes to emerge from the workshops are noted. It is considered, however, that given the significant overlap between many of the matters raised under each theme (and that many cannot be directly controlled by the LDP), these will need to be refined as the LDP process continues and the strategy options are defined.</p> <p>It is clear, however, that the underlying message was the need for the LDP to deliver sustainable settlement patterns which reduce the need to travel and respect the County's distinctive character, by providing a range and choice of employment and housing opportunities in urban and rural locations. The Sudbrook Paper Mill can play a significant role in achieving this objective.</p>
Requested Change	No change requested.
Summary of LPA Response	Comments noted and will be taken into account in the Candidate Sites Assessment process.
Recommendation	Comments noted, the site specific comments to be taken into account in the Candidate Site assessment process.

Respondent No.	32
Representation No.	16
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	The vision for the draft LDP is supported.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	No change in respect of this representation

Respondent No.	32
Representation No.	17
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	<p>The draft objectives are welcomed and are considered to provide an appropriate basis on which to prepare the more detailed strategy and policies of the LDP. However, it is noted that no specific reference is made to the need to promote and encourage the development of brownfield land in advance of the release of greenfield sites.</p> <p>The fundamental objective of national planning policy guidance is to promote sustainable development and resource-efficient settlement patterns. It seeks to ensure access for all to quality housing, employment, community facilities and infrastructure, and foster social inclusion. One of its key aims is to encourage the redevelopment and beneficial re-use of previously developed land and a clear sequence is established to minimise the release of greenfield land. This has particular relevance in Monmouthshire where brownfield land was in short supply for the UDP, and the Urban Housing Potential Study highlights that this remains the case. This is a key objective which is not considered to be given appropriate recognition within the document.</p> <p>In this light, an objective to ensure the best and most effective use is made of previously developed land within the County Borough, before greenfield releases are considered, should be included at this stage. This sequential approach is considered crucial to the effectiveness of the LDP and we trust it will be prioritised accordingly as the Preferred Strategy is developed and progressed. By making this issue a specific objective of the LDP, as opposed to an inferred one, will ensure that it permeates through the policy landscape the LDP will provide.</p>

Requested Change

Introduce an objective promoting the use of previously used land.

Summary of LPA Response

As there are limited opportunities for the use of previously used land in the County for residential purposes it is questionable whether a specific objective relating to this issue is of value.

Recommendation

No change in respect of this representation.

Respondent No.	32
Representation No.	18
Respondent Name	St Regis Paper Company Ltd
Respondent Organisation	St Regis Paper Company Ltd
Summary of Representatio	The Paper Mill at Sudbrook represents a significant opportunity to bring forward the mixed use but residential-led redevelopment of a brownfield site in a county borough that is almost entirely reliant on greenfield development to meet its housing requirements. In this light, it clearly has the potential to make a significant contribution to meeting the vision, aims and objectives of the LDP.
Requested Change	No change requested.
Summary of LPA Response	Comments noted and will be taken into account in the Candidate Sites assessment process.
Recommendation	Comments noted, the site specific comments to be taken into account in the Candidate Site assessment process.

Respondent No.	33
Representation No.	1
Respondent Name	James Sharp
Respondent Organisation	Red Hart
Summary of Representatio	Criticises the workshop method and format and suggests and describes alternative method of consultation - the Policy Delphi.
Requested Change	Use the Policy Delphi method in future consultations.
Summary of LPA Response	This is a comment about procedural issues rather than a response to the consultation document. The workshops were run by a professional facilitator, utilising internationally recognised consultation techniques, and generated a wealth of valuable material. The respondent's views, therefore, are not agreed with.
Recommendation	No change in respect of this representation.

Respondent No.	34
Representation No.	1
Respondent Name	Magor with Undy Community Council
Respondent Organisation	Magor with Undy Community Council
Summary of Representatio	Magor and Undy Community Council would be concerned if any new housing and business developments were planned for our village as this would undermine existing resources. It would also put intolerable pressure on the B4245.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted. This is a matter for the Options and Preferred Strategy stages, which will consider the level and spatial distribution of growth.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	34
Representation No.	2
Respondent Name	Magor with Undy Community Council
Respondent Organisation	Magor with Undy Community Council
Summary of Representatio	The two churchyards are reaching capacity and the Community Council support a cemetery within the village.
Requested Change	No specific change requested.
Summary of LPA Response	While the LDP cannot directly influence the funding arrangements for the provision of such facilities if it is expected that public funding should be made available for such purposes, the need for such provision can be taken into account when assessing development proposals and in considering land use allocations. The shortage of land for burial grounds has been raised by a number of communities and is recognised as an issue for the LDP that will be taken into account in the preparation of the Deposit Plan. It is considered that a general Key Issue relating to the provision of community facilities, specifically mentioning burial grounds is needed at this stage to draw attention to these matters.
Recommendation	Add additional Key Issue relating to the provision of community facilities, specifically mentioning burial grounds.

Respondent No.	34
Representation No.	3
Respondent Name	Magor with Undy Community Council
Respondent Organisation	Magor with Undy Community Council
Summary of Representatio	The Community Council support a railway station at Magor/Undy.Cycling and Walking - the Community Council would like to see a pavement form Undy to Rogiet to ensure safety as well as for leisure purposes
Requested Change	No specific change requested.
Summary of LPA Response	<p>The provision of a railway station at Magor/Undy is not within the purview of the LDP but is a matter for the Regional and Local Transport Plan.</p> <p>With regard to the provision of a pavement from Undy to Rogiet, one of the aims of the LDP is to promote more sustainable means of transport and patterns of movement. It can, however, do little to directly provide a facility like that suggested, although the possible need for a cycle way/ footpath is a matter that can be borne in mind should the LDP propose development in this location, as something that could possibly be achieved through planning obligations if appropriate and feasible.</p>
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	34
Representation No.	4
Respondent Name	Magor with Undy Community Council
Respondent Organisation	Magor with Undy Community Council
Summary of Representatio	The Community Council are supporting the continuation of the sea wall to prevent flooding on the levels.
Requested Change	No change requested.
Summary of LPA Response	The matter of the sea defences is not something that the LDP can directly address. LDP policies can, however, seek to avoid development in flood planes and a Strategic Flood Consequences Assessment is being undertaken which will provide (inter alia) information on such matters as adequacy of flood defences.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	34
Representation No.	5
Respondent Name	Magor with Undy Community Council
Respondent Organisation	Magor with Undy Community Council
Summary of Representatio	The Community Council would like to see plastic collection.
Requested Change	No change requested.
Summary of LPA Response	The introduction of plastic collection is not something that the LDP can address but is a matter for the Council as Municipal Waste Authority.
Recommendation	No change in respect of this representation.

Respondent No.	35
Representation No.	1
Respondent Name	Usk Civic Society
Respondent Organisation	Magor with Undy Community Council
Summary of Representatio	We agree that the report sets out the key issues that need to be addressed but for the Usk area the likelihood of flood risk and the vulnerability of the position on the flood plain is and will be an extreme constraint on the possibility for further development.
Requested Change	No change in respect of this representation.
Summary of LPA Response	Risk from flooding is recognised as a significant issue for Usk and Monmouthshire as a whole and a Strategic Flood Consequences Assessment is being carried out in connection with the LDP.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	35
Representation No.	2
Respondent Name	Usk Civic Society
Respondent Organisation	Magor with Undy Community Council
Summary of Representatio	Additionally, unless solutions are found and measures introduced, the present effect of traffic not only HGV traffic but cars and vans through the town must not be exacerbated by additional development that increases volumes.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted. The problems of traffic congestion and resultant air pollution in Usk is recognised as a constraint on development in the town and will be taken into account in considering development proposals for the settlement.
Recommendation	Comments noted. Such issues will be considered further at future stages of LDP preparation.

Respondent No.	35
Representation No.	3
Respondent Name	Usk Civic Society
Respondent Organisation	Magor with Undy Community Council
Summary of Representatio	<p>The wordings of the 'draft vision' and objectives' are so incontrovertible as to border on the platitudinous. Who could possibly want anything less than their full realisation? Those members of the Society who have worked with or taught the use of aims and objectives in their professional lives point out that, as worded, the objectives are too broad to be of use as such but are too narrow to be 'aims'. They should be reviewed at least; or their use must be precisely demonstrated in the formulation of alternative strategies and the selection of a preferred strategy. Otherwise there is not much purpose in commenting on them as worded.</p>
Requested Change	Review the Vision and Objectives
Summary of LPA Response	<p>The drafting of the Vision and Objectives attempted to meet the aspirations of the participants in the workshops by covering the main themes that emerged from the workshops. It is accepted that they are quite general but it is also recognised that they need to be measurable. Sustainability indicators are being developed in connection with the LDP SA/SEA Framework. These can be used or adapted to monitor whether or not the LDP Objectives are being achieved and there will need to be a section included in the Preferred Strategy that indicates how the LDP will be monitored.</p>
Recommendation	<p>Comments noted. Such issues will be considered further at future stages of LDP preparation.</p>

Respondent No.	85
Representation No.	1
Respondent Name	Carole Jones
Respondent Organisation	Shirenewton Community Council
Summary of Representatio	We agree that the report sets out the key issues that need to be addressed in the Monmouthshire LDP process.
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	85
Representation No.	2
Respondent Name	Shirenewton Community Council
Respondent Organisation	Shirenewton Community Council
Summary of Representatio	Rural Issues: Monmouthshire is a largely rural county with only 45% of the population living in urban areas. The LDP draft devotes very little space to defining what the countryside should be and how it should be maintained. Farming is a dying way of life: without grazing stock there would be no green fields and grassland would quickly become overgrown with trees as it reverted to scrub. The Monmouthshire landscape is the result of many centuries of management and unless steps are taken to encourage farming to diversify whilst maintaining it, the landscape will be lost. This means careful and thoughtful planning, not necessarily the wholesale dedication to development that is often seen around the county.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted. Such issues will be considered further in developing policies on rural development and landscape issues.
Recommendation	Comments noted. Such issues to be considered further in developing policies on rural development and landscape.

Respondent No.	85
Representation No.	3
Respondent Name	
Respondent Organisation	Shirenewton Community Council
Summary of Representatio	Housing: Infill destroys the character. Any additional housing should be aesthetic and sustainable (water collection, solar panels etc) and a mix of types (not just low cost). Existing gardens used as brownfield development - tightening of planning rules.
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted. Such issues to be considered further in developing design and sustainability policies for the Preferred Strategy and Deposit Plan.

Respondent No.	85
Representation No.	4
Respondent Name	Carole Jones
Respondent Organisation	Shirenewton Community Council
Summary of Representatio	Employment and Economic Development: Food shops should be encouraged in all communities - lower business rates
Requested Change	No specific change requested.
Summary of LPA Response	This is not a matter that can be dealt with in the LDP.
Recommendation	No change in respect of this representation.

Respondent No.	85
Representation No.	5
Respondent Name	Carole Jones
Respondent Organisation	Shirenewton Community Council
Summary of Representatio	Mineral Extraction: Should only be considered if the habitat created, wetlands, old quarries provide better bio-diversity than currently exists
Requested Change	No specific change requested.
Summary of LPA Response	There is a regional obligation to make an appropriate contribution to minerals production, although existing reserves in Monmouthshire are such that it is not anticipated at this stage that any new quarries will need to be identified in the LDP.
Recommendation	No change in respect of this representation.

Respondent No.	85
Representation No.	6
Respondent Name	Carole Jones
Respondent Organisation	Shirenewton Community Council
Summary of Representatio	Biodiversity, Flora and Fauna: Energy efficiency particularly on all new sites. More need to be done to improve diversity of habitat
Requested Change	No specific change requested.
Summary of LPA Response	Comments noted. The signiificance of issues relating to biodiveristy and energy efficiency are recognised.
Recommendation	Comments noted. Such issues will be considered further iin developing policies for the LDP Preferred Strategy and Deposit Plan.

Respondent No.	<input type="text" value="85"/>
Representation No.	<input type="text" value="7"/>
Respondent Name	<input type="text" value="Carole Jones"/>
Respondent Organisation	<input type="text" value="Shirenewton Community Council"/>
Summary of Representatio	<input type="text" value="We agree with the LDP Vision that is proposed"/>
Requested Change	<input type="text" value="No change requested."/>
Summary of LPA Response	<input type="text" value="Comments noted."/>
Recommendation	<input type="text" value="Comments noted."/>

Respondent No.	85
Representation No.	8
Respondent Name	Carole Jones
Respondent Organisation	Shirenewton Community Council
Summary of Representatio	We agree with the Objectives that are proposed
Requested Change	No change requested.
Summary of LPA Response	Comments noted.
Recommendation	Comments noted.

Respondent No.	85
Representation No.	9
Respondent Name	Carole Jones
Respondent Organisation	Shirenewton Community Council
Summary of Representatio	Observation: Many councillors felt that it is unreasonable in a democracy to expect older home owners living alone to leave their larger homes and move to smaller dwellings as suggested in the draft LDP.
Requested Change	No change requested.
Summary of LPA Response	This is a record of a comment made by one of the workshop participants and is not a policy that could be pursued through the LDP, although some representations have suggested that provision of smaller dwellings suitable for the elderly would possibly meet a demand for such accommodation from the elderly while at the same time freeing up larger properties for families.
Recommendation	No change in respect of this representation.

Respondent No.	105
Representation No.	1
Respondent Name	Environment Agency
Respondent Organisation	Environment Agency
Summary of Representatio	<p>Objective 9 is rather long. It could be split into three:</p> <ol style="list-style-type: none"> 1) Objective ensuring prudent use of resources - energy and also water (minimising water consumption - this is linked to the Water Framework Directive) 2) Objective on provision of waste management facilities - recycling is linked to the provision of waste sites throughout the County. The LDP should set aside sites for disposal for all wastes not just domestic. 3) An objective 'Ensure development incorporates measures to manage the effects of climate change' or 'can adapt to the impact of climate change'
Requested Change	Split Objective 9 into 3 as suggested
Summary of LPA Response	<p>This objective was drafted in the context of point (3) of the draft Vision, relating to the opportunities that the LDP can provide for Monmouthshire citizens to enjoy more sustainable lifestyles. It is agreed with the Environment Agency that provision of waste management sites in the County could be an important issue, particularly to reduce the distances that waste travels out of the County but this is more a matter for an overall waste disposal/management strategy than it is for the individual Monmouthshire resident. An additional objective 15 is suggested to deal with this issue. Similarly adaptation to the effects of climate change is a broader issue and it is agreed that this should be dealt with in a separate objective 14. An additional objective 13 is also suggested to cover the more general resource issue that would cover efficient use of water.</p>
Recommendation	Add new objectives 13, 14 and 15.

Respondent No.	105
Representation No.	2
Respondent Name	Environment Agency
Respondent Organisation	Environment Agency
Summary of Representatio	Additional objective suggested: 'Ensure the provision of adequate sewage infrastructure to serve new development'
Requested Change	Add objective: 'Ensure the provision of adequate sewage infrastructure to serve new development'
Summary of LPA Response	The provision of adequate infrastructure in general, not only sewate disposal , was a major concern of those attending the workshops. This also emerged as a major theme of the workshops on the LDP Options. It is agreed, therefore, that an objective relating to infrastructure provision is required.
Recommendation	Add an additional objective relating to infrastructure.

Respondent No.	105
Representation No.	3
Respondent Name	Environment Agency
Respondent Organisation	Environment Agency
Summary of Representatio	Objective 6 - Add: 'new development should set aside land, and ensure green corridors are maintained for wildlife.'
Requested Change	Add to objective 6: 'new development should set aside land, and ensure green corridors are maintained for wildlife.'
Summary of LPA Response	Agreed (see responses to Representations 20.9 and 27.5).
Recommendation	Amend objective 6 to cover the issue of green corridors (see responses to Representations 20.9 and 27.5).

Respondent No.	105
Representation No.	4
Respondent Name	Environment Agency
Respondent Organisation	Environment Agency
Summary of Representatio	<p>Suggest an additional objective:</p> <p>'Ensure that the development meets the requirements of he Water Framework' - this could incorporate water efficiency and water quality</p>
Requested Change	<p>Add objective:</p> <p>'Ensure that the development meets the requirements of he Water Framework'</p>
Summary of LPA Response	<p>The draft objections are intended to be aspirational – something that is easily understandable and hopefully that all Monmouthshire citizens and stakeholders can sign up to. The suggested objective relates to a specialised piece of legislation that not everyone will be aware of. The suggested objective, therefore, is not agreed with. The need to achieve water efficiency and quality is recognised and such matters will be assessed through the sustainability framework. It is considered, however, that a general objective is required relating to resource efficiency.</p>
Recommendation	<p>Add new objective relating to resource efficiency.</p>

Respondent No.	105
Representation No.	5
Respondent Name	Environment Agency
Respondent Organisation	Environment Agency
Summary of Representatio	Suggest an additional objective relating to reducing flood risk to people, property and the environment and the promotion of SUDS for new development, e.g. 'ensure no inappropriate development on flood plains'
Requested Change	Add objective: 'ensure no inappropriate development on flood plains'
Summary of LPA Response	It is considered that there is no need to mention SUDS (Sustainable Urban Drainage System), as this is a matter of detailed policy that is encouraged by objectives 11 and 13. It is considered that there is a need for an additional objective to deal with the risk of flooding and effects of climate change.
Recommendation	Add new objective: To ensure that new development can adapt to the impacts of a changing climate, including the need to avoid development in areas that are at risk from flooding or that may increase the risks of flooding elsewhere.

APPENDIX B1.

OPTIONS REPORT

CONSULTATION DATABASE

Representations on LDP Options - Report 1

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
1		CPRW

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

My committee has now had the opportunity to study this report and its supporting documents in detail. Firstly, we would like to place on record our appreciation for the Council's inclusive approach to the preparation of the LDP. We also congratulate it on the scope and objectivity of the studies and assessments supporting this report. Our preference in the options for Levels of Housing Growth is for Option 2 - "Regional Collaboration" with a nominal target of 350 dwellings per year. This at least affords an apparent opportunity for the Council to co-operate with others to obtain a balanced approach to regional development needs rather than following the vagaries of local market demand.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

We acknowledge that none of the four options for Spatial Distribution presents a perfect solution, and that the final outcome will have to be a combination of some or all of them. One specific problem we see is that the Council has little realistic opportunity to influence take up of the limited sites available in the County for additional employment faculties. This constrains its ability to minimise car-based commuting in line with national policies. We therefore support a combination of both Option B and Option C. The spatial distribution suggested in Option B offers the best opportunities for economic growth and for concentrating new housing to minimise commuting. This must, however, be balanced by significant elements of Option C in order to sustain rural communities and provide opportunities for affordable housing based on established local need.

Summary of representation on possible locations for development

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
5	John Spottiswood	British Waterways Wales and Border Counties

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

No comments to make at this stage, but please consult on future stages as the LDP preparation process.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Summary of representation on possible locations for development

Summary of other comments made

Summary of LPA response

The respondent is on the LDP consultation data base and will be consulted on further stages of the plan.

Resp No	Resp Name	Respondent Organisation
6		Wyelands Estates

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

We consider that the Council should pursue option 3, for 475 dwellings per year. We previously undertook our own work considering likely population growth in Monmouthshire and argued in previous submissions to the LDP process that growth of 480 dwelling per annum should be pursued. Newsletter 4 states that 'the latest apportionment for South East Wales suggests that Monmouthshire should provide for 350 dwelling....' However, the regional apportionment process uses population trend figures dating from 2003. The Welsh Assembly Government has since published updated 2006 figures. They suggest that population growth will be about 0.6% per annum in Monmouthshire. Option 3 would meet the most up to date and relevant projected growth. The newsletter confirms that if option 1 was pursued it would reduce the Councils ability to meet affordable housing needs. The Councils Housing Markets Assessment revealed a countywide shortage of 5,000 affordable homes. This situation would grow worse in Option 1 is pursued. The newsletter also suggests that Option 1 would reduce net in-migration, whilst still allowing for growth. We disagree with this conclusion. The private housing market is essentially a 'highest bidder wins' system and evidence across the UK suggests that rural areas (particularly areas popular with tourists) have witnessed an influx of wealthy/retirement migrants and second home owners, at the expense of local people who become priced out of the market. Option 2 appears to be presented as the middle ground approach that accords with the regional apportionment exercise. We would again stress that this growth target has been established on data which is now superseded by the 2006 projections. It is suggested that Option 2 allows reasonable growth but would enable neighbours to further their own growth. DTZ considers this approach to flawed. It does not take full and proper account of the residential market (past, present and projected) or demand and is therefore unrealistic and other authorities should not be left to absorb the required growth. Option 3 is described as 'market led growth' but we consider it to also be demand and need led growth. The newsletter states that this option would 'allow the development industry to take full advantage of market opportunities'. It should be noted that the development industry responds to consumer demand. Housing growth would provide additional resources for the community, improve housing choice and improve affordability. The newsletter acknowledges that Option 3 would meet the housing requirement as calculated using the most recent national population projections. We consider that basing housing growth on outdated information would make the LDP unsound and Option 3 must therefore be pursued. The advantages for affordability are also acknowledged by the newsletter. It suggested that this option would place increased pressure on the countryside, commuting and town centre function. However, we consider that high growth planned effectively and strategically (i.e. at key settlements) would create a critical population mass that would enable better transport provision and a sustainable pattern of development to evolve. It would also reduce urban sprawl and relieve pressure on the best quality landscapes/countryside.

Option A	Option B	Option C	Option D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

We consider that option A should be progressed in the LDP. It focuses on the main settlements within the County and is the closest aligned to the Wales Spatial Plan (WSP). Abergavenny and Chepstow are identified as hub settlements in the WSP. Therefore, whilst we consider that Monmouth is suitable for growth, the bulk of development should be at the 2 hub settlements. The LDP must pay due regard to the WSP which states: "These (hub) settlements must be successful in their own right and, where appropriate,

function as service and employment hubs for surrounding settlements. These hubs will provide the central framework around which high capacity sustainable transport links will be developed" Option A would focus growth in areas where the existing service infrastructure could be improved, i.e. at the main settlements. This is important as other stakeholders such as Local health Boards and education providers are concentrating improved services at the key hub location. Whilst Option A would result in harm to the countryside this development would be concentrated and not impact on the overall rural qualities of the County. Option B is too ambitious and would require significant infrastructure development. Pressure is likely to be placed on the M4 rather than utilising alternative forms of transport. The option would neglect not only the most rural communities, but also the County towns currently servicing those rural areas. Even at the higher growth levels, there would not be enough development in the LDP period to create a sustainable critical population mass. Option C would not accord with the aims and objectives of the WSP or sustainable development. Service inequalities are likely to be increased as a range of services in rural areas are being reorganised or withdrawn.

Summary of representation on possible locations for development

We support greenfield development between the Bayfield's estate and A48 at Chepstow. The area is well located in terms of transport, is a logical extension to Chepstow, is not identified as having any noted landscape or ecological merit and it would not necessarily result in coalescence with Pwllmeyric. Redevelopment of existing employment sites should not result in the loss of significant employment space in the town centre. Substantially increasing densities in the centre is likely to result in unacceptable road congestion due to existing constraints such as road layout and the railway line. Development of land north of Bayfield's would impact on the adjacent Area of Outstanding Natural Beauty and is therefore likely to have a greater impact on the landscape than the Wyelands site which is not adjacent to the AONB. The Wyelands site is not within a Conservation Area and not allocated as 'Historic Parks and Gardens' (Policy CH14).

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
7	Rose Freeman	The Theatres Trust

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Summary of representation on possible locations for development

Summary of other comments made

We have no specific comments to make on the location of the new development but generally, new developments, such as mixed use areas and urban extensions, should include plans for local multi-purpose community facilities for cultural and leisure activities to ensure the population have the capacity to reap the health and social benefits which accrue from participation in regular cultural and leisure pursuits. Existing cultural and visitor attractions should also be supported where they are appropriate to the size, role and character of an existing settlement or new development. Small scale tourism-based schemes which help to provide local employment and support for existing rural services should be encouraged across the county. Small scale tourism based schemes should be acceptable where they promote and enhance the rural or agricultural nature of their setting. In future, housing and economic development in the rural area will need to be closely linked in order to support the rural economy and maintain sustainable local communities. The potential for local home based, mixed use and live work units through the conversion of existing buildings or otherwise can help sustain rural communities and reduce the need to travel.

Summary of LPA response

Comments noted. Such matters will be considered further in the formulation of detailed policies in the Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
8		Bovis Homes
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

The 2003-based national and sub-national household projections estimate that, in South East Wales between 2003 and 2021:

- The number of households would increase by 108,900 (19%)
- The average household size would fall from 2.38 persons to 2.15, increasing the number of households formed by each unit of 100 people from 42 to 47.

Between 2006 and 2021, the LDP period, the 2003-based projections estimated that the number of households in Monmouthshire would increase by 89,700, or 5.6%.

On a National level, the 2003-based national and sub-national household projections, estimate that there will be a population growth of 126,000 in Wales between 2006 and 2021.

The 2004-based national and sub-national household projections, which took into account more recent information on fertility, mortality and international migration, estimate that there will be a population growth of 188,000 in Wales between 2006 and 2021.

The 2006-based national and sub-national household projections predict an even higher rate, estimating that there will be a population growth of 220,000 in Wales between 2006 and 2021. This equates to 94,000 more than the 2003-based projections.

On a Monmouthshire wide scale, the 2006-based local authority population projections estimate that the population will increase from 87,900 in 2006 to 96,100 in 2021, an increase of 8,200, or 9.3%.

Therefore it is evident that the population projections for Wales, and Monmouthshire, are set to increase, and that to pass Tests of Soundness CE1 and CE2 it must be demonstrated that the strategy, policies and allocations in the LDP logically flow, are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base. Consequently, the most recent population projection evidence available must be used, to ensure that the evidence base is as robust and credible as possible so that it passes the Tests of Soundness.

Consequently, housing growth figures should be based on such population projections. SEWSPG has calculated the dwelling requirements for Monmouthshire, based on the 2006 estimates, and have concluded that 9,567 additional dwellings will be required between the period 2001 – 2021, equating to a requirement of 478 dwellings per year. Notwithstanding the fact that SEWSPG's approach is based on the flawed and much vaunted regional housing apportionment system, their total figure of housing requirements still utilises the latest population projections available.

The Monmouthshire LDP Background Paper: Housing Levels and Distribution also sets out a number of different requirements, based on various evidence bases. 12 alternative projections have been included and it is considered that Projection C is the most appropriate of these 12 options as it is based on up to date population figures for Monmouthshire.

Projection C assumes that the average annual population growth experienced in Monmouthshire in the 15 year period 1991 – 2006 will continue up until 2021. This equates to a requirement of 474 dwellings per year.

Conclusion on Housing Growth

In order to meet the Tests of Soundness outlined in The Planning Inspectorate Wales' 'A Guide to the Examination of Local Development Plans', LDPs must logically flow and be founded on a robust and credible evidence base, so that the needs and demands of residents are met.

As such Option 1: Environmental Capacity is wholly inappropriate. The supply of housing will not meet the demand based on population growth and the changing demographics outlined above. Affordable housing requirements will not only not be achieved but as demand outstrips supply house prices will increase, further exacerbating affordability issues. This will have the ensuing effect of young people leaving Monmouthshire at an accelerated rate and thus increasing the already aging population that Monmouthshire faces, based on the 2006 projections.

An aging population and a lack of family housing will reduce the ability to maintain the vitality and viability of town centres, schools and other facilities resulting in a harmful impact on local businesses, thus increasing commuting.

It is also considered that there will be a negative impact on seven of the eight criteria in the initial assessment of Option 1 outlined in the Options Report, with the exception of the protection of the countryside, as opposed to the neutral impact suggested in the Options Report. Low levels of growth will result in less employment, services and facilities being provided therefore existing issues surrounding the reliance on the private car, lack of sustainable communities, lack of affordable housing, lack of rural facilities and poor vitality and viability of the main settlements will not be addressed. Consequently, existing problems will continue, ultimately leading to a worse situation than currently exists.

Therefore Option 1 will not comply with the Bristol Accord's definition of sustainable communities which states that they should be:

- Active, inclusive and safe;
- Well run;
- Well connected;
- Well served;
- Environmentally sensitive;
- Thriving;
- Well designed and built; and
- Fair for everyone.

Further, it would run contrary to the Welsh Assembly Government's sustainability aspirations as outlined in paragraph 2.1.4 of Planning Policy Wales 2002 (PPW), which are:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- The maintenance of high and stable levels of economic growth and employment.

Option 1 will also not contribute to the aspiration of the Welsh Assembly Government for South East Wales to become a networked city region, as detailed in the Wales Spatial Plan 2008 Update (WSP).

Option 2: Regional Collaboration is also inappropriate. Firstly, the apportionment figures were derived from the Welsh Assembly Government's household projections of 108,900

additional households being created in South East Wales by 2021. However, this was based upon 2003-based projections and it has already been established above that the 2006-based figures show significantly higher population and household estimates. As such Option 2 is based on an outdated evidence base, thus calling into question its robustness and credibility.

It would also not fully address the eight criteria, especially given that household and population projections are higher than that catered for in the Regional Collaboration option. Nor would it comply with the sustainability criteria of the Bristol Accord and PPW, or the WSP's aspiration to see South East Wales as a networked city region.

As outlined above, population and household projections are the most robust and credible evidence base to derive housing growth figures. Consequently, the housing growth should be an amalgam of SEWSPG's figure of 478 dwellings per year, Projection C (474 dwellings per year) and Option 3 (475 dwellings per year) as they are all based on a more robust and credible evidence base and are more in line with the 2006-based projections.

Such a supply of housing is more likely to meet predicted demand. It will also more adequately address the eight criteria set out in the Options Report. It will enable increased sustainability by providing the critical mass to improve employment opportunities, services and facilities in a comprehensive manner as opposed to a piecemeal approach, thereby reducing the need to travel and the reliance on the private car. Such an approach will also increase the vitality and viability of the main settlements by providing more employment opportunities, services and facilities. The countryside can still be protected sufficiently by safeguarding the best countryside through appropriate designations, whilst enabling less attractive, edge of settlement, land to be earmarked for development.

Furthermore, a higher level of housing growth will be more in line with the policy approach of the Bristol Accord, Planning Policy Wales and the Wales Spatial Plan as outlined above. In summary, it is considered that, in terms of Housing Growth, a figure in the region of at least the 475 dwellings purported under Option 3 needs to be adopted, as it is based on the most recent population projections and is therefore the most robust and credible evidence base.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

Spatial Distribution

With reference to Option A, whilst Abergavenny, Chepstow and Monmouth currently have the best range of services and facilities within Monmouthshire, all three are somewhat constrained in terms of environmental sensitivity. As such, whilst development opportunities in and around these settlements is supported in principle, it is likely to be limited, and significant development may involve encroaching into the environmentally sensitive areas alluded to above.

In addition, concentrating development on these three settlements will ignore the needs of the residents in the rest of Monmouthshire, including affordable housing needs, and ultimately could lead to the overdevelopment of these towns.

Given Monmouthshire's location as the 'Gateway to Wales', focussing development on the 'Severnside' region (Option B), which comprises Magor/ Undy and Caldicot as well as Rogiet, will enable this strategic location to be harnessed to promote growth and achieve a critical mass to boost public transport, employment, services and community facilities. This area benefits from the M4 and the London to West Wales railway line therefore

existing transport links are established, and there are significant areas of existing employment, especially around the M4 junction at Magor with the Gwent Europark Distribution Centre, Interbrew, the Magor Service Area and the current UDP allocation of employment land immediately to the west of Magor. Indeed the M4 corridor has been earmarked as a strategic area of growth in the Wales Spatial Plan.

Given the existing services and facilities in Chepstow, its proximity to the above settlements and its location adjacent the M4, it is inevitable that Chepstow would also be considered a 'Severnside' settlement for these purposes and could also accommodate development to contribute to the promotion and enhancement of this region, bearing in mind its physical constraints referred to previously. However, such a spatial distribution ignores the north of the County, and it does not include two of the main towns (Monmouth and Abergavenny).

This spatial distribution will also be in line with the sustainability objectives of the Bristol Accord and Planning Policy Wales as outlined above.

Distribution of development proportionately across rural and urban areas (Option C) is wholly inappropriate. Public transport in many of the rural areas is inadequate and therefore such an option is likely to lead to an increase in private car usage given the paucity of public transport services. In addition, such a spatial distribution will have a significant impact on the countryside and the County as a whole. It is acknowledged however that Option C will assist in improving services and facilities in rural areas, as well as increasing the provision of affordable housing.

Option D, focussing development where opportunities exist for large scale mixed use development, will enable housing to be built alongside employment opportunities and community facilities, thereby reducing the need to travel. These sites could achieve the critical mass necessary for providing essential community facilities such as schools, health centres, community buildings, improved public transport etc. (in a comprehensive and properly masterplanned manner), that will result in genuine mixed use developments, thereby increasing the sustainability of settlements.

Elements of Option D would also therefore conform with the Bristol Accord and PPW's definitions of sustainability as well as helping to achieve the aspirations of the Wales Spatial Plan for South East Wales to become a networked city region.

However, although it is centrally located within the County it is considered that Raglan is too remote a settlement from existing public transport links, services and facilities, to properly function as a sustainable settlement, notwithstanding the fact that its sustainability could be improved by a large scale mixed use development. In addition, this Option does not take into account Abergavenny, one of the main towns in Monmouthshire. Affordable housing will be distributed more evenly in this Option than in Options A and B, but will not be as widely dispersed as in Option C.

Conclusion on Spatial Distribution

Given the above assessment it is considered that there are elements of Options B and D that are worthy of further investigation. Concentrating development in the 'Severnside' region will enable Monmouthshire to capitalise on its strategic location as the Gateway to Wales. However, Chepstow does need to be included in this option, but tempering development as a result of its physical constraints.

Focussing development in the 'Severnside' region, with the aim of enhancing public transport, employment, services and community facilities, will be greatly assisted by a

policy of promoting large scale mixed use schemes. By their very nature such proposals are inherently sustainable and can greatly increase the sustainability of the settlements along that corridor.

In addition, the settlements of Abergavenny and Monmouth should not be discounted, given their existing wide range of employment, services and facilities, but again development should be limited given the physical constraints surrounding these towns.

As such an Option E should be adopted as the Spatial Distribution option, incorporating elements of the above. Essentially, this would comprise focussing development in the 'Severnside' region, with an emphasis on large scale mixed use development, but including Chepstow on a limited scale given its physical constraints, with effectively a second tier of still directing development towards Abergavenny and Monmouth, but again taking into account their physical limitations.

This approach will enable:

- Sufficient land to be allocated to meet the housing, employment, service and community needs of the residents of Monmouthshire;
- Protection of the highest grade landscape;
- Maximisation of Monmouthshire's strategic location as the 'Gateway to Wales';
- Promotion of large scale mixed use development, which is inherently sustainable given that they can deliver the critical mass required to improve services and that they can be comprehensively masterplanned; and
- A varied spatial distribution of development that includes the more northern settlements of Monmouth and Abergavenny.

Consequently, Option E conforms with the Bristol Accord, Planning Policy Wales and the Wales Spatial Plan. In summary, in relation to Spatial Distribution, an alternative Option E should be adopted, which focuses development in the 'Severnside' region, with an emphasis on large scale mixed use development. This should include Chepstow given its location within the 'Severnside' region, together with Abergavenny and Monmouth. Option E is therefore a combination of Options B and D – 'Severnside' development including Chepstow, Abergavenny and Monmouth, based on the needs, constraints and opportunities of each of the settlements.

Summary of representation on possible locations for development

Summary of other comments made

It must be noted at this stage that there is a concern that the approach of choosing a broad strategy without fully assessing the needs and opportunities of all settlements could be too simplistic. Each settlement will have different requirements and challenges and the LDP needs to have the flexibility to enable certain developments to occur if they are not exactly in line with the broad strategy but if they are suitable to meet the needs and requirements of that particular settlement and its residents at that time. In other words, the broad strategy should not restrict the ability to deliver appropriate development in appropriate locations at the appropriate time if it simply does not exactly correspond with the broad strategy.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

Resp No	Resp Name	Respondent Organisation
10		Western Power Distribution

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Summary of representation on possible locations for development

Have provided information regarding Land at Mardy, Abergavenny:

Western Power Distribution have strategic electricity distribution circuits (operating at 132,000 Volts and 66,000 Volts) in some of the areas being considered for development. These circuits run both underground and as overhead lines.

Generally, Western Power Distribution would expect developers of a site to pay to divert less strategic electricity circuits operating at 11,000 Volts (11kV) or below. This may include undergrounding some 11kV and low voltage overhead lines as necessary.

Western Power Distribution would normally seek to retain the position of electricity circuits operating at 132,000 Volts (132kV), 66,000 Volts (66kV) and 33,000 (33kV), particularly if the diversion of such circuits placed a financial obligation on Western Power Distribution to either divert or underground them as this would then go against the requirement on Western Power Distribution to operate an economic and efficient electricity distribution system. Planning guidance and layout of developments should take this into account, with uses compatible with the retention of strategic overhead lines, for example such as parking, estate roads, commercial uses or open space, within their immediate proximity. It is worth noting that existing circuits crossing the proposed development areas in the document may run both overhead and underground.

Summary of other comments made

Summary of LPA response

The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
11		National Grid	
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Summary of representation on growth options</i>			
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Summary of representation on spatial options</i>			
<i>Summary of representation on possible locations for development</i>			
<i>Summary of other comments made</i>			
National Grid do not wish to make any specific representation at this time, but would be most grateful if you would continue to consult us on all future planning policy documents.			
<i>Summary of LPA response</i>			
The respondent is on the LDP consultation data base and will be consulted on further stages of the plan.			

Resp No	Resp Name	Respondent Organisation
14		SA Brains Ltd

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

It is considered that Option 3: 475 new dwellings per year should be the overall level of housing growth accommodated in the Monmouthshire LDP. It is considered that the general thrust of any strategic housing options must be consistent with national strategic guidance levels which purport higher levels of housing must be accommodated within Wales. Serious consideration has to be given to the fact that some existing settlements in areas where growth would be focused have little surplus brownfield land thus expansion beyond the historic limits of existing settlements will have to be considered for future housing developments.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

The release of Greenfield land will have to be seriously considered along with the associated expansion to settlement boundaries to accommodate some of the future projected high level of housing development for Monmouth. The overall benefit of this approach is that the release of appropriate greenfield development sites adjoining existing urban areas could support the existing services and attract new facilities and services to ensure attractive and vibrant communities are created and the regeneration benefits all. Mindful that some of the core urban area of Monmouth is heavily constrained new greenfield urban extensions will have to be seriously considered as a preferred method of providing key and suitable sustainable residential developments with Monmouth.

Summary of representation on possible locations for development

Whilst it is acknowledged that current Government Guidance seeks to re-use previously developed land in the first instance in order to protect greenfield land resources, it should be noted that the guidance also permits the development of greenfield sites where they be in a more sustainable location than a brownfield site. Consideration should be given to potentially suitable greenfield sites (such as the land adjoining the Piercefield PH, St Arvans) as part of any housing delivery strategy because of the future scale of housing provision that the LDP will need to accommodate. The potential benefits of greenfield land release in appropriate circumstances would be to deliver a range and choice of housing opportunities, physical and social infrastructures improvements and other planning benefits. Furthermore, a flexible development phasing policy should be considered to allow other suitable greenfield urban extensions to come forward if other preferred development sites are unable to be developed.

Summary of other comments made

Future trends indicate that the population of Monmouthshire will steadily increase, with the increase being fuelled by in-migration. This in turn would lead to pressures for further growth in the County. Evidently to assist providing suitable housing accommodation for the current and future (increasing) population of Monmouthshire appropriate sustainable sites for residential development (such as the land adjoining the Piercefield Public House, St Arvans) should be allocated and allowed to come forward during the emerging plan period. We broadly support the need to bring forward affordable housing in rural areas. However, due to the varied and diverse character and nature of the rural areas within Monmouthshire. It is considered that an emerging affordable housing strategy or policy should be pragmatic and flexible to allow local needs and market led demands to be part of the determining factors in the type and amount of affordable housing that should be provided to come forward during the plan period. This representation is intended to provide constructive comments about the LDP Strategic Options Report. We reserve the

right to review our representations following receipt of further technical information due to be commissioned by Monmouthshire County Council in the future.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

Resp No	Resp Name	Respondent Organisation
16		Gwent NHS Healthcare Trust

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

We consider that the Council should pursue option 3, for 475 dwellings per year. We previously undertook our own work considering likely population growth in Monmouthshire and argued in previous submissions to the LDP process that growth of 480 dwelling per annum should be pursued. Newsletter 4 states that 'the latest apportionment for South East Wales suggests that Monmouthshire should provide for 350 dwelling....' However, the regional apportionment process uses population trend figures dating from 2003. The Welsh Assembly Government has since published updated 2006 figures. They suggest that population growth will be about 0.6% per annum in Monmouthshire. Option 3 would meet the most up to date and relevant projected growth. The newsletter confirms that if option 1 was pursued it would reduce the Councils ability to meet affordable housing needs. The Councils Housing Markets Assessment revealed a countywide shortage of 5,000 affordable homes. This situation would grow worse in Option 1 is pursued. The newsletter also suggests that Option 1 would reduce net in-migration, whilst still allowing for growth. We disagree with this conclusion. The private housing market is essentially a 'highest bidder wins' system and evidence across the UK suggests that rural areas (particularly areas popular with tourists) have witnessed an influx of wealthy/retirement migrants and second home owners, at the expense of local people who become priced out of the market. Option 2 appears to be presented as the middle ground approach that accords with the regional apportionment exercise. We would again stress that this growth target has been established on data which is now superseded by the 2006 projections. It is suggested that Option 2 allows reasonable growth but would enable neighbours to further their own growth. DTZ considers this approach to flawed. It does not take full and proper account of the residential market (past, present and projected) or demand and is therefore unrealistic and other authorities should not be left to absorb the required growth. Option 3 is described as 'market led growth' but we consider it to also be demand and need led growth. The newsletter states that this option would 'allow the development industry to take full advantage of market opportunities'. It should be noted that the development industry responds to consumer demand. Housing growth would provide additional resources for the community, improve housing choice and improve affordability. The newsletter acknowledges that Option 3 would meet the housing requirement as calculated using the most recent national population projections. We consider that basing housing growth on outdated information would make the LDP unsound and Option 3 must therefore be pursued. The advantages for affordability are also acknowledged by the newsletter. It suggested that this option would place increased pressure on the countryside, commuting and town centre function. However, we consider that high growth planned effectively and strategically (i.e. at key settlements) would create a critical population mass that would enable better transport provision and a sustainable pattern of development to evolve. It would also reduce urban sprawl and relieve pressure on the best quality landscapes/countryside.

Option A	Option B	Option C	Option D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

We consider that option A should be progressed in the LDP. It focuses on the main settlements within the County and is the closest aligned to the Wales Spatial Plan (WSP). Abergavenny and Chepstow are identified as hub settlements in the WSP. Therefore, whilst we consider that Monmouth is suitable for growth, the bulk of development should be at the 2 hub settlements. The LDP must pay due regard to the WSP which states: "These (hub) settlements must be successful in their own right and, where appropriate,

function as service and employment hubs for surrounding settlements. These hubs will provide the central framework around which high capacity sustainable transport links will be developed" Option A would focus growth in areas where the existing service infrastructure could be improved, i.e. at the main settlements. This is important as other stakeholders such as Local health Boards and education providers are concentrating improved services at the key hub location. Whilst Option A would result in harm to the countryside this development would be concentrated and not impact on the overall rural qualities of the County. Option B is too ambitious and would require significant infrastructure development. Pressure is likely to be placed on the M4 rather than utilising alternative forms of transport. The option would neglect not only the most rural communities, but also the County towns currently servicing those rural areas. Even at the higher growth levels, there would not be enough development in the LDP period to create a sustainable critical population mass. Option C would not accord with the aims and objectives of the WSP or sustainable development. Service inequalities are likely to be increased as a range of services in rural areas are being reorganised or withdrawn. Option D seeks to link new homes and jobs which we broadly support. However the option as currently proposed fails to focus development at the hub settlements and is not in accordance with the WSP.

Summary of representation on possible locations for development

We support development at Nevill Hall hospital and/or Maindiff Court. These sites are brownfield sites of a significant scale and if deemed surplus to requirements would provide excellent opportunities to provide additional housing at Abergavenny. Planning policy seeks to focus development on brownfield sites in order to make efficient use of land and protect natural resources. Nevill Hall hospital is within the urban area and is therefore suitable for redevelopment and would create a sustainable pattern of development. Whilst Maindiff Court is on the edge of Abergavenny, it constitutes brownfield with numerous large buildings across the site. It is in close proximity to Abergavenny which provides employment, services and infrastructure. The site is therefore considered to be sustainable.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
17	Richard Price	Home Builders Federation

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

Considering the evidence discussed within the Housing Background Paper 2008, we believe a minimum dwelling requirement figure for the Monmouthshire LDP would be in the region of Option 3 – 475 dwellings. As discussed in chapter 3.3.1 of the Housing Background Paper, the new Local Authority Population Projections are likely to yield a requirement for 478 dwellings. The evidence-based projections C and D on page 17, which represent long/medium term and short term population growth rate projections, also project a similar dwelling rate, i.e. 474 and 487 dwellings per year respectively. In light of this, and other issues, we believe that the dwelling rate of 475 should be a starting point for the Monmouthshire LDP. There should also be an extra housing allowance introduced on top of this requirement, in order to provide the LDP will sufficient flexibility with which to deliver the appropriate amount of housing over the plan period. The usual flexibility allowance allocated to development plans is 10%.

Suggested Dwelling Growth Rate

Rather than provide an exact number at this stage, we believe it would be more appropriate to provide a guiding comment on the likely development rate the LDP should accommodate. Considering the evidence to hand, we believe the LDP should consider 475 dwellings per year as a starting point for the dwelling requirement. A flexibility allowance should also be introduced, over and above this requirement. That being said, there will no doubt be more evidence to come forward over the coming months that will inform the dwelling requirement figure, and therefore, we also need to consider the possibility that the dwelling requirement might need to be increased further.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

Option A - We believe this option has the most advantages when compared individually with the other options put forward. However, we also believe there are some positive aspects with the other options that could be incorporated with this option in order to make a more flexible and sustainable Preferred Strategy. Option B - There are some obvious advantages to this development option, the main one being the ability for new development to benefit from the proximity of the M4 Corridor. Even though the development option states that it might result in an increase in commuting out of the area, the good communication links provided by the M4 might also provide greater opportunities to attract employment as well as housing, thereby creating jobs in Monmouthshire which could in fact reduce the need to commute.

However, as the paragraphs related to this option state, there would not be enough focus on development and regeneration of the main towns, if this if this option were chosen as the sole option for the LDP Preferred Strategy. That being said, there are benefits to this strategy option that we believe should be considered in the overall strategy option for the LDP e.g.

- The ability to take advantage of the strategic location of the ‘Sevenside’ area of Monmouthshire, on the ‘Gateway to Wales’ along the M4 Corridor, to promote growth
 - The proximity of the area in terms of its location to road and rail links
 - The ability to encourage further growth and regeneration in the larger towns in this area, such as Caldicot
 - The option to take advantage of mixed use development proposed for the area.
- Option C - We would not support this option for the preferred strategy of the LDP, as we believe a dispersal strategy does not represent the most sustainable or effective way to allow development to proceed. It would not provide the most appropriate opportunity for areas that are most attractive to investment to build on the success they have already achieved

and would also lead to an increase in travel patterns across the Authority. However, we do believe there needs to be consideration for a certain amount of market housing to be provided in rural areas, in order to create sustainable settlements and to encourage younger people to remain in such areas. The text in the paragraphs related to this option states that, it is likely that only 100% affordable housing sites will be required in rural areas. However the paragraph also recognises that a mix of housing would support more balanced communities and the potential for a small amount of market housing would provide a greater incentive for landowners in rural areas to release their land for affordable housing purposes. The paragraph also states that the rural exception sites policy has had limited success, and therefore it is likely that restricting development to affordable housing only, would have a similar effect. To sum up, we do not believe this is the most appropriate option for the LDP strategy, however we do believe the Preferred Strategy needs to be flexible enough to allow for the development of market and affordable housing in rural areas.

Option D - We would not support this option as a sole option for the development strategy within the LDP, but the principle of this option is something that could be introduced as an addition to the Preferred Strategy. There is obviously a major benefit in ensuring housing and employment development is aligned, however, we do not believe this is the only way to ensure this takes place. It is possible to promote housing and employment together in a preferred strategy, without requiring them to be developed on the same site. That being said, we believe the strategy should be flexible enough to properly consider large mixed use schemes when they are proposed. We believe this option does have merits in terms of its objective, but we would not recommend it as the sole preferred option for the LDP strategy.

In summary, we believe Option A possesses the most positive characteristics of the four options put forward. However, we also believe there are aspects of the other three options that should be considered when arriving at a Preferred Strategy for the LDP. In terms of Option B, there are clear advantages in terms of the proximity to the M4 corridor, which would provide opportunities for regeneration and investment, if the Preferred Strategy were flexible enough to allow these opportunities to be exploited. Considering Option C, even though we do not agree with a dispersal strategy, we believe the Preferred Strategy needs to be flexible enough to allow a certain amount of market housing to be developed in rural areas, to ensure they benefit from the appropriate amount and type of housing. In terms of Option D, there are clear advantages for promoting large mixed use development schemes and as Option B suggests, there might be opportunities to promote such developments in this area. Again, even though we would not recommend Option D as the sole option for the Preferred Strategy, we believe the Preferred Strategy should be flexible enough to allow for the consideration of mixed use development schemes in Monmouthshire, should the opportunity arise.

Summary of representation on possible locations for development

See above

Summary of other comments made

Vision and Objectives

We believe there is not enough emphasis on the requirement for the LDP to deliver of an appropriate amount of market housing over the lifetime of the plan. In order for the plan to have a coherent housing strategy, the vision and objectives should state a requirement to ensure the appropriate amount of housing will be provided for the people of Monmouthshire. Many of the proposals within the plan will depend upon there being a sufficient amount of market housing in the correct places, e.g. affordable housing delivery, employment take up etc and therefore, the lack of a suitable housing strategy, will have an impact on the LDP strategy as a whole.

Welsh Assembly Government guidance in the form of the National Housing Strategy provides a vision for the future of Welsh housing and a clear policy framework to facilitate action at the local level. The overall vision for the Strategy is for the people of Wales to

have the opportunity to live in good quality housing that is affordable, to be able to choose where they live and decide whether buying or renting is best for them and their families. Considering this is a fundamental aim of the Welsh Assembly Government, which requires action at a local level, we believe this aim should be reflected in the vision and objectives of the emerging LDP. Whereas we realise it is not necessary to repeat national guidance within the LDP, we believe the vision and objectives should reflect the local authority's commitment to deliver the aims of the National Housing Strategy. In terms of the above, we believe the LDP is at risk of contravening a number of Soundness Tests, namely

- C1 - It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 - It does not have regard to national policy.
- C3 – The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

Suggested Change

Include within the vision and objectives, greater emphasis on the need to deliver an appropriate amount of suitable market housing over the lifetime of the LDP, in order to meet the needs of the present and future population of Monmouthshire.

Paragraph 1.3 - Housing Background Paper 2008- South East Wales Strategic Planning Group

These paragraphs state that the regional apportionment of the WAG household projections was agreed in 2007, through collaborative working of the eleven local authorities in SWESPG and other stakeholders, including the Home Builders Federation. We object to this statement, as the HBF never offered any agreement to the housing apportionment undertaken by SEWSPG. In fact, the HBF has objected to the housing apportionment and the process with which the apportionment has been carried out at every possible opportunity. In light of this, the statement that suggests the Home Builders Federation formed part of the 'agreement' reached in 2007 on the apportionment must be removed.

Suggested Change

See above.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. Similar comments were made regarding the Vision and Objectives in the previous LDP consultation on Issues and Vision. Objective 4 has been amended therefore and is now considered to make appropriate reference to general housing in addition to the need for affordable housing. With regard to the comments on the SEWSPG housing agreement it is accepted that, whilst a representative of the HBF was present at relevant meetings no specific support for the apportionment was given. Future references to the apportionment therefore will omit this reference.

Resp No	Resp Name	Respondent Organisation
18		Wynndel Property Management Ltd

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

We consider that 475 dwellings per year should be planned for. The most recent population projections advocate a level similar to this and we consider that the planning system should be geared to meet this requirement. The negative implications of not meeting this objective would be significant. Currently house prices in the County are the highest in the Country, we do not see how reducing the growth of housing would restrict populations growth from in-migration and other sources and strongly advocate that this trend will continue. In light of this the only outcome of restricting housing growth would be to further inflate house prices. Therefore the consequences of restricting housing supply would be to force people with lower incomes out of the housing market in Monmouthshire in favour of more wealthy residents or in-migrants. This scenario would have dire consequences for existing businesses in Monmouthshire who require cost effective labour to run their operations, as people on lower wages move of the county is search of cheaper housing.

Option A	Option B	Option C	Option D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

We strongly believe that the existing centres identified in Option A should be reinforced with further housing growth to ensure that they remain viable employment and commercial centres which retain long term public transport links. However, we do object to the prescriptive nature of these 'options'. Whilst the centres identified above need to be supported through significant balanced housing growth, the growth of settlements should be considered and if appropriate, allocations made to meet identified needs and support their long term viability. All of the options put forward have some merit and the LDP should cater for each in part, but give priority to Option A. We therefore suggest that a sequential approach to development is adopted with town centre brownfield sites being given priority. This can be illustrated in the table below: 1st Tier - Town centre brownfield sites in Abergavenny, Chepstow and Monmouth - Justification - Need to support these existing primary centres and ensure public transport links remain viable. 2nd Tier - Greenfield sites adjacent to the urban area of Abergavenny and Monmouth if insufficient brownfield land can be identified. Justification - We consider there is enough brownfield land available in Chepstow along the waterfront to negate the need for greenfield land in this location. Greenfield land adjacent to the settlements in the Severnside area identified in the Council's Option B - Justification - To support the economic viability of these important towns which exhibit strong transport links for businesses along the M4 corridor. Third Tier - Land in adjacent to remaining settlements where a need for market housing is demonstrated and services and public transport links existing to cater for such housing growth - Justification - To ensure that existing settlements which exhibit a level of self containment continue to receive housing growth which supports existing shops and services. 4th Tier - Affordable Housing in small scale settlements not falling into any of the above categories. - Justification - To meet an identified need for affordable housing where appropriate.

Summary of representation on possible locations for development

We generally agree with the possible locations for development which have been suggested, in particular the existing centres of Chepstow, Monmouth and Abergavenny. We also consider there is a need to look at new housing growth in the 'Severnside' settlements of Magor and Undy to support their continued function as key providers of employment.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
21	David Calver	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

The overall level of housing growth in Monmouthshire should not exceed 250 dwellings per year, for the foreseeable future, using the Spatial Distribution Option C. This would achieve a more even spread of development across towns and villages and provide more opportunities for more affordable housing in rural areas.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option C is preferable because future development in the Chepstow area should be severely constrained due to infrastructure limitation such as the currently overloaded sewerage services and the insufficient educational facilities for the present population. (see my previous letter dated 10 November 2008).

Summary of representation on possible locations for development

In the Chepstow area, redevelopment of existing employment sites within the town seems eminently sensible. However any development of greenfield sites adjacent to the already large Bayfield estate would further aggravate an already unacceptable situation on sewerage handling by Welsh Water.

Summary of other comments made

The Monmouthshire CC should give serious consideration to the improvement of its infrastructure, especially sewerage handling, before the new LDP is finalised. The protection of the environment and the maintenance of the quality of life of its residents should be paramount in councillors' minds.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. The need to ensure that appropriate infrastructure is in place to serve development is recognised. The comments are noted and will be considered further in the formulation of detailed policies in the Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
25	Neil Maylan	Gwent Archaeological Trust

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option 2 allows growth in the county but does not have a significant impact on the regeneration of neighbouring boroughs.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

No Option preferred. Other options should be considered. Focus development on the historic towns of the county: Abergavenny, Caldicot, Chepstow, Monmouth, Raglan and Usk. These settlements are located at existing transport hubs and already have services including local shops and health centres. Development of sufficient size in rural villages is unlikely to achieve the provision of additional services without significantly damaging the historic and natural environment.

Summary of representation on possible locations for development

As in question 2. We will be providing detailed appraisals of the impact of strategic allocations on the archaeological and historical resource.

Summary of other comments made

Not on LDP. However, it would be useful if an electronic copy of consultation forms, that could be filled in online could be developed for future consultations. Such a form would be easier to complete and save postage.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

Resp No	Resp Name	Respondent Organisation
26		Forestry Commission

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

It is submitted that a new strategic option should be considered which combines a focus on the expansion of selected main settlements together with an element of dispersed growth to rural settlements. Such an approach would have the advantage of directing the majority of growth to the most sustainable locations around main settlements but would also make provision for housing in and around appropriate rural settlements throughout the county. The allocation of sites in or around rural settlements would provide an element of flexibility to the housing strategy and would also help support the rural economy. The allocation of sites in and around rural settlements would help meet affordable housing needs.

Summary of representation on possible locations for development

Candidate site submissions have been made in respect of sites in The Narth, Itton Common, Llandogo and Crossways Green. It is considered that all of these settlements would be appropriate locations to accommodate new affordable housing.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
28	Sandra Bushell	Chepstow Town Council

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option 1 is preferred for 2 reasons: a) Option 1 best addresses the Monmouthshire Draft LDP Vision by reducing pressure for development involving the loss of greenfield land and encroachment into the countryside and protecting existing environmental assets, thereby protecting and enhancing the distinctive character of Monmouthshire's built heritage, countryside and environmental assets. b) Many of Monmouthshire's settlements are becoming commuter areas and considers that excessive housing expansion will not contribute to the vitality and viability of its towns and businesses, but that the impact of such expansion on the built environment, countryside and environment will have more of a detrimental effect on towns vital tourist and visitor economy since it is likely. C) The Town Council considers that the ability to meet affordable housing needs and the issue of declining school roles might be addressed through the promotion of specific types of development i.e. low cost or joint equity family accommodation.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Chepstow Town Council supports Option C - The distribution of development proportionately across rural and urban areas to meet housing needs evenly throughout the county, although focusing in rural areas on those towns and main villages where there is a basic level of services and facilities. Reasons: a) the Town Council considers that Option C best addresses the Monmouthshire Draft LDP Vision by helping to sustain rural communities and providing opportunities for affordable housing in rural areas by supporting more inclusive, cohesive, prosperous and vibrant communities, both urban and rural where there is better access to local services, facilities and employment opportunities b) The Town Council also considers that Option C supports the Draft LDP Vision by minimising the impact on the countryside and greenfield sites c) The Town Council considers that concerns for sustainable travel and impact on the global environment might be addressed by enhancing public transport provision and interchanges throughout the County. Chepstow Town Council does not support the alternative Options for Strategic Spatial Development and considers that:

Option A - Focusing development within or adjoining the three main towns of Abergavenny, Chepstow and Monmouth does not support the Draft LDP Vision. The Town Council notes the 'the Monmouthshire Three Towns', in fact are very constrained in terms of environmental sensitivity and may not be able to accommodate significant residential expansion without a considerable impact on their landscape setting'. Chepstow in particular, would have great difficulty in accommodating further residential expansion without major infrastructure works to support additional traffic flows. The A48 through Chepstow and the A466 are frequently congested and often gridlocked suggesting that they are operating close to capacity. The A48 is also an Air Quality Management Area.

Option B - focusing development on the 'Sevenside' area round the M4 Corridor does not support the Draft LDP Vision. The Town Council notes that retail and business opportunities in the area are relatively poor and that there is a considerable flow of commuters out of Monmouthshire for work and retail trips. Further residential development along this corridor may impact on green wedges leading to the undesirable coalescence of main settlements and a lack of cohesive sustainable communities without any improvement to the economy of Monmouthshire.

Option D - focusing development on sites and settlements where opportunities exist for large scale mixed development does not support the Draft LDP Vision since it is likely to involve greenfield expansion, does not directly assist in sustaining rural communities, does not meet affordable housing needs throughout the county and would potentially

perpetuate existing problems of out commuting. With regard to proposals for Chepstow in particular the constraints of the A48 and A466 previously identified would apply. The Town Council is also of the view that the historic built environment of Chepstow Town Centre and its narrow roads preclude the development of a general purpose industrial estate close to the town centre.

Summary of representation on possible locations for development

Of the possible three options for future development within Chepstow, the Town Council supports only the option for 'Redevelopment of existing employment sites within the town' ie the Fairfield Mabey and Osborne international factories. The Town Council does not support the options for development of greenfield land north of the Bayfield estate, or, greenfield between the Bayfield estate and the A48. The Town Council has extreme concerns for the impact that such developments would have on the A48 and A466, for the loss of green wedges, impact on the approach and setting of the Wyle Valley AONB and loss of physical separation between Chepstow and Pwllmeyric. In addition the Town Council is of the view that sewage and drainage systems within the Chepstow area require considerable improvement/upgrading and that this needs to be addressed prior to any further development.

Summary of other comments made

Finally, Chepstow Town Council recommends that future development provides a mix of accommodation to meet the needs of the young, of families and older people, in order to facilitate the creation of cohesive, sustainable communities.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. The other comments are noted and will be considered further in the formulation of detailed policies in the Deposit Plan.

Resp No	Resp Name	Respondent Organisation
29	Henry Hodges	Chepstow Society

Option 1	Option 2	Option 3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

1. Because the present economic climate makes for difficulty even at this level. 2. Previous plans and economic and demographic pressures have always skewed recent development to the south of the (disproportionately) along the M4 corridor. 3. It will be easier with Option 1 to adopt Option C and ease some of the pressure on Chepstow/Caldicot/Magor/Undy where the rate of development is too high and is outpacing the infrastructure improvement.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

1. This option will enable the infrastructure to more readily absorb the impact of development. 2. Roads/travel/sewers/schools etc will all cope better with even development across the county rather than overstretch the critical points where economic/commercial/demographic pressures dictate to the plan as previous apparent.

Summary of representation on possible locations for development

Chepstow Brownfield land at Osborn International and Fairfield-Mabey should be preferred for development over land at Bayfield either north towards the Usk Road or south towards the A48. More housing towards Pwllmeyric or Mounton will increase the tendency for urban sprawl into the COUNTRYSIDE and join up the villages to the town and lose the green wedge leading to the Wye Valley totally.

Summary of other comments made

The plan should take account of the AONB on the border of Chepstow and the importance of the approach to the Wye Valley of the green wedge along the Wye Valley trunk road and the A466. Also more development in its area can only increase the present traffic problems around the High Beech roundabout. This should be an opportunity to produce a plan, and then work to it rather than as previous ones have been - a reaction to pressures from commercial, economic and demographic sources.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
32		St Regis Paper Mill Company Ltd
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

The Options Report sets out three different (and wide ranging) options for the level of housing growth in Monmouthshire. These options take account of a number of factors including the ability of the County to support further housing growth, the strategy followed by the UDP, and the population and household growth projections issued by the Welsh Assembly Government (WAG).

It is noted that the housing apportionment exercise undertaken by the South East Wales Strategic Planning Group (SEWSPG) suggests that Monmouthshire should provide 350 new dwellings per year during the period 2006-21. This level of growth was considered to be an appropriate level which would not prejudice the regeneration aims of neighbouring local authorities. The regional implications of Monmouthshire's LDP strategy are important and this must form a key consideration as the LDP Strategy is progressed.

Since the SEWSPG apportionment was agreed, however, WAG has published 2006-based projections which suggest that the annual requirement for Monmouthshire should be for about 478 dwellings per year over the period up to 2021. These figures are supported by MCC's own study³ which projects a range of requirements from 313 dwellings per annum to 487 dwellings per annum.

Aside from the above, we consider that the benefits that varying levels of housing growth will deliver to the County Borough cannot, and must not, be underplayed. As the Options Report rightly identifies, higher levels of growth should deliver higher levels of economic growth and affordable housing provision (although market conditions will obviously have an effect on this).

In light of the above, we consider that the Growth Option defined for the LDP should be one that can deliver the greatest level of sustainable benefit to the County Borough in terms of social and economic infrastructure, whilst also playing a positive role in the regional apportionment equation. To do this, the overall growth level must be set to allow a 'critical mass' to be achieved to encourage delivery of employment uses, facilities and services (including public transport provision). What is clear is that the spatial distribution of growth will be key to the success of the strategy. Higher levels of housing growth will undoubtedly create more opportunities for social and economic growth, but this has to be in the right locations. Our view on the performance of the proposed options is set out below.

Option 1 (250 homes per annum) should be dismissed. It does not meet the level of provision agreed with neighbouring Local Planning Authorities, is below all recent projections, and is highly unlikely to deliver any significant socio-economic benefit or growth (in terms of jobs, affordable housing or community infrastructure), as it is entirely dependant on existing commitments and will not require the allocation of any new sites.

Option 2 (350 dwellings per year) is considered to represent the minimum level of growth. This delivers on the levels agreed through the regional collaboration process, whilst maintaining the UDP aim to reduce net in-migration.

We believe, however, that a higher level of growth (Option 3 – 450 dwellings per year) is justifiable, particularly in light of recent projections. For this level of growth to be achievable, any anticipated impacts on the environment or the highway network will need

to be carefully balanced. Again, this comes back to the need to get the spatial strategy right.

Our overall view, therefore, is that a range should be adopted of between 350 and 450 dwellings per annum. We have suggested a relatively wide range as completion rates are likely to be low during the first few years of the plan period, with a likely increase towards the end of its life. Nevertheless, the level set must at the very least meet the regional contribution and present the opportunity to achieve sufficient critical mass to deliver social, economic and community growth. This approach will require the allocation of new housing sites and brownfield opportunities must be prioritised for development and growth. The former paper mill at Sudbrook represents such a major opportunity

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

The Options Report presents four distinct visions for the distribution of future development in Monmouthshire.

We agree with the settlement hierarchy presented in the Options Report, and support the need to consider a range of factors in determining the ability of existing settlements to accommodate further growth. It is considered that the recognition of Chepstow and Caldicot / Portskewett as main towns and Sudbrook as a secondary settlement is correct. The close physical and functional relationships between these centres are recognised by the Options Report. This is a key consideration for the spatial distribution of growth and highlights the suitability of this 'settlement cluster' as a focus for growth.

Overall, we consider that Options A, B and D all have merits. Option C on the other hand, represents an entirely unsustainable pattern of growth that is likely to have unacceptable impacts in terms of traffic, landscape and the environment. In addition, it is unlikely to deliver the levels of economic, social and community growth that could be achieved if a focus on key locations was adopted. Given that the distribution and locations of development are inherent linked with settlement characteristics, our views on both are set out below.

Option A, which would see development focussed within or adjoining Abergavenny, Chepstow and Monmouth (the three main towns in the County) has obvious advantages in terms of ensuring that development is located in close proximity to existing hubs for employment, services and transport. The Options Report acknowledges, however, that the 'Three Towns' are very constrained in terms of environmental sensitivity and may only have limited capacity to accommodate growth. This is a key concern and suggests the need for additional focus points for development outside the 'Three Towns'.

Option B takes a similar approach in that growth is concentrated in a specific area – in this case the 'Severnside' area adjacent to the M4 Corridor. This area is of course the most easily accessible part of the County, benefiting from excellent access to the motorway network and good public transport links and (as the Options Report highlights) concentrating development in this area offers the opportunity to achieve a "critical mass" to boost public transport, employment, services and community facilities. Furthermore, Option B also offers the opportunity to focus development in such a way as develop the M4 Corridor area, between the Severn crossings and Newport into a fitting "Gateway to Wales" in line with the aspirations of the Wales Spatial Plan. Whilst growth in the M4 corridor area would almost certainly result in the greatest economic benefit to the County and the wider region, we feel that the option is overly focussed on the south of the County when a more equitable distribution could be achieved (particularly at higher growth levels) to deliver more sustainable growth, and wider benefits, for the County.

Option D goes some way to achieve this more equitable distribution pattern by focussing growth on strategic mixed use development opportunities throughout the County. The rationale behind this is applauded but to be effective any growth in these locations would need to integrate with the existing settlement pattern. This is considered achievable in proximity to the main towns and secondary settlements, particularly those that are the only ones in the County classified as urban (i.e. Caldicot / Portskewett, Chepstow and Abergavenny), and in those areas that already function as a closely connected 'whole' i.e. Severnside. Importantly, the Council's settlement study has identified a number of the settlements within the Severnside corridor (Magor with Undy, Rogiet, Portskewett, Sudbrook) as the most 'sustainable' villages. In terms of the settlements themselves, Abergavenny and Chepstow are identified in the Wales Spatial Plan as sustainable locations for further growth, and together with the Severnside corridor, benefit from good road, rail and public transport links and have an established employment and services base. These three settlements are also the only ones within the County Borough that offer brownfield redevelopment opportunities.

In light of the above, we consider that the spatial distribution of growth in the County should be based upon a composite option.

This would combine Options A and B to focus growth on the 'Three Towns' and the 'Severnside Corridor', with those settlements with rail connections (i.e. all except Monmouth) having a primary focus. We consider that this approach acknowledges the potential of the Severnside corridor whilst recognising the environmental constraints faced by the 'Three Towns'. To provide an additional, but supplementary level of spatial direction, the approach would also identify key strategic locations for development within these areas, such as the Paper Mill at Sudbrook, to ensure linkage with the existing settlement pattern.

Our view therefore is that this option would maximise the development opportunities offered by the County Borough in a sustainable manner with the principal settlements identified working together to deliver higher levels of growth and therefore greatest benefit to the County. Importantly, this approach can be applied to the LDP as a whole,

Summary of representation on possible locations for development

Although our views on the role of the main settlements in the spatial strategy for the LDP are set out above, we have a number of observations to make on the commentary for the Sudbrook Paper Mill on page 50 of the Options Report.

We are pleased to note the specific reference to the Paper Mill site within the Report as a brownfield development opportunity. However, the commentary on the site does not reflect its potential. Specifically, it significantly downplays Sudbrook's close functional and physical relationship with Caldicot / Portskewett and its proximity to other centres of employment – a relationship that is highlighted elsewhere in the Options Report (on page 19) and the Council's Settlement Study.

The Report also raises an issue regarding the road access to the site. This matter has been fully assessed through our own investigative process which has highlighted adequate capacity within the network to support the site's redevelopment. Our Transportation Assessment can be made available to the Council if required.

Summary of other comments made

The context set by the Wales Spatial Plan (WSP) is of significant importance and we welcome its inclusion in the Options Report. Specifically, the identification of Monmouthshire (in the WSP) as part of the 'Connections Corridor', and of Abergavenny and Chepstow as 'key settlements' needs to be central to the aims and objectives of the LDP.

We note that the Options Report recognises that the LDP 'must take into account other aspects of national policy, such as encouraging the re-use of brownfield rather than greenfield sites'. This is welcomed and supported.

We do feel, however, as this a fundamental objective of national planning policy guidance it needs to be more explicitly reflected in the objectives established for the LDP. This is a point we made in our comments on the Issues & Visions Report, the relevant paragraphs of which are repeated below: The fundamental objective of national planning policy is to promote sustainable development and resource-efficient settlement patterns. It seeks to ensure access for all to quality housing, employment, community facilities and infrastructure, and foster social inclusion. One of its key aims is to encourage the redevelopment and beneficial re-use of previously developed land and a clear sequence is established to minimise the release of greenfield land. This has particular relevance in Monmouthshire where brownfield land was in short supply for the UDP, and the Urban Housing Potential Study highlights that this remains the case. This a key objective which is not considered to be given appropriate recognition within the document. In light of this, an objective to ensure the best and most effective use is made of previously developed land within the county borough, before greenfield releases are considered, should be included at this stage. This sequential approach is considered crucial to the effectiveness of the LDP and we trust it will be prioritised accordingly as the Preferred Strategy is developed and progressed. By making this issue a specific objective of the LDP, as opposed to an inferred one, will ensure that it permeates through the policy landscape the LDP will provide. Clearly the Paper Mill at Sudbrook represents a significant opportunity to deliver on such an objective and make a valuable contribution to meeting the vision and aims of the LDP.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. Similar comments on the 'brownfield' issue were made during the previous LDP consultation. As there are limited opportunities for the use of previously used land in the County for residential purposes a specific objective relating to this issue was not considered necessary, although the significance attached to the development of brownfield land in national policy is recognised.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
34	Brenda Lloyd	Magor with Undy Community Council

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

The Community Council agreed to support Option 2

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

The Community Council agreed to support Option C as it benefits the whole county.

Summary of representation on possible locations for development

The Community Council has looked at the potential candidate sites within our area and has the following comments: a) CS/021 Land at Magor near Llandevenny - object as enough development in this area already. b) CS/023 Land adjacent to Langley Villa - c) CS/0084 Land at Green Lane - object d) CS/0085 Land adjacent to vicarage - approve. e) CS/0232 Land rear of Woodland House - approve f) CS/0249 Land at Grange Road - object g) CS/0139 Land at Old Well Lane - object h) CS/0140 The Patch Church Road - object outside village development boundary i) CS/0244 Rockfield Farm - object j) CS/0266 Rockfield Farm object.

Summary of other comments made

a) any development should have adequate infrastructure in place and assurance this has been agreed before developed b) Re-organisation of the Police concern expressed if Magor and Undy Station closed as this is a Community Facility c) Cemeteries - the CC has raised this issue over a number of years. The churchyards are both getting full and this needs to be addressed urgently. Cemetery provision for our area has previously been flagged up in the UDP d) Flood defence in order to protect residents on the Gwent Levels the CC strongly urge the LDP address the issue by liaising with the Environment Agency regarding continuing sea wall e) Request a Workshop/Exhibition within Magor and Undy so that residents have the opportunity to look at the LDP f) Transport - the CC support the installation of a footpath from Undy to Rogiet to enable residents to walk to Severn Tunnel f) Railway Station at Magor/Undy.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. The 'other comments' were generally raised in the Issues and Vision consultation and have been noted, although police re-organisation is not a matter that can be dealt with in the LDP.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
36	D McAdam	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option 2 appears to be the sustainable level within 'ruining' the County's rural character. Option 3 is unacceptable.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

It makes sense to focus development on existing towns, particularly brownfield sites, to ensure continued 'town centre' viability and it minimises travel and 'countryside loss!' The Severnside area south of the M4 is also more suitable than north of the M4. The essential character of Monmouthshire is 3 thriving market towns, countryside and beautiful villages - these must be maintained. Infill, increasing building density and loss of gardens, and expansion of villages has been a serious blight over the last 20 years and needs to be stopped. My particular concern has been is the size of houses and the density of development in villages such as Shirenewton. Any new building here must be screened for visual impact There has been repeated attempts to gain planning consent for unsuitable development (eg Oslo) or for destruction of green areas eg Blethyn close. There is a great danger that the attractiveness of such villages as being sacrificed to greed. Village boundaries must be maintained.

Summary of representation on possible locations for development

Maximum use should be made of brownfield sites. Traffic density must be considered on dangerous rural roads. Size of building and density of building in rural areas has been a problem over the 20 years. I would recommend increased town houses in towns. Improved transport links in Severnside. Maximum utilisation of Severn Tunnel Junction station for commuter development. There must be no development north of Bayfields site in Chepstow. Nevill Hall Hospital is an obvious site to use.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

Resp No	Resp Name	Respondent Organisation
37	Jack Hanbury	Pontypool Park Estate Office

Option 1	Option 2	Option 3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Nil Net Growth: Monmouthshire County Council has badly managed the development in the area over the last 15 years and there is little evidence that planning for any future growth will be better next time. It would therefore be sensible to limit ambitions until the council has a planning department that is better able to meet its responsibilities. The new planning committee can be very helpful in improving the quality of officer decisions.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

The Council's four main development areas, Monmouth, Abergavenny, Chepstow and M4 Severnside have been regrettable, with repeated ad-hoc incremental development and lack of strategic planning or designer master-plan. Further building in Monmouth, Abergavenny and Chepstow is likely to make matters worse. But there is the possibility, if new council members on the committee can effect change, to bring cohesion into the disparate areas on M4, which need a focus, but so much depends on good planning and detail.

Summary of representation on possible locations for development

The council planners have shown a disappointing lack of leadership and allowed repeated ad hoc speculative development, whether in villages or urban fringe. The new houses at Usk, Grosmont and south of the Monnow in Monmouth show a lack of imagination and control, and should not have been tolerated. Until the council can demonstrate a commitment to planning and design, it might be better to limit its ambitions and build the least possible.

Summary of other comments made

Swanson and Ashworth have directed a disappointing period of council planning, and the council members should consider whether new leadership is required in the planning department before the past mistakes can be addressed.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. Other comments are noted.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
38	Bernard Eacock	Bernard Eacock Ltd	
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Summary of representation on growth options</i>			
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Summary of representation on spatial options</i>			
<i>Summary of representation on possible locations for development</i>			
Would appear to be acceptable in terms of meeting wider Government initiatives.			
<i>Summary of other comments made</i>			
<i>Summary of LPA response</i>			
The preferences on the Options have been noted and reproduced in the main Report of Consultation.			

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
39	Rhian Bisson	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

What makes Monmouthshire unique is its patchwork of thriving small communities and market towns set in a stunning environment. We should pursue genuinely sustainable development that reflects the character of Monmouthshire, not a short term unsustainable push for housing growth.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option A provides the most sustainable approach - help provide 'improved facilities within the main town'* thereby helping them to thrive rather than decline in future. Concerns on rural communities, and also on traffic, could be addressed through improved public transport. Development should be proportionate to the community in which it is set - large scale mixed development in more rural areas (Option D) would change the character of the communities and the county and create soulless bubbles.

Summary of representation on possible locations for development

The LDP provides a critical opportunity to support the regeneration of our key market towns. Development would therefore be most usefully focused in Abergavenny, Monmouth and Chepstow. There is a danger that significant development at Raglan, and also at Usk, would swamp the existing thriving communities, and harm their character forever.

Summary of other comments made

The strategic environmental assessment will be a critical part of developing the final LDP, and must be proven to be more than just a paper exercise.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. The SA/SEA will be an integral part of the LDP process and will be carried out by independent consultants.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>		
40	No Name			
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<i>Summary of representation on growth options</i>				
To allow more families to expand and return to the areas				
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Summary of representation on spatial options</i>				
As covered in 1 above.				
<i>Summary of representation on possible locations for development</i>				
Option C. This makes all areas of Monmouthshire amenable to parties (including affordable housing) not wishing to leave Monmouthshire but just wishing to move within it.				
<i>Summary of other comments made</i>				
<i>Summary of LPA response</i>				

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
41	Jenny Barnes	CAIR	
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Summary of representation on growth options</i>			
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Summary of representation on spatial options</i>			
<i>Summary of representation on possible locations for development</i>			
<i>Summary of other comments made</i>			
<p>The LDP takes it for granted that Monmouthshire needs new development, up to 450 houses per year. The only discussion is where they should go and not what they should build. CAIR WOULD LIKE TO SEE ACCESSIBLE AFFORDABLE HOUSING BUILT, if this much new build is essential.</p> <p>As building is stopped at present we are not sure if the planned houses with planning permission already, will be included in future planning, or if the new housing is in addition Our wish list would require inter departmental and agency working to achieve.</p> <p>1 New Housing in town centres should be suitable for elderly or disabled people and therefore accessible for people with disabilities. Disabled people without access to transport need accommodation in towns. Private and social housing</p> <p>2 All New Housing needs to be built to visit-ability or Houses for life standards - All housing. No blocks of flats without lifts, especially in social housing. Residents also need level access to their back gardens</p> <p>3 Building control should enforce the law to make new developments really accessible, not just pay lip service.) We know that they can only legally insist on part M, ie a level entrance, wide enough to take a wheelchair and a down stairs toilet. but that minimum doesn't seem to be happening. Ty Mynydd in Llanfoist has pointless steps everywhere, making it difficult for parents with buggies and impossible for many disabled people.</p> <p>4) We need accessible through routes for pedestrians, through estates, on the fringes of towns linking to and through the town or village centre. This means that pedestrians should be given the same consideration that cars are. We have considerable traffic calming in Llanfoist but you still see electric wheelchairs and pushchairs in the roads because there are few dropped kerbs at the ends of roads or across the main roads. Where there is access to the pavements it is often blocked by construction signs, parked cars, lamp posts, electricity boxes, or over hanging hedges. Pavements are blocked by temporary works and notices. Accessible through routes should be considered as use of planning gain on new developments. We need transport strategy that includes parking, disabled parking, bus stops and pedestrian through flow plus pedestrians with sensory and other disabilities</p> <p>4 The built environment needs to be accessible. It is pointless building a new estate with houses that are accessible if they do not have accessible through routes to schools, shops and to town or even parking areas.</p> <p>5 The increasing use of mobility scooters as an eco-friendly alternative to a car should be planned for.</p> <p>6 The often very large 601 payments available from planning gain could be made</p>			

available to make housing estates more user friendly, or to subsidise accessible transport. No Public money should be spent in the community if it makes it worse for a section to the community.

7 We feel that planning departments should be asking developers to show their green credentials ie they should show that their building materials are eco-friendly and they have considered that residents in new build are enabled to walk, recycle and conserve. We are sure that the government will bring in legislation to encourage this soon.

Summary of LPA response

Comments noted and to be taken into account in formulation of detailed policies in the Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
42	M Atkins	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option 1 because I think the county's economy should focus on tourism as its main activity and discourage in migration which will only erode our natural landscape assets. By allowing ever increasing housing development on greenfield sites on the edges of towns such as Monmouth, they lose their essential old world charm, which will be increasingly prized as an escape for urban UK.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Focus development on infill sites as opposed to major housing estate areas. Redevelop derelict property/land. Do not allow large tracts of greenfield to be concreted over. Keep Monmouth a rural county.

Summary of representation on possible locations for development

I would not like to see town boundaries extended greatly by large new housing estates. They look ugly, have little character, and because people seem to view them as temporary homes, have a large transient population so it is very difficult to build a sense of community. They are effectively 'dormitories'. Add a small number of new homes to existing communities so their inhabitants can be more easily assimilated into the existing communities. All the locations mentioned in Option C could absorb a few more homes.

Summary of other comments made

Within Option C it should be possible to spread new housing across the region without altering the nature of any of the towns/villages significantly. People seem to resent large scale new developments being imposed on them by authorities. A 'tidying up/infill scheme would work best in a rural county. Public transport links need to be improved to reduce car use.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. Other comments are noted and will be considered further in the formulation of detailed policies in the Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
43	Jimi Adeleye	Disabled Persons Transport	
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Summary of representation on growth options</i>			
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Summary of representation on spatial options</i>			
<i>Summary of representation on possible locations for development</i>			
<i>Summary of other comments made</i>			
<p>The Disabled Persons Transport Advisory Committee (DPTAC) welcomes the opportunity to comment on the draft local development plan. We would however advise that you consult with local disabilities or access groups in the area who are more likely to be affected by your proposals and who could offer more relevant comments. DPTAC is a statutory advisory body to Ministers on transport matters as they relate to the interests of disabled people. It was established under the Transport Act 1985 to advise the Government on the transport needs of disabled people. DPTAC has identified four overarching principles on which to base its advice to Government, other organisations and disabled people which are that: * accessibility for disabled people is a condition of any investment; accessibility for disabled people must be a mainstream activity; users should be involved in determining accessibility; achieving accessibility for disabled people is the responsibility of the provider. These principles are the basis of DPTAC's response to most consultations.</p>			
<i>Summary of LPA response</i>			
<p>Comments noted and to be taken into account in formulation of detailed policies in the Deposit Plan. Disabled groups are on the LDP consultation data base and will be consulted on further stages of the plan.</p>			

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
44	David James	Rural Housing Enabler

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Despite Option 3 having the potential to provide more affordable housing, I think that Monmouthshire should adopt Option 2, a growth of about 350 per year. It is very important that the regions local authorities work together tonsure that the housing market does not determine where growth takes place. We are already seeing some of the problems in South Wales associated with market led development i.e. empty properties, especially flats, unable to be sold because they are the wrong size and in the wrong location and I would not want to see that replicated in Monmouthshire.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

One of Monmouthshire's most important characteristics is its distribution of settlements throughout the whole area. In order to maintain this, rural development should be given equal importance to urban development otherwise many of these rural communities will cease to exist. I do not believe that this option will lead to unsustainable travel patterns as I believe it will mean that rural public transport will have increased patronage and this then could ultimately lead to an increase in services and a reduction in private car use.

Summary of representation on possible locations for development

I think the most sustainable urban development centres are Chepstow and Abergavenny because of their excellent transport links. Other than that then development should relate to Option 2 (350 dwellings) and Option C (distribute development across rural and urban).

Summary of other comments made

It is encouraging that you are keeping people informed with the progress of the LDP and that you are consulting with a wide range of interested parties.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

Resp No	Resp Name	Respondent Organisation
45	S J Staines	FTT Planning

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Summary of representation on possible locations for development

Summary of other comments made

FTT would like to take this opportunity to bring to Monmouthshire County Council's attention to the need for the LDP to consider the needs of Gypsies and Travellers. WAG Circular 30/2007 par 10 states that once section 225 and 226 of the Housing Act are brought into force local housing authorities will have a statutory duty to assess the accommodation of Gypsies and Travellers. These sections have been in force for some time (we understand orders were laid in December 2007) and Monmouthshire Council should carry out (if it is already has not done so) a Gypsy and Traveller accommodation assessment so as to inform the development of their LDP and meet their duty. The Circular also states (para 25) that 'Criteria based policies will be required in the LDP, whether or not there is any current need identified in the area, in order to meet future or unexpected demand. Criteria based policies must be fair, reasonable, realistic and effective in delivering sites'. We also draw Monmouthshire's attention to the need to discuss Gypsies and Travellers needs with them (para 15 WAG Circular) and to allocate sufficient sites if there is an unmet need (para 17 WAG Circular).

Summary of LPA response

Comments noted and to be taken into account in formulation of detailed policies in the Deposit Plan. A further study will be carried out on the needs of Gypsies and Travellers. Groups representing Gypsies and Travellers are on the LDP consultation data base and will be consulted on further stages of the plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
46	Emrys Thomas	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Summary of representation on possible locations for development

Main concerns at this stage of the LDP: 1. In Newsletter 4 the options for future development in Chepstow mentioned the redevelopment of existing employment sites, greenfield land north of the Bayfields estate and greenfield land between the Bayfields estate and A48. When I visited the OSS to read the Options report it also had the following sentence which was not mentioned in the Newsletter "...adjoining that area a separate candidate site proposal has been made for a large area of land extending north east of Pwllmeyric immediately to the north of the A48'. 2. I then visited the website where in Appendix 3 of the candidate sites assessment process, item 10 was for a combination of 2 candidate sites ref 0076 and 0159 totalling 23.24 ha. I find it most surprising that the biggest candidate site for Chepstow did not warrant a mention in Newsletter 4. 3. With the option of developing the greenfield land between the Bayfields estate and the A48 the land in site 0076 would still provide a gap between Chepstow and Pwllmeyric whereas developing site 0076 would be contrary to the well established 'green wedge' policy as it would eliminate the 'green wedge'. 4. The UDP that was adopted in June 2006 stated in paragraph 4.6.27 that 'expanded in the late 1980's the village is sandwiched between the nearby AONB and the Mathern Conservation Area. Therefore any further expansion of the VDB would not be justified considering the size and location of Pwllmeyric'. I find it difficult to accept that such a clear policy could be subject to change after such a short period of time.

Summary of other comments made

Summary of LPA response

The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
47	No Name	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

This economic crisis has highlighted 3 major issues. 1 Lack of economic growth. 2. The use and generation of power. 3. Transportation. Monmouthshire is in a unique position to meet these demands. It is probable that the Severn Barrage will become necessary also a large international airport on the levels together with the necessary infrastructure/roads,/rail networks etc to service it.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Therefore we should not limit our options. The opportunities will be enormous and it is time to capitalise on our resources and position within the UK. Monmouthshire is set to become the link of a large wheel of expansion. We should be prepared to meet the challenge.

Summary of representation on possible locations for development

Summary of other comments made

It seems to me that up until now planning policy has been negative rather than positive. This needs to change and change fast. When the funds dry up, newts and owls will lose their importance! Monmouthshire can lead the way in a stimulation of the economy. We are well placed and capable of entering an exciting future. Enterprise and initiative must be valued and encouraged. We can lead the way if we've got the courage!

Summary of LPA response

Comments noted.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
48	P Charles-Greed	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Overall level of housing: The judgement of numbers for housing units required is dependant on natural growth and migration by people attracted to the area, either for the employment opportunities it can provide or for the enjoyment of the way of life the area offers. The development of further housing can be anywhere in the county, but requires to be considered in conjunction with the service facilities available in the area and ease of access to the public transport service: areas selected for growth can be either in location where these facilities exist or where the infrastructure and services can be conveniently developed. It is important that the requirement to provide affordable houses is maintained and it may be an incentive for developers to consider the inclusion of affordable housing in some of the more commercially viable developments for which they seek planning approval. It is proposed that an area of 14ha (35 acres) between Caldicot/Rogiet is developed as housing communities incorporating 20% as affordable units.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Spatial Development Options: The logical approach to this requirement depends upon a number of factors: *What effect does a development have on the environment and can this effect be mitigated to acceptable levels: *Does the chosen location have the appropriate infrastructure? *Would an expansion of the existing communities be preferred to the development of new self-supporting communities elsewhere? *Should development options be extended beyond the LDP period? It is logical to develop existing areas where appropriate access to public transport services is available and that the existing infrastructure is sufficient, or can be developed to cope with the proposed expansion. Taking into account the natural increase in the population and possible migration to the area during the LDP period the development of existing communities within the County as a while should be the first to be considered for expansion. Where the appropriate infrastructures exist or where new infrastructures can be created which will provide employment opportunities these should be given top priority and encouraged as a matter of course. Planning philosophies should extend well beyond the LDP period thus making it possible to avoid future piecemeal development and subsequent unnecessary obsolescence of building structure.

Summary of representation on possible locations for development

Suggested Locations: Having in mind the comments itemised above, and taking into consideration the current circumstances where all opportunities to provide employment has now become a matter of urgency, as many opportunities as possible to encourage and promote development throughout the county should be brought forward, as outlined in the 'Strategic Options'. The matter of environmental impact always requires to be considered and as stated above all development has an effect on the environment, but this effect has to be balanced against the economic advantages which the development will bring.

Summary of other comments made

General comments: The concept for the development between Caldicot and Rogiet incorporates all the necessary complimentary elements. It comprises a direct access to the M48 to be funded by private investment and at no cost to the authorities and contains provisions for introducing commercial development, including a balanced programme for the development as market demand dictates; this development being essential to fund the public works involved. Location which have direct access to the motorway and railway

are, with few exceptions, areas of business activity which provide the investment market with the confidence it requires. The concept proposed is for the area adjoining the access to the motorway between Caldicot and Rogiet incorporating an estimated to be 28.3 ha (70 acres) which is to be developed with Class B1 and B2 structures, retail and leisure facilities, community and youth activity etc; the development to proceed concurrently with the construction of the access to the M48 motorway and the commercially viable development. As a matter of interest some of the commercial development proposed will provide some of the services presently lacking in Caldicot town centre. The offer to fund the roundabout which provides access to the M48, subject to sufficient commercially viable development receiving planning approval, has been submitted to the Welsh Assembly Government whose spokesperson has stated that an offer to fund the access from private resources would be favourably considered. The concept outlined above is based on the premise that the offer to the Welsh Assembly Government is accepted. With the support of the Planning Authority a planning application for the concept can be submitted for approval within three or four months, and subject to the approval being forthcoming and with the agreement of the Highway Authority, who it is understood are now preparing designs for the proposed roundabout, work on site can then be restarted. It is estimated that the proposed development will take 3 to 4 years to complete thus ensuring employment for a substantial number of people in the construction industry.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
49	Christopher Heywood		
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Summary of representation on growth options</i>			
Concern that additional housing should meet local needs.			
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Summary of representation on spatial options</i>			
Concern that additional housing should meet local needs.			
<i>Summary of representation on possible locations for development</i>			
Try to preserve the green belt. Build to existing built up areas where expansion possible			
<i>Summary of other comments made</i>			
Cut red tape. Sack the politically correct Jobsworths useless glory grabbing over paid bureaucrats and invest the money saved in to revitalising Abergavenny - i.e. cinema, youth club, skate park. Think of the younger as well as the older			
<i>Summary of LPA response</i>			

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
50	Jeana Hall	Monmouth Town Council

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

The working group set up to look at comment on the Strategic Options Report considered that across the County of Monmouthshire Option 2 was the most realistic. All conversions to existing buildings should be counted in the 350.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

The working group considered that Option A would allow for imaginative use of buildings we already have and be in a position to offer small scale infill development. We also consider Option B in conjunction with Option A as a suitable area to focus major development with transport links and employment opportunities already in existence. There is little opportunity for employment in Monmouth and the infrastructure is such that a larger programme of housing development would overload existing facilities and be detrimental to our present and future communities.

Summary of representation on possible locations for development

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
51	Kristine Mitchell	Llangybi Fawr Community Council

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Llangybi Fawr Community Council support the lowest figure, recognising the increased pressure that any higher figure would place on developments in rural areas. This lower figure also acknowledges the significant change in building plans created by the 'recession;' and the likelihood that this downward trend is likely to continue. The concern over the negative impact on local businesses seems also to be misplaced in the current and foreseeable climate. As for the position regarding affordable housing, our council cannot see the reduction of 100 overall from the other figure of 350 will make any major difference to the percentage of affordable houses to be built over the LDP period.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Llangybi Fawr Community Council consider Option A, to be the most realistic in the present economic and financial/business climate and its continuing impact on the next few years. Option A is also the one which helps most clearly to support more of the key objectives than the alternative options, all of which conflict with several of these objectives. Option A also appears to have the most attractive benefits to our very rural communities, where the current decline in locally based services/facilities could hardly be more significantly accelerated than it already is.

Summary of representation on possible locations for development

Other than our support for developments to be mainly focused around the 3 major urban areas of Abergavenny, Chepstow and Monmouth (as outlined in Option A) our rural council has no informed views on specific locations in those 3 towns. We would, however, urge extreme caution over any extensive developments around Raglan and Usk, where local services are already stretched, Usk in particular needing its main thoroughfare route across to be protected from any further traffic.

Summary of other comments made

Our council would hope the survey of local open spaces/recreational areas carried out by Ashley Godfrey Associates will be widely available for comment, as we have the impression that its largely paper based maps analysis may not be comprehensive or reliable. We would also urge caution over any attempts to identify the 'key villages' - we would welcome sight of the outcomes of work to establish the degree to which villages meet sustainability criteria; and would urge much more research - 'on the ground' - if evidence from such research is to be used as any base for future development strategies.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. The Recreation and Open Space Study is on the Council's web site and is open to inspection and comment - all sites were surveyed in the field. Existing work on the sustainability of villages is also on the Council's web site and is open to inspection and comment. Further consultation will be carried out on any possible 'key villages' policy.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
52	Barbara McIntee	SOLVE

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Summary of representation on possible locations for development

Summary of other comments made

The committee of SOLVE (Save our Llanfoist Village Environment) would like to draw your attention to the fact that Mr George Ashworth at an open meeting at Llanfoist Village Hall held on 7th June 07 gave an assurance that there would be no further housing development in Llanfoist. He then repeated this in a letter dated 11th June 08 ('I did give the assurance at the most recent public meeting I attended that I would not recommend further significant housing development in Llanfoist in the next forward plan the Local Development Plan). He agreed with us that we had endured more than our fair share of upheaval - A465 road development and the planning building of approximately 250 dwellings on the former Coopers Site in Llanellen Road. We note, however, that in Newsletter 4 Local Development Plan, that land at Llanfoist is listed as a possible option for further development. We would ask that you refer to Mr Ashworth and that we may have further assurance that there will be no more development in the village. We look forward to your comments on this matter.

Summary of LPA response

Detailed site allocation will be a matter for later stages of the LDP process. The high levels of recent development in Llanfoist, however, are recognised and will be taken into account in any future allocations policy.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
53	J A Hobbs & B J Hobbs	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option 2 would not over-saturate the housing requirement or market and not spoil the character of the county as it is at the moment.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option C as any existing infrastructure of transport and buildings could absorb the additional development without major disruption.

Summary of representation on possible locations for development

Spreading additional building throughout the county would cause less objections than to a major development in a specific area.

Summary of other comments made

Before any development a key factor should be addressed which will resolve the 'rush hour' traffic problems in the Chepstow and Coldra areas i.e. put an additional access onto the M48 between Crick and Rogiet.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The traffic implications of any possible development will be taken into account as preparation of the LDP is progressed.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
54	Councillor G P Robbins	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

The best option would be a mix of 2 and 3. It is vital to have more houses for rent but not create large developments especially 'dormitory estates'.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

A contribution of B and C with developing employment in the 'Sevenside Corridor'. There are some areas where 'infill' would be appropriate.

Summary of representation on possible locations for development

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
55	Mr & Mrs Waller	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

It is considered that the LDP housing growth strategy should allow for the delivery of a range and choice of housing in locations where people wish to live. This includes both town and village locations across the County which contain adequate facilities and services to sustain further housing developments.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Planning Policy Wales (2002) requires development plans to provide a range and choice of housing sites at locations where people wish to live. The village of Trellech is one such place and also benefits from a range of local facilities including a primary school, community centre, churches, doctor's surgery, public houses. The settlements of Monmouth and Chepstow are approximately 6km to the north and south respectively and are linked via Trellech by the No 65 bus service. Trellech village is therefore considered to contain an appropriate level of community services to support further residential development in a sustainable manner.

Summary of representation on possible locations for development

Allowing a small amount of sensitivity locate and designed development within the defined settlement boundaries of villages, such as Trellech, which contain an appropriate level of community services, coupled with development within the main towns is considered a sustainable strategy with which to deliver housing development across the County covering the period up to 2021. As you will be aware, candidate site representation was made in respect of an area of land to the rear of the Lion Inn Public House as a residential allocation. The aforementioned site is currently located within the defined VDB and was considered a suitable rounding off opportunity for the village by the UDP Inspector. The site is sustainably located within close proximity to the facilities and services of the village and can be adequately serviced and accessed. The archaeological assessment of the site confirms that the development potential of the site will not be constrained by the presence of archaeologically significant resources no impact upon the area's designation of an Area of Special Archaeological Sensitivity. Whilst the site is also located within the AONB and Conservation Area, these matters do not preclude the principle of built development on the site as the integrity and character of these features and the village as a whole can be safeguarded by a suitably designed scheme. The site is therefore well placed to meet future housing needs within this area and is consistent with the sustainability objectives set out within the Planning Policy Wales (2002).

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process, although the site at the rear of the Lion Inn is within the UDP development boundary for Trellech and could be considered under current development plan policy.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
56	Dave Lawrence	Roger Tym & Partners

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

House building options should be reviewed in light of wider area impacts. Monmouthshire must ensure that the planned house building strategy accords with regional policy objectives, particularly regarding travel reduction, support of the knowledge based sectors, and development of a thriving European Capital in South East Wales.

At present, the Strategic options report only makes reference to regional goals in the form of the South East Wales planned apportionment numbers. However, the regional apportionment does not set out a coherent strategy for which its planned house building quantities and allocations flow. There has been no opportunity to challenge the housing apportionment at a regional level, as there is no formal body directly accountable for its outputs under the Welsh planning system. The apportionment has thus not been scrutinised.

The actual basis for the apportionment numbers is not verifiable. Other district documents state that the actual apportionment amounts were based on "previous house-building rates, current land availability and the aspirations of individual authorities". This justification suggests no consideration of regional and national needs has been made.

The implied strategy of the present apportionment is to provide too few houses in southern areas of high demand so that residents who would otherwise choose to live in the south of the region must find accommodation further north. The implication of this allocation would likely be higher amounts of commuting, and possibly a hindrance of competitive growth.

The planned house building in Monmouthshire must insure that it corresponds with a robust regional strategy.

It must be assured that housing allocation in Monmouthshire does not negatively affect the sustainable development of South East Wales by building too great or too little of the region's planned housing. For example, too little house building in Monmouthshire may force longer commutes that bypass the district East to West. Equally, too much housing might restrict the ability to locate houses closer to the growing employment centres. Accordingly, it is suggested, that the housing requirement figure should also be reviewed in a wider context that it is clearly based on evidence.

Plans in neighbouring areas of England should also be considered, the present document does not specifically consider of development plans outside of Wales. According to the 2001 census, approximately 15% of working Monmouthshire residents, commute to work locations in England. Thus, Monmouthshire should also consider development plans in neighbouring authorities outside of Wales to insure that each other's plans do not inhibit or conflict with the local and wider area objectives.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

As above,

Summary of representation on possible locations for development

At present, the document does not provide details towards intensifying densities in existing settlements near transport hubs and services. Intensifying density may have a role to play towards improving town centre vitality and reducing car dependency without reducing green space, this could be given greater scrutiny as a policy option.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. Policies on housing density will be considered in the preparation of the Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
57	Patrick Thomas	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

1. Quantities depend on ratio affordable/speculative. 2. Option 3 implies infrastructure etc incompatible with local character. 3. Option 3 also implies volume house builders with attendant poor quality design and local strain on resources. 4. Option 1 allows for local initiatives and small scale quality design. 5. Option 1 distributed county-wide would equate to one or two houses per minor settlement - easily sustainable. 6. Option 2 combines disadvantages of 1 & 2 without advantages

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

1. No to Option A - recent development is destroying individuality of these places. 2. Option B acceptable 3. Option D No - Volume house builders and sprawl. 4. Option C - Yeas - sustains rural localities.

Summary of representation on possible locations for development

Abergavenny - Nevill Hall and Llanfoist unobtrusive - other sites promote suburban sprawl. Monmouth - at capacity. Most sites exposed - east of Rockfield Road should not be touched as brings county into town - primary visual importance some in Wonastow Road ok. Edge of town and infill in 2.3.4 house sites - the way to go. Villages - Allow 3-5 houses in all 57 settlements.

Summary of other comments made

Do not allow wish to sustain and protect local character to prevent characterful modern housing a la 'Grand Designs', whilst allowing mediocre pattern book stuff found everywhere. Small is beautiful. Improve public transport, don't 'improve' roads = ugliness. Allow a 'reserve' of housing to permit spontaneous proposals for windfall development where a new opportunity develops, unforeseeable now.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. Other comments noted. formulation of detailed policies in the Deposit Plan. Such matters will be considered further in the preparation of the LDP Preferred Strategy and Deposit Plan.

Resp No	Resp Name	Respondent Organisation
58	Jon Harvey	Persimmon Homes Wales

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

The LDP should accommodate the Option 3 dwelling requirement scenario. Such a scenario is more akin to the 2006 based population projections and in line with the SEWSPG assessment.

Option A	Option B	Option C	Option D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option A should be adopted as the primary spatial development option. It may also be appropriate to permit limited additional development within the 'Severnside' area. Such a 'key settlement' approach would be in accordance with the policy advice laid down in the Wales Spatial Plan and Building Policy Wales. Whilst such an approach may result in the release of greenfield sites for housing these would be in sustainable locations together with good access to the public transport network.

Summary of representation on possible locations for development

We have previously made candidate site submissions in respect of potential housing sites adjoining the major settlements within the county. We would continue to commend these to you for allocation within the LDP.

Summary of other comments made

The council should be congratulated on the quality of its Options Report and allied documentation. We do, however, have some reservations about the deliverability of a number of sites put forward in the council's Urban Housing Potential Study. Regardless of whether Option 2 or 3 is chosen as the preferred option, it is inevitable that there will be a degree of greenfield land release. Provided this is within sustainable locations and provides opportunities for community betterment this should be regarded as a perfectly acceptable approach.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. The comments on the UHPS are noted.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
59	C A Thorne		
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Summary of representation on growth options</i>			
There should be far fewer of the 4-5-6 bedroom houses preferably everywhere and far more 2-3 bedroom affordable houses for younger and less affluent residents rather than the huge ones for incomers who have sold in London and elsewhere to commute.			
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Summary of representation on spatial options</i>			
Only because it seems like the least of four evils in one way, but whatever happens there should be much more affordable housing, preferably linked to employment opportunity, and possibility of services as well as housing - not more sprawl of huge houses placed only for builders' profits!			
<i>Summary of representation on possible locations for development</i>			
Chepstow is overdeveloped already, largely with the space-taking (and unaffordable for young people) houses that are most profitable for builders. Caldicot/Magor/Undy the same. There is a real risk of destroying the beauty that tourists come for, whichever option is taken.			
<i>Summary of other comments made</i>			
People with obvious vested interests, builders, plumbers etc should not be involved in the decisions - preferably should not be councillors at all. Whatever else happens rural public transport needs vast improvement including rail transport.			
<i>Summary of LPA response</i>			
The comments on the Options have been summarised and reproduced in the main Report of Consultation. Other comments noted.			

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
60	Paul Chester	PC Planning

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option 2 should be adopted as a minimum. It is essential that in order to be sound from a strategic planning point of view, the emerging LDP must accommodate, at least, the requirement for Monmouthshire in the Welsh Spatial Plan. Option 3 appears to be set at a level that is unrealistic, even though it is based on nation population projections. However, Option 2A, perhaps set at 400 dwellings a year may be more appropriate. This would have the advantages of Option 3 without its disadvantages, and would enable a strategy where a sensible combination of parts of the proposed spatial options (see below) could be accommodated. Moreover, it will allow some flexibility for the inevitable pressure that will be exerted through the LDP, that the housing requirement in the Wales Spatial Plan, has not been calculated objectively due to the lack of any independent scrutiny. Option 1 clearly untenable.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

A combination of options. The predominant spatial strategy should be based on Option A, refined by elements of Option D. In addition, if the overall housing requirement allows (see Option 2A above), consideration should be given to affordable housing. The focus of development should therefore at Monmouth, Abergavenny and to a lesser extent, Chepstow, but allocations should mainly be for large scale mixed residential/employment development. Focusing development in the 'Severnside' area would be unsustainable due to the long range commuting journeys that would be encouraged. Distributing development across rural areas would be also extremely unsustainable (with the exception of affordable housing) for all the problems that dispersal strategies have created elsewhere. Options in these categories are not likely to meet the test of soundness that will be required in the Examination in Public.

Summary of representation on possible locations for development

With particular reference to Monmouth, I have previously highlighted the potential of the area described as east of Rockfield Road. If allocated, this would provide an extremely sustainable location for a mixed use development, meeting a huge number of the key headline objectives identified by the council. Whist the options shown by an asteroid straddling Hereford Road, on the northern edge of Monmouth, is probably unacceptable, I have previously highlighted the potential of an area of undeveloped land at Oakfield in this general area, that is surrounded on three sides by existing development. Other potential options for future greenfield development in Monmouth, and other settlements such as Abergavenny and Chepstow do not have such good sustainability credentials as the east Rockfield/Vauxhall locations.

Summary of other comments made

Attached :- Accompanying letter/A copy of representations previously submitted at candidate site stage

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
61	Rhidian Clement	Dwr Cymru/Welsh Water

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

As the statutory sewerage and water undertaker we have no preference of where you should allocate your housing growth as part of your LDP. However, once your LDP is adopted this gives us certainty of development in your area and will guide us to where we may need to invest to improve our assets.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

As above

Summary of representation on possible locations for development

As above

Summary of other comments made

As a special consultee in the LDP process we look forward to a working-together approach in the preparation of your LDP.

Summary of LPA response

The respondent is on the LDP consultation data base and will be consulted on further stages of the plan.

Resp No	Resp Name	Respondent Organisation
62	Roy Nicholas	Llangattock Vibon Avel Community Council

Option 1	Option 2	Option 3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

With the exception of Option 1, the entire exercise caters for in-migration. Presently, Monmouthshire is a green and pleasant land. Is there a long term intention of transforming this to something different? For Option 2 and Option 3, there is no mention of the source of the in-migration. Could the in-comers be from Birmingham, Bulgaria, Bangladesh or perhaps Bridgend? We need to be told. We could be saddled with more language and associated difficulties. The ramifications could be considerable and not only for the social/medical services and especially for education. Monmouthshire is very dependent upon visitors who come here to admire and enjoy the countryside and its historic attractions. The present comparative ease of traffic movements along our B-roads and country lanes could well be reduced to long delays and impact adversely not only on visitors but also on the day to day activities of the farming community as well as residents travelling to and from work.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Our recommendation is for Option C and to Distribute development proportionately across rural and urban areas. This would dovetail with our recommendation for 250 new dwellings per year. In the event of any unforeseen demand for additional houses, the extra capacity should be on the Severnside area for ease of access to the M4 corridor to confine travel-to-work traffic to an adequate highway system.

Summary of representation on possible locations for development

Summary of other comments made

The choice of Options cannot be considered in isolation to the Environmental Capacity impact on the Carbon Imprint. Those of us taking decisions today have a very clear responsibility to our children and grandchildren. Now is the time to think very carefully. We have seen what has happened in Monmouth following the building of the Rockfield Estate. The town was previously largely self-sufficient in terms of employment; now, local job growth has been outstripped - even before the recession. As a consequence, long-distance commuting has been necessary and, when this happens the trend is for shopping to become long-distance to the detriment of local shops. There is no mention of the sad state of our roads and to the difficulty of finding parking spaces even with the present level of traffic. Whatever option is finally decided upon, there is a need for in-depth investigation of soil permeability and the resultant consequences 'downstream' when green fields are covered in concrete and tarmac. Not only is local food production lost forever, but farm size could become non-viable and consequently subject to distance-farming with all its traffic movements and congestion along our country roads

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. Climate change and other sustainability issues will be given prominence in the LDP preparation process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
63	Ann Davison	Trellech United Community Council

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

A1: Option 2, 350 new dwellings per year. It was felt important not to undermine the Rural Housing Enabler's programme.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

A2: None of the options adequate. The greater portion of development should be in urban areas and the M4 corridor. Some rural development is essential to keep schools and other services viable, but not as much as in Option C. The inclusion of Penallt as a key village in Option C was particularly queried, as this village does not have good transport links or local services.

Summary of representation on possible locations for development

A3: There was considerable disquiet at the list of "candidate sites", in view of the exercise currently underway with the Rural Housing Enabler. This has included a thorough survey of every possible site for housing development within the Community Council area. Some of the listed "candidate sites" were ruled out in this exercise, as being subject to flooding, for example. There is clearly a need to co-ordinate information. Councillors were also concerned that the inclusion in the LDP of sites as suitable for housing would immediately increase their value, nullifying the possibility of their being "exception sites" under the RHE programme. There is a demonstrated need for affordable housing in the area. Rural areas also need houses that might bring children to the community – not large houses!

Furthermore the following sites were thought to be inappropriate for inclusion in the LDP as they are in villages that do not have services or public transport:-
CS/0006, CS/0036, CS/0051, CS/0052, CS/0065, CS/0070, CS/0154 CS/00271.

Summary of other comments made

A4: In the case of H4 villages councillors would like Village Development Boundaries to be reinstated, to control expansion of the villages. It was noted that the whole of Trellech United area lies within the AONB.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. Issues relating to provision of rural affordable housing and village development boundaries will be considered further in the formulation of detailed policies in the Preferred Strategy and Deposit Plan.

Resp No	Resp Name	Respondent Organisation
64	Dick Cole	Bryn y Cwm Community Forum

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Overall Level of Housing Growth in Monmouthshire 2006-2021

1 We note that the Option 2 county target averaging 350 additional dwellings per year, implying continuing population growth by net in-migration, has been agreed by the local authority as its 'share of growth' in discussion with other local authorities in SE Wales, as required by the Assembly Government. It is also close to planned rates in the 1990s and to actual building rates over thirty years.

2. We also note that more recent projections suggest that the much greater Option 3 figure of 475 may be expected of the county. Such projections must be hazardous, particularly at an early point in a major economic recession of unknown duration. We note that the higher the building rate, the more affordable homes will be built under current Section 106 policy – and we recognise the need for these, though this need may also be affected by recession and addressed by other means (see para 7). Housing growth that results in population growth can also help to sustain town centres, public services, etc.

3. Nevertheless, we see no reason at present to plan for beyond Option 2 building rates. This is higher than the perhaps unrealistic UDP planned rate in Option 1 that is based on a rather ill-defined concept of 'environmental capacity', though this lower figure would please those who feel that insufficient growth has been directed to other parts of SE Wales.

Option A	Option B	Option C	Option D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

6. Turning to Options A – D, opinion at the Workshop was fairly equally divided between A, C and D. Option B (focusing development on Severnside) received no support. There was no opportunity to consider a hybrid option but we believe that elements of A, C and D may meet the aspirations of Bryn y Cwm.

- A concentration of development on Abergavenny, Chepstow and Monmouth (A) has marked sustainability advantages in terms of minimising the need to travel, concentrating service provision and improvement;
- However, larger scale brownfield mixed development opportunities especially at Chepstow (part of D) may be particularly sustainable, meaning less pressure on Bryn y Cwm (where some smaller developments should also be mixed development);
- Forum members have mixed views about rural development; the need to sustain rural communities is recognised but the sustainability of continuing current policy (in effect C) is questioned by some who believe that the limited amount of new housing to be provided for should be concentrated to reinforce a small number of key villages with comparatively good services, perhaps about four in Bryn y Cwm (including the National Park). Development in other villages and hamlets and open countryside, remote from services, would be more strictly controlled and this would reduce the number of rural windfall sites that can be assumed.

Summary of representation on possible locations for development

Implications for Bryn y Cwm

9. We note that in this decade development at Monmouth and the rural areas of central Monmouthshire has to some extent offset the usual domination of the Chepstow/Caldicot area in the provision of new housing. More recently the emphasis has shifted to the

Abergavenny area, particularly Llanfoist, and this suggests that the LDP should at least direct new allocations elsewhere until later years of the plan.

10. Some take the view that Bryn y Cwm, within or adjoining a National Park, should have to absorb little or no more development; others see growth as necessary to assist the viability of the town centre and many services. There are doubts about the capacity of the infrastructure – sewers, roads, etc.

11. Under our hybrid of Options A, C and D it seems possible that, as explained in the footnote*, new allocations for about 600 homes may need to be added in the two LDPs. Redundant hospital land plus a number of acceptable smaller sites, both inside and outside the National Park, may well meet the need. We look forward to considering these options later in the LDP process.

* Excluding the National Park sites for about 900 are currently inescapable under the current UDP (530 under construction or not started, 180 built since 2006 and 200 other potential/windfall sites). A working assumption of a Bryn y Cwm total of 1,000 is made at this stage. Bryn y Cwm might be expected to take something less than a third of the county's needs 2006-2021 (i.e. less than a third of about 5,300 under Option 2 – or say 1,600 – 300 of which could be in the National Park). Therefore about 600 more need to be provided for. Infrastructure constraints and other planning considerations may affect this assumption.

12. Since Abergavenny is nearing its current physical and planning policy thresholds, the County Council may need to consider much longer term options such as growth east of A465 starting before 2021 at the candidate site of Maindiff Court. If development east of the bypass has to start before 2021 it should fit with a plan for a well-serviced mixed development that can meet needs into the middle of the century.

13. However, some Forum members will strongly resist such expansion, or sprawl, citing their view of the Chepstow experience. They would prefer greater expansion of key villages.

Summary of other comments made

4. We note that, according to one of the supporting documents, the regional allocation of 350 dwellings p.a. (and other options) includes the Monmouthshire section of the National Park. It is essential that the two planning authorities liaise closely, preferably in partnership and with joint public consultation, to decide how the allocation to the Bryn y Cwm area is divided. The background paper to the current consultative Preferred Strategy for the Park suggests that, on a pro rata basis, the Monmouthshire section of the Park should accommodate about 20 new households a year 2006 – 21, 300 in total. The methodology and assumptions of both plans need discussion and the Forum would appreciate representation at that discussion. It is also important that the Monmouthshire plan takes account of National Park plans for the Glangrwyne area just outside the county but with an impact on Monmouthshire services.

5. The need for sustainable development is central to our views. Accordingly we expect land use policies to encourage brownfield development and enable a more self-sufficient local economy with a good accessible range of local services. The need to travel out of the Bryn y Cwm area, particularly by car, to work and to shop should be reduced. Equally commuting into the area should be less. We note that about half the working population of Abergavenny work locally and that the town is a net importer of labour. However, the large number of hospital jobs may distort the local balance and choice of employment. We are unconvinced by assertions that the availability of sites and projections of demand suggest little need for more provision for industry and business. The area needs employment diversity and therefore to provide more opportunities for small firms and

workshops, together with the marketing and incentives to make the investment happen. Employment sites, having more stringent location requirements, should be identified before housing sites, as should any town centre development needs. Small sites would be more sympathetic with the landscape and townscape.

7. The need for more affordable housing is agreed but policy for its location needs further debate. The considerable reliance on Section 106 may not be providing affordable housing where it is most needed or appropriate. Some believe that enough affordable housing should be available so that families can live in the area where they grew up, while others believe that this can be contrary to sustainability objectives and that most affordable housing should be in towns or key villages, near to services. However, clearly some of those who work in the countryside must be able to live nearby.

14. Thus, at this stage, the Forum shares some broad feelings about the shape that the LDP should take, but also has diverse views about details yet to be considered. We look forward to further engagement in the process.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. With regard to other comments: consultation is taking place with the Brecon Beacons National Park and the need for cross-boundary issues to be satisfactorily dealt with is recognised; the need to promote employment opportunities in Abergavenny is recognised and will be considered further in LDP preparation; affordable housing policies will be developed in the Preferred Strategy and Deposit Plan; issues regarding the need for allotments and appropriate housing are also recognised.

Resp No	Resp Name	Respondent Organisation
65		Messrs Fairfield Mabey

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

The Council are seeking views in respect of the quantum of development to be delivered within the County on a year by year basis ranging from Option 1 at 250 dwelling, Option 2 at 350 dwellings and Option 3 at 475 dwellings. The Council also seek views as to whether any other options should be considered. In terms of response on this issue, our clients note that building rates in Monmouthshire have varied from the mid 1970s when some 460 dwellings per annum were achieved, reducing to some 414 dwellings per annum in the 1980s and 388 per annum in the early 1990s. Since then the figure has further declined to about 348 dwellings per annum up to 2008 albeit with significant variations in completion rates which, in some cases, exceeded 50 dwellings per annum. It is noted that a much reduced housing requirement figure of 180 dwellings per annum in the submitted UDP was rejected by the Inspector who held the last Public Inquiry, not least on account of the significant reduction in net migration which even his suggested figures of 240 to 300 houses per annum would entail. Subsequently the Welsh Assembly have sought to make provision in Monmouthshire for 350 dwellings per annum in the period 2006 to 2021. The analysis of the matter carried out by the Council on page 16 identifies that the higher figure of 475 dwellings per annum would be supported by the most recent housing population projections prepared by Chelmer implying in turn a total of 7125 dwellings in the period 2006 to 2021. In commenting on this issue our clients are of the view that, in line with National Policy, there should be continued encouragement to provide higher levels of housing particularly in areas with economic potential and where such growth can be supported. In this regard our clients would support Option 3 being the 'market led growth' option for 475 dwellings per year. In terms of meeting this requirement there are significant development opportunities available on brownfield sites across the County including our clients land at Station Road Chepstow which is a large brownfield site located close to the local centre and important facilities including the railway station.

Option A	Option B	Option C	Option D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

Table B on page 18 identifies the potential additional requirement for housing land depending on whether a delivery rate of 250dpa is required (no further allocations), 350dpa (1438 further allocations) or 457dpa (3313 further allocations required). For the reasons set out above our clients favour the last options with a requirement for some 3313 additional houses being provided. In commenting on this issue and choosing between the 4 identified options it must be stressed that our clients primary interest in the matter is to secure a scheme which provides for the redevelopment of their land at Station Road, Chepstow in a way which, principally, meets the company's objectives. Allied to this proposal is the opportunity to relocate the existing industrial plant to a more appropriate commercial site on the edge of Chepstow where access is easier and the existing disruption to the community can be avoided when long roads are taken to and from the Station Road site. Against this background our clients fully accept that the Planning Authority must consider the wider issues in respect of meeting both housing and other needs across the County area including in smaller communities. In this regard whilst, principally, our clients would support Option A which seeks to direct development to the 'three towns' of Monmouthshire including Chepstow, their view is that it would not be realistic to simply restrict development to these three locations; other sites and areas must also be considered. However, in general planning terms this should be the starting point for the process having regard to sustainable development objectives etc. In this regard our clients can see objections to, for example, Option B which seeks to develop

additional housing along the M4 corridor which will encourage in and out commuting from the County, probably by road (notwithstanding the railway station at Caldicot). As regards to Option C there is some merit in providing for small scale additional development in smaller communities to meet local needs, in a form which is sustainable in that an opportunity then arises to support local communities, facilities, public investment etc. As to Option D which seeks to focus development on sites and settlements where there are opportunities for large scale mixed development, it is noted that the Fairfield Mabey site is identified specifically as a candidate site in this regard. Our clients proposals for the site would be housing led but with other facilities including some employment together with leisure and retail opportunities, taking advantage of the site's position adjoining the River Wye. Again therefore our clients have some sympathy with this option. Overall, provided a sufficiently high level is proposed on a per annum basis for the County it should be possible to meet all reasonable objectives arising, particularly, from Options A and D, together in a limited way with Option C.

Summary of representation on possible locations for development

Our clients response in respect of this question is limited to Chepstow which is the first settlement considered at pages 40 and 41 of the Options Report. Indeed our clients site is the first major development opportunity identified (especially as it is brownfield land) on page 41 of the document. In this regard and whatever the level of housing provision chosen for Monmouthshire, our clients consider that the site has considerable advantages by comparison with the more remote greenfield sites in Chepstow, two of which are identified on page 41, and neither of which has the same advantages in terms of proximity to the local centre and facilities. The document identifies, in respect of the Fairfield Mabey site, certain issues arising with any development scheme but in all cases it seems to us that these would be benefits arising from a redevelopment scheme as follows:

1. Implications of the need to provide alternative employment sites;- this a matter which our clients have considered and relocation options are under scrutiny. As a major B2 user a site 'out of town' would be better in environmental terms and there are sites available on local major industrial estates. If, in time, further land has to be released for employment then that can only be to the benefit of the local community in terms of jobs etc.
2. Implications for traffic flows within and through the town:- the parties agree that it would be a major benefit if Fairfield Maby could be relocated out of the centre of Chepstow given the disruption caused by movements of HGVs and long roads to and from the site.
3. Scale, nature and design of physical regeneration:- there are clear environmental and related opportunities in providing for redevelopment of our clients site on the banks of the River Wye with the associated amenity benefits etc.
4. Alleviation of flood risk:- work undertaken by our clients has demonstrated that the Fairfield Mabey site is not liable to flood.
5. Impact on the River Wye SSSI: - there is no reason to believe that a suitable redevelopment scheme for the subject site could not be undertaken without causing harm to this interest, especially given the existing B2 operation on the site with associated noise, smells etc.
6. Proximity of the site to the town centre and railway station:- in sustainability terms this is an overriding benefit.
7. Conservation Area - the Fairfield Mabey site is not in a Conservation Area. For all of the above reasons the Fairfield Mabey site should not be considered a prime candidate for development to meet needs not only in Chepstow but across the plan area and the Local Authority is asked to allocate the site on this basis. As noted above our clients have no comment to make on sites elsewhere including Abergavenny, Caldicot/the M4 corridor and Monmouth

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
66	Mr Rob Cooper	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

Option 3 is preferred for the following reasons:

- 1.It reflects the requirements of the most up to date, 2006-based population projections
- 2.It takes account of previous growth trends and high levels on in-migration in Monmouthshire.
- 3.The higher level of growth would assist in sustaining rural communities.
- 4.It would enable an increase in affordable housing provision across the County thereby contributing to the creation of more balanced communities.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option C is preferred for the following reasons

- 1.It would meet development needs proportionately across rural and urban areas but with an emphasis on those settlements which have a basic level of services.
- 2.It would assist in sustaining rural communities.
- 3.It would enable an increased proportion of affordable housing and contribute towards more balanced communities.
- 4.It would help sustain and enhance the level of services in villages, including public transport.

Summary of representation on possible locations for development

This representation is made in respect of land being promoted at Devauden. Reference to the settlement on Page 30 of the Options document as a village with a good range of community facilities is welcomed..

(The village has a selection of community facilities, including a community hall and adjacent recreational facilities, a village shop/post office, public house, commercial garage and place of worship (Devauden Church). It also has regular bus services to Chepstow and Monmouth (Service 65).

Summary of other comments made

Comments:

The site being promoted is Land to the South and East of Beaufort House, Devauden (Candidate Site Reference No CS/0064). This site offers considerable advantages over other LDP Candidate Sites in the Devauden, Llangwm and Itton Common areas and represents the best option for a limited extension of the village of Devauden for the reasons outlined below..

The site lies at a lower elevation compared with existing development in the village and other sites being promoted.

It is well –contained by ‘defensible boundaries’, including existing development to the north and west, a road to the south and a forestry plantation and a single dwelling, the Trap, to the east. As such development of the site for a combination of private and affordable housing would not have an adverse impact on the character of the surrounding area, including the wider AONB. It is well screened from public vantage points, due to the existing boundary landscaping, the site’s topography and the surrounding residential development. Part of the site previously accommodated commercial activities associated with aviaries and associated car park and visitor facilities. The remainder of the site is rough scrubland with no agricultural value.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
67	Mrs I M Ford		
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Summary of representation on growth options</i>			
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Summary of representation on spatial options</i>			
<i>Summary of representation on possible locations for development</i>			
Areas ideal for development, would rather see site fill in different areas i.e. Wyesham Old School Site and rough land at Wyesham behind last council houses (waste land) may be in green belt but would be better developed than state of it now!			
<i>Summary of other comments made</i>			
<i>Summary of LPA response</i>			
The preferences on the Options have been noted and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.			

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
68	Mrs I M Hoare		
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Summary of representation on growth options</i>			
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Summary of representation on spatial options</i>			
<i>Summary of representation on possible locations for development</i>			
Make use of derelict land even if in green belt			
<i>Summary of other comments made</i>			
<i>Summary of LPA response</i>			
The preferences on the Options have been noted and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.			

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
69	Tony Lindsay	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

It appears to me that the infrastructure in many parts of the county is insufficient to cater for large increases in population and therefore Option 1 is appropriate

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option C would best retain Monmouthshire's present rural flavour without over-burdening the current major centres and would allow rural communities to develop and retain their identity. I realise that the MoD land at Caerwent is still used occasionally for exercises but this would give a unique opportunity to build a mixed development with excellent links (via M48) and to properly plan such a development.

Summary of representation on possible locations for development

The site CS/0159 was recently excluded from the UDC to preserve the existing village boundaries and consistency would dictate that this again is not a development that should proceed. Similarly, the sites between Pwllmeyric and the A466 would remove the green wedge between Pwllmeyric and Chepstow, would put on unacceptable level of additional traffic on the A48 and on the roundabout with the S466 and would devastate the 'gateway to Wales'

Summary of other comments made

Chepstow cannot continue to take proportionally more of the development than elsewhere. Its centre and surrounding districts is beginning to suffer through traffic congestion, high levels of fumes and a large number of people commuting to Bristol and Cardiff.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. Issues regarding traffic congestion and air pollution in Chepstow are recognised and will be considered further in the formulation of detailed policies in the Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
70	Susan Foster	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

There will not be enough housing in the next ten years to cope with the burgeoning population of the Welsh counties.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

As we go into the 21st Century with a likely population increase in the region of 5-6 million in the 10 years it would be logical to develop in a sensitive and sustainable way for an enhanced lifestyle, with good xxxxx and bringing to the existing population, improved amenities. This in turn would lead to greater income for local government.

Summary of representation on possible locations for development

I think it is sustainable with growth

Summary of other comments made

Unless we go forward in the next 10 years Monmouthshire Council will fail to benefit from increased rates and inward investment from companies and private individuals, which now xxx support the growing number of elderly residents in the county.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
71	Philip Inskip	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

The effect of the Greater Bristol area should not be overlooked when considering the east and the south of Monmouthshire. Restricting new dwellings will not deter the westward migration of people working in the Bristol area and looking to live in Monmouthshire. If new housing is restricted prices will rise to a level that cannot be afforded except for those earning the 'City' salaries. This will make it even harder for first time buyers to buy and potentially rent a place to live. The latest Census Town and Community Council Statistics demonstrates that apart from the over 90s the 16 to 19 year old band is consistently the lowest in numbers of all the population bands reflecting the loss as these young people move away for work and to find places to live. Monmouthshire has an increasing ageing population where the 65 to 89 population band from the last two census results shows it to be the highest numbers of any of the age bands. The Local Development Plan should recognise the need to retain the younger generation, and promote the opportunity to find work even if this means commuting, but should make the commuting options the least environmentally intrusive as possible. The greater the number of dwellings built the greater the number of affordable housing for both the young and old can be provided.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Consideration should be given in the long term to developing the MoD site at Caerwent as a 'New Town'. While it is accepted that having limited use for many years has allowed wildlife to flourish, this would be the same if for example farm land was equally left to go wild. It is better to use brownfield sites such as Caerwent Base even if it has been allowed to revert to nature owing to no use, than to build on farm land which should be retained for the future. Consideration should include the facilities that could be provided by concentrating the build in one place. It would be important not to allow the existing railway track bed to be lost. The potential for a light rail/tram giving access to the New Build Site, Wales and West Showground, Caldicot Castle, Portskewett Industrial Park, Caldicot, Severn Tunnel Junction the new Llanwern Development and the full eastern suburbs of Newport should not be lost. While there are no proposals for this at the moment and it would involve considerable liaison with Newport City and Network Rail, it should not be lost as a long term option with the prospect of oil shortages and price rises and the need to reduce the carbon emissions.

Summary of representation on possible locations for development

Please see www.imeche.org/NR/rdonlyres/7607F26C-A62C-4492-B20B-F8506 etc. for report on how to use household waste as an energy source rather than having to recycle or dispose of it. The Sudbrook site would need to address the inadequate road access to the village. The acres of brownfield land that was once the railway marshalling yards and engine sheds between Caldicot and Rogiet should be used in preference to land that has never been built on or used for commercial use before, even if the brownfield land as been 'landscaped' and allowed to revert to nature. In view of the phenomenal pull of the developing Bristol employment potential the majority of the new housing should be based around the developing Transport Hub at Severn Tunnel Junction. The green wedge between Caldicot and Rogiet should allow development of the former Brownfield site (off Garthallen Drive) but should not be allowed to extend beyond the boundaries of the original industrial use. This would again provide housing within easy access to public transport reducing the need for using private cars. If the Sudbrook site is developed, it will require provide

Summary of other comments made

The size of developments should allow for the maximum use of environmentally friendly energy options. The developments should be of a size to be able to make use of Danish methods of vastly reducing the external energy needs (Denmark in the 1970s faced a severe energy shortfall during the oil crisis and has developed alternatives to avoid dependency on imported energy). Combined Heat and Power engines similar to those recently installed in the refurbished flats in Bristol should be the norm. This provides not only electricity but also heating making it some 85% efficient compared with 35% for Electricity from fossil fuel power stations. The addition of 'Air' heat pumps can further increase housing energy efficiency. Passive provision at least should be made for local 'digesters' that will run off household kitchen waste. This has the added advantage of 'free' fuel and also avoids the cost of Council collection and recycling / disposal. For this to work the site of the digester has to be close enough for householders to walk and wheel the waste to the plant. All new dwellings should have external provision for charging the electric smart cars and any car park / shopping / leisure / health facilities should be similarly equipped, and consideration should be given to free or 95% reduction in Council Car Parking fees for these electric vehicles in the same way as in London. While this does not reduce congestion, encouraging the use of this type of vehicle reduces air pollution and they are ideal for shopping, school run etc. All new housing should include the capture and use of 'grey' water, further reducing both the take of fresh water and the disposal of surface water.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process. With regard to the other comments, energy efficiency and renewable energy are recognised as significant issues of the LDP and the comments are noted and will be considered further in the formulation of detailed policies in the Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
72	No Name	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Housing growth in the SE of Wales needs to be concentrated on brownfield sites of which Monmouthshire, as a rural county, probably has fewer opportunities than say Newport with Llanwern, Riverside etc. Therefore to minimise carving up the remaining countryside a cooperative approach with adjoining areas is needed.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

Option B. Option D subject to the proviso that it uses brownfield sites would be first choice.

Summary of representation on possible locations for development

I realise that living in the rural area adjacent to Abergavenny you would naturally expect me not to favour options A or C. In view of trying to reduce dependence on the car and increase public transport use, I would point out that both the car parking at Abergavenny station and the fact that the trains are very crowded leaves little if any room for extra numbers in contrast to local services for Caldicot and Chepstow which is underused. Secondly the rural nature of Severnside has largely been lost already. Villages such as Magor can no longer be considered rural whereas the areas to the north still retain a proper rural nature essential to tourism. Abergavenny attracts tourists principally because of the surrounding beauty of the rural area. Development of houses around Severnside is likely to produce less transport movements i.e. there are more local opportunities for jobs, services etc whereas people in the north of the county need to travel more to services and jobs. Potentially more opportunities would be available for recycling brownfield sites.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The reasons for selecting the preferred options are noted.

Resp No	Resp Name	Respondent Organisation	
73	No Name		
Option 1	Option 2	Option 3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Summary of representation on growth options			
Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Summary of representation on spatial options			
Option C but improve affordable housing and place a higher need on transport and joining up transport links. Keep existing villages. No joining up if greenfield in between very important.			
Summary of representation on possible locations for development			
Developing Severnside will lose the villages which are not fully developed. No joined up transport. Poor cycle routes. No burial grounds. Poor provision of shops.			
Summary of other comments made			
Develop our towns but not lose the village life.			
Summary of LPA response			
The comments on the Options have been summarised and reproduced in the main Report of Consultation.			

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
74	Stephen Thomas	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

It does not appear to be the number of dwellings but the cost. There are always ample houses for sale or to rent. Certainly new housing should be aimed at the affordable, to enable first time buyers an opportunity. Is there any way preference to purchase can be given to existing local residents, rather than for the benefit of eg. Bristol, Cardiff workers seeking an area they can afford to commute from

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Most housing is for young families, who need services that are generally only available in the towns. Employment is greater in the towns than villages and if development is focused on towns it will reduce car travel and the need to invest in large scale improvement to services in villages eg. Extending sewers, improving local transport etc.

Summary of representation on possible locations for development

If new employers are to be tempted into Monmouthshire then I think the Severnside corridor is obviously tempting. Developing villages only leads to essential need to increase services, more car travel, traffic problems in the villages and gradually the loss of village character plus a lot of new residents seem to be from outside Monmouthshire, not local families. People moving into villages know what the present services are and should not expect more. It all costs money and council tax is already more than acceptable.

Summary of other comments made

I am concerned about the increasing frequency of flooding - nearly everywhere seems to suffer - the 'Levels' along the Severn, Abergavenny, Monmouth, the low lying parts of Raglan and maybe Usk. Flood prevention is costly - and I think the flooding problem is with us to stay. I have every confidence the situation of new developments will seriously consider this. I also think the current recession will have long term effects on employment, and housing developments will have to be able to offer nearby employment.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The reasons for selecting the preferred option are noted. The risk of flooding is recognised as a significant issue for the LDP and will be considered further as the preparation of the plan is progressed.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
75	Ann and Roger Langfor	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Monmouthshire cannot sustain large increases in housing without damaging its countryside, harming its environment and destroying its distinctive character. It has already seen high growth in housing (+87% between 1961 and 1996 and a further + 15% planned by 2001) which has outstripped local employment in many areas and encouraged commuting. Option 1 is our preferred option because it is consistent with the existing UDP target and with recent housing trends (fewer than 300 completions in each of the 3 years 2004-07) It minimises the impact on the environment and countryside in the county. Option 2 is less desirable although it takes into account our obligations to the rest of Wales. It should be seen as an absolute maximum on the permitted growth in housing. Option 3 is unacceptable. It exceeds the level of growth required for our own needs and would damage the character of the county irreparably. It would require us to play catch-up during 2011-21 for the lower levels of completions which have already occurred since April 2006 and which will probably continue to 2011 because the economic downturn. (current national population projections probably overstate growth that will eventually occur. They assume high levels of immigration that seem unlikely given the economic situation).

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

We note that under Option 1 no new large sites would need to be allocated. If higher levels of housing are required, Option B ('Severnside') appears attractive, since it offers the possibility of boosting public transport, employment, services and community facilities if a critical mass is achieved. It would be necessary to obtain the support of local residents and to ensure the plans were consistent with those of neighbouring authorities, e.g. the City of Newport. If any further growth is required, over and above that provided on Severnside, it should be spread evenly throughout the county, Option C, taking particular care not to exceed the availability of local employment Options A and D are unacceptable. Both options would damage the environment and countryside, increase commuting and traffic congestion, and harm rural services. Neither option meets the requirements of all parts of the county.

Summary of representation on possible locations for development

We will only comment on Monmouth.

As the Newsletter says, "Monmouth is located on the edge of the Wye Valley AONB and is an important tourist centre". It is essential that attractiveness of the town and the countryside around it are preserved.

Monmouth has experienced high levels of housing growth, (+104% between 1961 and 1996 and a further +27% planned by 2011); levels which are higher than average for the county. (The Newsletter is therefore misleading, so far as Monmouth is concerned, when it claims that housing in the north of Monmouthshire has grown less than in the south.) The Newsletter acknowledges that house building in Monmouth in recent years has outstripped local employment growth.

Monmouth is also a long way from larger centres of employment and population: Hereford (20m), Abergavenny (16m), Pontypool (21m), Cwmbran (24m) and Newport (24m). Residents have to travel long distances for work or shopping whenever their needs cannot be met locally. There is no railway, and buses outside the town are slow

and relatively infrequent.

For these reasons, developments in Monmouth should only be permitted to the extent that they are matched with local employment provision and protect the countryside and local environment. Housing growth which exceeds these levels will damage the countryside and increase travel, especially by car.

Developments on large sites in Monmouth should be avoided.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments regarding Monmouth are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
76	Mr R Bailey	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

The LDP housing requirement should be based on the most up to date Assembly Government's Population and Household Projections. The SEWSPG apportionment process which resulted in the figure of 350 dwellings per annum was based on the 2003-based sub-national projections which will be superseded by the 2006-based projections. Although only the populations projections have been published so far they indicate a higher level of population growth than the 2003-based projections and initial calculations carried out by SEWSPG would indicate a housing requirement of 478 dwellings per annum. The 2006-based household projections are anticipated to be published shortly and, in line with the advice in 'Ministerial Interim Planning Policy Statement 01/2006 Housing', should form the starting point for assessing housing requirements and not the 350 dwellings per annum derived from the 2003-based projections.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

It is submitted that a new strategic option should be considered which combines a focus on the expansion of selected main settlements together with an element of dispersed growth to rural settlements. Such an approach would have the advantage of directing the majority of growth to the most sustainable locations around main settlements but would also make provision for housing in and around rural settlements would provide an element of flexibility to the housing strategy and would also help support the rural economy. In addition, the allocation of sites in and around rural settlements would help meet affordable housing needs.

Summary of representation on possible locations for development

Candidate sites submissions have been made in respect of a site to the south-east of New Inn, Pwllmeyric. It is considered that this settlement and site would be an appropriate location to accommodate new housing, including an element of affordable housing. Pwllmeyric and the nearby settlement of Newton Green offer a range of local services including a school, public houses, shops, petrol filling station, places of workshop, a post office and amenity open space. There are also local employment opportunities. In addition, it is located within a kilometre of Chepstow, which benefits from a wide range of services, facilities and employment opportunities. Chepstow is accessible to Pwllmeyric by foot and cycle, and is linked by frequent local bus services. Pwllmeyric comprises a sustainable settlement to accommodate some new housing development. The candidate site is not included with the Wye Valley AONB or the Mathern Conservation Area.

Summary of other comments made

None.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

Resp No	Resp Name	Respondent Organisation
77		Ward Estates

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

The LDP housing requirement should be based on the most up to date Assembly Government's Population and Household Projections. The SEWSPG apportionment process which resulted in the figure of 350 dwellings per annum was based on the 2003-based sub-national projections which will be superseded by the 2006-based projections. Although only the populations projections have been published so far they indicate a higher level of population growth than the 2003-based projections and initial calculations carried out by SEWSPG would indicate a housing requirement of 478 dwellings per annum. The 2006-based household projections are anticipated to be published shortly and, in line with the advice in 'Ministerial Interim Planning Policy Statement 01/2006 Housing', should form the starting point for assessing housing requirements and not the 350 dwellings per annum derived from the 2003-based projections.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

This option should specify that the focus should be on the main settlements in the County and be combined with a limited dispersal of development to smaller towns and villages where there is a basic level of services and facilities. Such an approach would deal with the issue that in the past housing growth has not been accompanied by associated employment development. It is the most sustainable option as housing will be located close to new jobs thereby providing the opportunity for people to live close to their work and reducing the need to travel. In identifying suitable mixed use sites the search sequence would identify suitable sites within the urban area but if there are no suitable sites then there will have to be urban extensions in sustainable location. This option would also maximise the provision of affordable housing in the main settlements where housing need is the highest and limited development in sustainable smaller settlements would contribute to sustaining rural communities.

Summary of representation on possible locations for development

The Options Report recognises that there is an urgent need for employment land to be brought forward in Monmouth. The Employment Sites and Premises Review states that this will enhance Monmouth's sustainability and that if the employment land can be brought forward soon it should be and if it needs cross-subsidisation from housing then this should be engineered. The employment land allocated in the UDP at Wonastow Road is constrained by inadequate access and drainage. The candidate site submission by MWH and H Ward Estates proposes a comprehensive mixed use scheme to the north west of the existing Rockfield Road Estate which includes the opportunity for a highway link between Rockfield Road and Wonastow Road and would be given serious consideration as it would allocate new housing land to meet the LDP dwelling requirement and at the same time would bring existing and proposed employment land forward. This area of land is not within the flood plain and the provision of the new highway link would be beneficial in reducing traffic along Rockfield Road and any other required highway improvements would be funded from the development.

Summary of other comments made

None

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>		
78	Michael Jones			
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<i>Summary of representation on growth options</i>				
Allow for smaller units and self-builds to organically and well managed				
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Summary of representation on spatial options</i>				
Option C allows for a wider distribution of new planning - smaller in scale, supports existing facilities and infrastructure				
<i>Summary of representation on possible locations for development</i>				
Yes, wherever the decision lies, on equally important, perhaps the most important factor, is the quality of building, low-tech and environmentally friendly, energy efficient at high level, sharing if energy saving, zero rating.				
<i>Summary of other comments made</i>				
<i>Summary of LPA response</i>				
The comments on the Options have been summarised and reproduced in the main Report of Consultation. Comments on design noted. Such matters will be considered further in formulation of detailed policies in the Deposit Plan.				

Resp No	Resp Name	Respondent Organisation
79	Mr & Mrs Roach	Trustees of the Late Mrs H M Langham

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

We feel it is very important to raise the numbers of housing units and help to meet the ever pressing, increasingly urgent and frequently acknowledged stated need for affordable housing.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

This would enable affordable housing in 'key villages', eg Mathern and help to sustain rural communities. A modest development on th edge of the village would have very easy access to public transport, major road links, local employment opportunities and services.

Summary of representation on possible locations for development

We believe that over development in towns can cause transport difficulties and roads around Chepstow, for example, are unable to accommodate higher levels of traffic. In addition, large estates appear faceless, soulless and lack a sense of community. Sensitive, smaller developments in village locations reduce a likely age imbalance and help sustain rural communities.

Summary of other comments made

The Government commissioned Matthew Taylor report points out the need to cut through 'restrictive' planning policies and the release of greenfield sites would appear to be necessary and appropriate to help meet the eventual government target of 10,300 new affordable homes in smaller rural communities. Brownfield sites are in short supply in east Monmouthshire. We, the trustees of CS/0046 'Land at Mathern', reiterate the contentions in our original submission that it is an excellent example of a site appropriate for sensitive development on the edge of the village in close proximity to public transport, with easy access to major roads, with nearby employment opportunities. Development would not affect traffic through the village, affect the ambience/character of the village and would not infringe the distinctive xxxx Mathern and Pwllmeyric, long considered to be essential. Development would enhance the community, with affordable housing enabling local people to remain here and allow continuity from one generation to the next. Development could possibly lead to an increase in local services/facilities. There are already regular links and local services and leisure facilities.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The reasons for choosing the spatial option are noted. The site specific comments are noted and will be taken into account in the Candidate Sites Assessment process.

Resp No	Resp Name	Respondent Organisation	
80	Rachael Bust	The Coal Authority	
Option 1	Option 2	Option 3	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Summary of representation on growth options			
Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Summary of representation on spatial options			
Summary of representation on possible locations for development			
Summary of other comments made			
Thank you for consulting The Coal Authority on the LDP. Having reviewed the report, we confirm that we have no specific comments to make at this stage. We look forward to receiving your emerging planning policy related documents; preferably in an electronic format.			
Summary of LPA response			
The respondent is on the LDP consultation data base and will be consulted on further stages of the plan.			

Resp No	Resp Name	Respondent Organisation
81		Harvington Properties

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

Option 3 preferred - necessary to meet housing demand. It is considered that Option 3 is necessary to meet housing demand and targets, particularly given the slowdown in building in the present economic climate.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option B preferred - Caldicot/Magor is the preferred location for future development as this is where housing demand is greatest and it is the most accessible location.

Summary of representation on possible locations for development

Development should be located in sustainable locations such as Caldicot, Chepstow, Monmouth and Abergavenny

Summary of other comments made

No further comments at this stage. Further details will be provided in due course.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
82	Christine Sullivan	Sullivan Land and Planning

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

I have reviewed the options listed in your preferred strategy document. I consider Option 1 would be unduly restrictive. This level of development would stifle natural growth, impacting on local businesses and adversely affecting the vitality and viability of town centres, schools and other facilities. Option 2 does not go far enough in promoting growth. This proposed level of growth would not sustain a vibrant economy. The reference to only 1,400 new dwellings up until 2021 is very modest and would not contribute adequately towards the vitality and viability of the local communities. Option 3 scenario is the preferred option, reflecting growth levels which will support a vibrant economy, meet the areas population requirements and help to enhance existing social, cultural and retail facilities in the towns and villages.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

I have reviewed all options and would like to promote a further option which combines Options A and C. It is important to maintain and improve facilities within the main towns and with this reduce the need to travel. However these towns do have their environmental limits to growth and therefore there is merit in directing some growth to the larger villages. Option C which distributes growth across the urban and rural areas focusing on the towns and main villages, could be considered unsustainable and therefore the growth in the rural villages, should be carefully targeted to the larger more sustainable villages. A combined option which promotes growth in the main towns but which also distributes growth to the larger villages will help meet the growth requirements of the LDP, while sustaining the existing towns and rural communities.

Summary of representation on possible locations for development

I am content with the range of possible development locations reflected in Options A and C

Summary of other comments made

I would like to be kept informed at all stages of the plan making process.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The respondent is on the LDP consultation data base and will be consulted at future stages of the LDP preparation.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
83	Lydia Haskey	Department for the Economy and Transport

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

The Department for the Economy and Transport of the Welsh Assembly Government considers that Monmouthshire should make provision for growth as opposed to having an 'Environmental Capacity' approach. Option 1 would not be able to make provision for adequate levels of affordable housing nor would it be likely to provide opportunities for sustaining existing communities.

Option 2 appears to have had regard to the apportionment exercise undertaken by the other local authorities within the South East Wales Strategic Planning Group as required by MIPPS 01/2006 (Housing). This option could provide limited opportunities for the creation of more sustainable communities in line with the aspiration of the Wales Spatial Plan, although this would be dependant on the spatial distribution of any new development. The increase in the number of dwellings would provide more opportunity for the provision of affordable housing where there is evidence of need.

Option 3 could also provide opportunities for the provision of affordable housing, support for economic development, and sustaining communities, although special care would need to be taken to ensure that any adverse impacts on the environment were minimised and that the form of development were such that it would be a sustainable residential environment. This option however, appears to be based on a likelihood of the private sector driving forward build rates to the necessary level. The current market conditions may obviously impact on this.

Option 2, could be considered to be more deliverable in current market conditions, although it may be beneficial to include some flexibility to ensure that there is adequate growth to meet an unidentified housing need, an increase in employment opportunities and to sustain existing communities.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

The preferred strategic spatial development options would be either A, or C. Although there could also be perceived benefits to Option D. Options A and C could provide most scope for complying with the aims of the Wales Spatial Plan and Planning Policy Wales. Option C could have the benefit of providing social and economic benefits across the whole of the borough, rather than just adjoining the three main towns of Abergavenny, Chepstow and Monmouth. However there may be environmental constraints to proportional distribution of growth, with it being more beneficial to have larger developments in less environmentally constrained areas, where such developments were well planned and coordinated. If the higher level of growth were adopted it could provide a significant opportunity for the development of sustainable communities where housing, employment and support services could be co-located and where there is existing public transport or the increased development would provide the driver for improved facilities, thereby reducing the need to travel by private car. In looking at Option D it is assumed that opportunities exist for large scale development away from the M4 corridor, which would help to minimise the impact of any growth on what is an already highly congested area, however careful regard needs to be had to ensure that any large scale development were carefully sited and designed to ensure that any impact on the environment were minimised and the development incorporated employment and community uses to provide a sustainable, mixed use community.

Summary of representation on possible locations for development

Strategy's A and C could both provide the opportunities for development in accordance with the objectives of the Spatial Plan. The Welsh Assembly Government, Department for the Economy and Transport supports the identification of land at Wonastow Road, Monmouth as being suitable for mixed use development comprising housing (including affordable housing), employment, open space and support uses. The development of the site could provide an opportunity for the development of a 'Carbon Pathfinder' site in accordance with the Assembly Government's aspiration for zero carbon development (subject to masterplanning and detailed assessment). The identification of the site would provide a valuable opportunity for the Welsh Assembly Government to provide affordable housing in accordance with the identified housing need for the area as well as increasing the level of employment land in accordance with the need identified in the Employment Land Review undertaken on behalf of the Council by BE Group.

Summary of other comments made

The Welsh Assembly Government, Department for the Economy and Transport welcomes the opportunity to provide a meaningful input into the Monmouthshire Local Development Plan, however comments are restricted to that relating to the operational function of the Department and separate comments relating to Planning Policy should be sought from the appropriate Assembly Government Division.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process.

Resp No	Resp Name	Respondent Organisation
84	Glyn Parkhouse	Transition Chepstow

Option 1	Option 2	Option 3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

TC has studied the Strategic Options Report and we give below our views about the options suggested in the report.

We favour Option 1 – up to 250 dwelling units per annum. Our reasoning is that this will reduce the pressure for development on greenfield sites and will prevent the loss of agricultural land needed for food production, thus helping protect local food security. Further, we wish to challenge the main disadvantages as suggested in the consultation material:-

(a) It is suggested that affordable housing is only achievable if there is large scale growth of non affordable housing. There appears to be a need for affordable housing for individuals and families on low incomes and this need has not been met by the market. Affordable housing can be achieved by social housing, co-operative schemes or shared ownership schemes which should not be dependent on the market.

(b) Why should declining school rolls be seen as a disadvantage? They are only a reflection of overall population trends which we ought to face up to. We consider that smaller schools have many advantages educationally as well as socially and environmentally. We believe that Monmouthshire CC should be challenging central government's conventional thinking that large schools are best, rather than going along with it. The implication in the consultation material is that schools must be closed or amalgamated. This would lead to longer journeys, less walking and more car trips which would be highly detrimental for health and the environment, adding to congestion and working against most of the transport and community policies. More affordable housing would benefit young families, improve local school rolls and increase local shopping – all resulting in better social cohesion and a more vibrant community.

(c) Growth over past years has not prevented the decline in the vitality and the viability of town centres - other forces have been at work. A reduced level of growth would not necessarily in itself lead to further decline.

(d) In Chepstow any increased growth would not necessarily improve local business, since housing growth here would almost certainly lead to yet more commuting out of town, most of it by car. Again, contradictions arise with transport policies.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

Our preferred option is Option D. A mixed development has the advantage of a lower carbon footprint and the minimum ecological impact. It has the potential for resilience and would be better placed to withstand the effects of peak oil since employment and accommodation are in close proximity, which would also help ensure a more vibrant community. The development, in Chepstow, would also be adjacent to the railway station. There is no reason why, with careful planning, mixed housing and good design, this type of development could not satisfy some of the need for affordable housing. However, flooding risk on the Fairfield site in Chepstow due to rising sea levels will need to be accounted for.

Summary of representation on possible locations for development

Our detailed views on the possible locations which have been suggested for Chepstow are as expressed in our response, dated 20 November 2008, to the Candidate Sites report. We summarise our views briefly below:-

- The Osborn/Fairfield site provides an opportunity to implement our preferred Option, D.
- Land to the North of Bayfields, whilst greenfield land, is already surrounded by development, has existing developmental designation and is bordered by the AONB.
- Land between Bayfields and the A 48 is greenfield and its loss to housing would reduce

the community's ability to safeguard future food security.

Summary of other comments made

With the imminent relocation of Monmouthshire CC's Chamber and central services from County Hall in Cwmbran, the Council should be taking this opportunity to show that it takes the threats of climate change and peak oil seriously. We believe that the Council could lead the way with some imaginative and progressive thinking and select a new location for these services linked to an ecologically sustainable village style development. Transition Chepstow is a community initiative that is striving to develop a local response to the twin threats of climate change and diminishing and costlier oil reserves that will come with 'Peak Oil'. Our aim is to help Chepstow and surrounding villages to fight climate change and thrive by becoming more sustainable, less reliant on oil and even more sociable place to live. We are starting community working groups to promote local food production, green energy, better transport and sustainable health and wellbeing.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process. The re-location of County Hall is a current issue and is unlikely to be a matter for the LDP.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
85	Mrs C A Jones	Shirenewton Community Council

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

The scheme as suggested at point 3 would appear to support a growth of a maximum of 350 units/year. There appears to be discrepancy between the graphical data on new build and the text in Option 2; it's clear that development in recent years has been considerably smaller than is suggested, or the graphical date is wrong. The impact of the recession also needs to be considered

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Each proposal A-D was considered. None was favoured. Option A and D were discounted. Option A included inappropriate development in the Chepstow area. Prior large scale developments, such as Bayfields, had increased traffic congestion tremendously and didn't seem to have increased the facilities and vitality of Chepstow town at all. The rationale for Option D was unclear. The general feeling of the Council was that a framework in which mixed scale developments were permitted, the largest being centred around the Severnside corridor, ie Caldicot to Magor area, with scattered moderate developments along the nearby villages which had good connecting roads such as the A48 nearby. Better access to the M4 and M48 would be essential. This proposal would also necessitate investment in a number of local amenities eg schools and infrastructure including utilities, not only to support the new, but also to refresh the older areas of large-scale housing that didn't have satisfactory facilities built in the first instance. This localised Severnside corridor development would be coupled with further scattered smaller local developments throughout the villages of Monmouthshire. These would necessarily be in keeping with the local housing stock and with a range of affordability.

This mixture of Options B & C would centralise most new build and so traffic around the arterial routes to employment centres and retail facilities, yet not be large housing estates on flat fields. It also permits some vibrancy in the smaller villages without spoiling the jewel of Monmouthshire which is so important to the rural lifestyle sought by many residents and tourism, that is its countryside.

Summary of representation on possible locations for development

There are several areas of land previously identified as possible planning locations in and around Shirenewton, which could arise again. The villages do not have the infrastructure to support significant development. It would be prudent to keep in mind which site would be the least unacceptable, with evidence as to why other areas were wholly unacceptable. The recognition of Mynydd Bach and Shirenewton as separate, would makes them third tier villages. The sub-group did not review the 3 LDP proposals from local developers and landowners at this point.

Summary of other comments made

Summary of LPA response

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
86		Hallam Land Management Ltd
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

Options for levels of housing growth

The LDP will be required to include provision for a level of housing that is realistic and appropriate and founded on robust and credible evidence of population and household growth. It will also need to be sufficiently flexible to allow for the plan to deal with changing circumstances.

In this respect we draw attention to the considerations set out in Planning Policy Wales to which regard should be had, which include the Assembly's latest household projections.

In the following paragraphs we comment on the three options presented in the Consultation Report namely 'environmental capacity', 'regional collaboration' and 'market led growth'.

Option 1: The level of provision implied by this Option – 250dpa/3,750 new dwellings is below any of the predictions derived from up to date demographic trends.

There exists no evidence of an actual environmental limit or threshold which would serve as an overriding constraint on future development, and that beyond which higher levels of development would cause harm to the environment to an extent that would outweigh the social and economic justification for that level of development.

Option 2: This option is drawn from the work of SEWSPG and is derived from the 2003 based sub national household projections. Whilst this is an apportionment conducted at a sub-regional level we note that this level of housing is slightly below that implied by these projections at a local authority level and also below the annual build rates achieved over recent years. As such, this requires all the authorities to meet its apportionment of the level of housing at a sub-regional level to be satisfactorily met. We are aware that Caerphilly in its submission LDP – the first authority to reach this stage – have sought to depart from its apportionment.

Option 3: This option – 475dpa/7,125 new dwellings yields a level of housing required to meet the most recent 2006 based national population projections.

Presently we are awaiting publication of the 2006 based household projections at which time these will need to be taken into account both at a local level and through the work of SEWSPG, in delivering the overall level of provision. However, at the present time the latest demographic evidence points towards a level of housing that accords with Option 3.

The consultation document highlights perceived disadvantages of Option 3 – greater impact on countryside, increased commuting and traffic congestion with an associated impact on town centre functions and undermining regeneration initiatives in neighbouring authorities. We comment as follows on these matters.

A higher development requirement will have greater land take, however, this is required in order to meet projected demographic needs and Monmouthshire will be no different to other areas in south east Wales, which is projected to have the largest population increase of the four Welsh regions. Greenfield development is therefore a legitimate proposal to meet future housing need. There are locations around the main settlements that are able to accommodate further growth without an adverse impact on the

countryside.

Through a balanced dispersal strategy new development can be distributed to each of the main towns so as to allow people the opportunity to live close to where they work and local services and facilities. Finally, in respect in regeneration initiatives, it is not the case that the higher growth rates in Monmouthshire would be at the expense of lower rates in adjacent settlements. Rather it is likely that all areas will have higher growth rates as a consequence of the latest population projections.

Accordingly, we do not accept that the disadvantages portrayed in the Consultation Document are genuine reasons not to base the Preferred Strategy on Option 3.

Consequently we submit that in order to be founded on robust evidence and to provide flexibility to accommodate changing circumstance the housing strategy in the Preferred Strategy should be based upon Option 3.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Main Settlements: We support the identification of Monmouth as a 'main town'. This is consistent with its role and function within the plan relative to other settlements as confirmed in the 'Function and Hierarchy of Settlements Study'. Monmouth benefits from a large existing population and a range of services and facilities of a commensurate scale, serving as a centre for both its residents and a wider hinterland in terms of retail and education. The settlement Study identifies it as the most self sufficient town in terms of employment with high levels of people travelling less than 2km to work. The town has good bus based public transport services and recent town centre improvements have enhanced accessibility. We agree that future development should be concentrated at the main towns in order to achieve a sustainable pattern of development. We support Spatial Distribution Option A which intends for development to be focused within or adjoining the three main towns of Abergavenny, Chepstow and Monmouth where there is best access to jobs, services and public transport. This is not to deny that other locations should not experience growth however we draw attention to the following in respect of the alternative Options for accommodating growth. In respect of Option B there would be a likely incidence of out-commuting along the M4 corridor were development to be concentrated on the 'Severnside area'. This is recognised in the Settlement Study where there are low self containment figures at Caldicot, Portskewett, Magor Undy and Rogiet (figure 1 and figure 6). Option C will disperse development across a range of rural settlements, diluting the benefits of concentrating new homes close to main facilities, services and employment and increasing the need to travel. Again this is acknowledged in paragraph 5.33 of the Settlement Study.

Summary of representation on possible locations for development

Growth Locations: It is recognised that future opportunities for growth at Monmouth are constrained by a number of factors: areas of flood risk, cultural heritage designations and areas of statutory landscape importance. Similarly the entire town is surrounded by the Special Landscape Area designation, albeit this has not prevented new development being identified in the UDP on the edge of the urban area, and is not an absolute constraint to future growth. In respect of the three potential locations identified as options we comment as follows:

Wonastow Road: This site has the following characteristics that serve as factors that influence the suitability of the site for accommodating future residential development:

- i) The location of the site adjacent to an industrial estate and the potential conflict between residential/industrial uses that this would generate;
- ii) The divorced location of any residential development in relation to existing residential areas;

- iii) The strong countryside character of this area with its established hedgerow boundaries to fields would be lost by any residential development;
- iv) The significant encroachment into the countryside that this site would represent;
- v) Access would most likely be from Wonastow Road which is a narrow country lane and would need to be significantly altered to provide access to such a large site.

Drybridge Farm: A cautious approach should be taken as to the suitability of land north east of Rockfield Road on account of its visual prominence and the potential adverse visual landscape impact. This land is presently identified as amenity space.

Land at Old Hereford Road: This land is located at the northern extent of Monmouth and is visually prominent.

Oakfield: The site's topography - with steeply sloping land within its southern section give rise to uncertainties about the ability to achieve development without considerable re-grading and earthworks.

Land West of Rockfield Road - In addition to the Options identified in the Consultation Document we draw attention to the opportunity that exists on land between Rockfield Road and the Croft y Bwla allocation in the UDP. This land - which measures 4.27 hectares in size and is capable of accommodating up to 145 dwellings and shown on the attached plan is eminently suitable for development. It shares the same locational characteristics as the Croft y Bwla allocation that is included within the UDP and is presently the subject of a planning application. Whilst it is shown as being within the Special Landscape Area, the site has very little intrinsic value by virtue of its landform or vegetation and has no special features. It does not fulfil an important role in preserving the form and character of Monmouth and it plays no significant role in creating the town's setting. Paragraph 5.3.11 of Planning of Planning Policy Wales states that such non-statutory designations should not unduly restrict acceptable development and as with the Croft y Bwla allocation the SLA designation is not a constraint to the allocation of this land for development. There are no highway constraints and a comprehensive surface water drainage strategy could bring benefit to the Rockfield area as a whole. Representations were made in respect of this land as part of the candidate site submission process (CS)153: Land west of Rockfield Road) and we would refer you to the information submitted at that time and in respect of outline planning application (2008/00576) regarding the site's suitability. It represents an opportunity for a residential development in a sustainable location, free for environmental constraints that would contribute to the spatial strategy that will inevitably direct development to Monmouth, consistent with its role as a main town.

Summary of other comments made

Our representations major on the suitability of Monmouth as a settlement at which to accommodate future development. In this context HLM agree with the Council that Monmouth performs the function of a key settlement and also made representations to the Welsh Assembly Government in respect of the Wales Spatial Plan proposing its designation as such. Whilst this has not been carried forward in the amended WSP, this does not diminish the role and function of the town and its suitability in overall terms as a focus for future development.

Draft Vision

In broad terms HLM agree with the draft vision proposed for Monmouthshire by 2021 and the underlying aims in this regard are unobjectionable. Without prejudice to this broad support for the draft vision, we submit that it should be adjusted to refer to meeting the needs of the County's existing and future population. In this regard, we propose the alternative form of wording for criterion (2), as follows:

“.... existing and future residents live in more inclusive, cohesive, prosperous and vibrant communities, both urban and rural, where there is better access to local services, facilities and employment opportunities”.

Draft Objective

As with the draft vision of HLM broadly support the eleven draft objectives. However, in our submission, insufficient consideration is given to the future population's housing needs. Draft objective 4 is concerned only with affordable housing, whilst the reference in draft objective 1 is in general terms only. In our submission the housing objective can be recast to provide a wider context as follows:-

.... to provide for the aspirations and needs of all people, ensuring that adequate housing is provided for the existing and future population, particularly in towns but also in rural areas, so long as such housing can assist in sustaining existing populations without promoting excessive unsustainable travel patterns.” Such a housing objective would allow the LDP to respond responsibly to population and household projections whilst supporting a sustainable pattern of development and would accord with the Assembly Government's housing objectives. Moreover, were the objective drafted in these terms it would facilitate a better assessment of the proposed level of housing growth when compared to indicators of demand and needs.

HLM broadly agree with the Assessment of Spatial Implications of the Draft Objectives provided at Table A of the Consultation Document. In particular we comment as follows on the individual spatial implications identified in Table A:-

- New development should be well located to existing services and facilities. This favours development at the main towns.
- A high proportion of development should be within or immediately adjoining the towns.
- Development in rural areas should be of a scale commensurate with the role and function of individual settlements. In overall terms new housing at rural settlements should not be of a quantum that results in an increased proportion as this would conflict with the urban focus that would deliver the most sustainable pattern of development.
- Providing a suitable level of housing will require higher levels of development than is presently within the UDP as evidenced by the housing background paper in order to meet the sub-regional apportionment and the housing implications of the latest population projections.
- Economic growth is most likely to occur at the County's existing towns. - It should not be assumed that higher levels of development will as a direct consequence lead to harm to the countryside. Whilst greenfield land will need to be developed this will be in response to social and economic needs and provided that there is suitable locations then impact on the countryside, distinctive landscapes and biodiversity can be minimised, and in certain instances improved. We agree that development should not be located so as to have an adverse impact on the Area of Outstanding Natural Beauty, however, the Special Landscape Area does not have the same statutory protection and, given the extensive areas of land covered by this designation, its boundaries shall need to be reviewed so as to facilitate the most sustainable pattern of development.
- In the context of reducing reliance on the private care, we agree that this favours development at the main towns including Monmouth given its role, function and accessibility.

Housing Calculation: Without prejudice to our support for Option 3 we comment below on the housing components given in Table B. Completions 2006-2008: This figure accords with that contained in the latest Joint Housing Land Availability Study and we have no reason to dispute this. Existing HLA commitments: An assessment of existing commitments will need to be conducted as part of the JHLAS process. Certain sites will not be developed either in whole or in part during the plan period, whilst others could be developed for alternative purposes. Urban Housing Potential Study - Site Specific: The UHPS provides an estimate of housing potential for the period 2008-2001. In due course

the sites that compromise the 542 dwellings referred to will need to be allocated in the LDP for development and will need to meet to the test required of such a designation. There is little evidence in the UHPS that the sites identified in Appendix 1 are suitable and developable. This category and land supply will therefore require further examination and justification as the Plan progresses. Urban Windfalls: This category represents small and large sites that the Urban Housing Potential Study was not able to identify. Large sites - To include a figure for large sites is inappropriate when the UHPs was charged with this task and identifies a yield of 542 between 2008-2021 (see page 20 of UHPS). This element is considered to be double counting, and should be omitted from the housing land supply estimate. Small sites - The small sites allowance is derived from a forward projection of past build rates between 2002-2007. The UHPS indicates that in this six year period small site completions has averaged 53. In consideration future rates of development regard should be had to the finite nature of such opportunities and the consequential diminishing contribution small sites will make in the longer term. Accordingly we consider that reduction in the rate of future small site development is a more accurate basis upon which to plan. Rural Windfalls: For the reasons given in respect of small sites, and as acknowledged in the consultation document, rural windfall opportunities are like to decline over the Plan period, yet this is not reflected in the allowance of 616 dwellings given in this category. Rather it assumes a continued level of development as experienced over the last six years. We consider that reduction in the rate of future rural windfalls is a more accurate basis upon which to plan rather than the reliance placed upon windfalls. Our caution in relation to future rates of windfall development give rise to a consequential need for a modest increase in housing to be identified in the form of allocations. The certainty both in terms of availability and delivery, along with compliance to planning strategy, represent a better planning solution to housing provisions.

[Comments were also made on the Vision and Objectives. These have been reported as part of the Issues and Vision consultation].

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process, as will the comments on the suitability of Monmouth for new development. The comments on the UHPS are also noted. This study was carried out by independent consultants who are experts in the field and is considered to be robust. The point about rural windfalls being likely to decline is appreciated and will be an issue to be considered in the preparation of the Preferred Strategy.

Similar comments on the Vision and Objectives were raised by a number of respondents to the Issues and Vision consultation. These issues were addressed at that stage. It was accepted that there is a need to give greater emphasis to this matter. At the same time, the Council's view (which is considered to have been the view of most participants in the community workshops) is that there is a need for affordable and 'appropriate' housing, but not necessarily for accommodating trends for high migration into the County, which is the major driver of recent population growth. It was recognised that the level of provision of affordable housing is likely to be dependent on overall levels of housing growth. An amendment to the wording of the Objective was suggested, therefore, that makes reference to an overall housing level that provides choice for existing and proposed residents, within the context of the environmental constraints faced by the County.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
87	John Bromley		
<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Summary of representation on growth options</i>			
Option 2 to allow some population growth and avoid the excesses of a market approach (both boom and bust)			
<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Summary of representation on spatial options</i>			
Strategic Spatial Development: A mixture of A and D, with some minor village infilling.			
<i>Summary of representation on possible locations for development</i>			
<p>I think some concentrated development schemes for Monmouth Wonastow Road, Penperlleni and central Magor/Undy have potential to avoid the mistakes of the Monmouth Rockfield development, which appears to have as many houses as Raglan but without any kind of shop or communal centre, and which lies too far out of town for easy walking. A concentrated development should require the provision of those facilities which many housing dormitories lack, and which by their absence contribute to a loss of community. Raglan works well as a village and has local services well beyond any other village except maybe Gilwern. Developing some villages so that they will support similar services may be a good idea, but not right next to a village that already works. So a resounding no to the idea of a Raglan mark 2 major development west of the Usk Road. This does not imply opposition to selective developments south of the village to the natural boundary of Wilcae brook. I think all developments on council owned land should be frozen until the site of the new infants school is decided, since both of them are possibilities. Once this is resolved (and this should be what land-use planning is about) I would suggest that the site adjacent to Fayre Oaks be zoned for retirement homes (since it is an easy walk to the shops), the site in Station Road be zoned for house types similar to the others in the road and the large site south of St Cadocs to comprise a mix of housing including starter homes. Housing Association dwellings for local families and workers are fine, but not for problem families from Newport who dislike a local village culture.</p>			
<i>Summary of other comments made</i>			
<p>The one feature Raglan that does not work so well is the traffic congestion in the High Street and traffic density at the Raglan School. One long term solution would be a link road for through traffic exiting the Chepstow Road south of the sewerage works and running alongside the A449 to arrive at the junction of the A40 and Monmouth Road (which must be upgraded to a roundabout), The cost of this could be met by the zoning of the land between the link road and the village as a mixed housing/industrial and recreational area. It would benefit the village in terms of traffic and not form a semi-separate entity as the proposed development west of the village would do.</p>			
<i>Summary of LPA response</i>			
<p>The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments and the comments on the suitability of Raglan for further development are noted and will be taken into account in the Candidate Site assessment process.</p>			

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
88	Richard Currie	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

I am of the view that Option 1 of 250 dwellings per year should be adopted. Not from NIMBY point of view but from other considerations, most importantly from the sub-title you give to this option i.e. 'Environmental Capacity'. The fact that this is below recent building rates I do not think is necessarily relevant.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Summary of representation on possible locations for development

Having lived just outside Monmouth for 36 years I find it the most beautiful town, although some blights have occurred by pat and some recent constructions. One of the beauties is that wedges of green countryside extend right into the heart of the town and provide vistas both from the town out into that countryside, for example from Priority Street looking north west over the River Monnow, and also from the countryside back towards Monmouth, for example from Rockfield Road up towards St Mary's Church spire and the high end of the town clustered around the castle. The suggestion of development east of Rockfield Road, would, in my view, be the worst location listed, as it would impinge into such a green wedge and detract from the views I describe above. It would go against one of the main points made in the draft 'Vision of Monmouth' viz., the distinctive character of its built heritage, countryside and environmental assets to be protected and enhanced.

Summary of other comments made

I have not given views on a number of the other questions and issues due the rather short time scale that is left for gaining information about the issues and for comment. The whole planning process and public participation exercise seems to me not have been well advertised early enough and properly structured to enable the general public to gain a clear understanding of what is happening.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
89	R J Williams	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

Option 3 should be implemented to meet the future requirements for affordable housing which will be necessary with the increase in single parent households and to supply adequate housing for essential services personnel etc. It will also enable local people who are first time buyers to remain in areas of employment with good access to facilities etc.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option A is preferred as it meets with the current areas of retail and commercial centres and would provide these facilities when considering locations under 1 Option 3.

Summary of representation on possible locations for development

In addition to the possible locations suggested others should be considered for inclusion in the LDP and should not be ignored.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. With regard to the comment on locations, the assessment of sites for possible inclusion in the LDP Deposit Plan will not be restricted to those listed in the Options Report, but could include smaller candidate sites, or even sites that have not come forward through the candidate site process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
90	M R Murray	Llanover Estate Office

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

In response to the first question about the overall level of housing growth, I have read the October 2008 Housing Background Paper and would suggest that the appropriate strategy, on grounds of sustainability and for the preservation of Monmouthshire's unique environmental and social character, is that the Authority resists the SEWSPG Housing Apportionment and goes for a low growth rate. This accords with the general approach of 250 dwellings per year under the 'Environment Capacity' Option 1, and generally accords with the housing completions during the very buoyant market of 2006/08 which are unlikely to reappear for some time. We are of the view that it is more appropriate for Torfaen, Newport, Caerphilly and Blaenau Gwent to absorb far larger amounts of housing development than Monmouthshire, given the proximity of services and employment opportunities, as well as the greater availability of brownfield sites. We do not accept this 'environmental capacity' strategy would necessarily reduce the vitality and viability of town centre, schools and other facilities, not least as the focus of development should remain on Abergavenny, Monmouth and Chepstow. Local businesses will have to adapt to the environment in which they find themselves, and their viability should not be the driver for overall housing levels. The Option 2 of 'regional collaboration' is not necessary and should be resisted. No statutory target has been set by any form of public consultation, and the working party that purports to represent and promote regional collaboration should not dictate an unwanted growth strategy on Monmouthshire without proper public scrutiny and consultation.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Consequently, of the four strategic spatial options presented, Option A is supported. If Monmouthshire is unable to resist some increase in housing levels above the environmental capacity level of 250 per annum, then we would by default support a hybrid version of Option B, with some growth in the three towns and the remaining focus on Severnside communities. Option C is not supported. This would be environmentally damaging, requiring heavy dependence on the private car, and would irreparably change the character, quality and setting of the rural villages in Monmouthshire. Option D is acceptable in so far as it relates to Magor/Undy, Caldicot, Chepstow and Monmouth, but is regarded as wholly unacceptable in respect of Raglan. This proposal to focus development on the village of Raglan would appear to be only justified if the Council were entitled to build a large headquarters for itself in lieu of Abergavenny market. Both these scenarios are not, in our view, acceptable reasons for large scale mixed use development on greenfield sites at Raglan, simply because of its geographical location in the centre of the county.

Summary of representation on possible locations for development

We have no particular comments at this stage on the optional sites for future development around Abergavenny, Caldicot and the Severnside Council, Chepstow or Monmouth. Were Penperlleni to be developed, we suggest it necessary to revisit the formerly proposed road improvements to the A4042(T).

Summary of other comments made

We caution against the identification of 'key villages' to concentrate development, as this may act as a precursor to the proportional distribution of development under Option C, which is itself unsustainable.

We presume that at some point in the LDP process there will be opportunity to comment

on candidate sites of potential strategic significance, as listed in Appendix 3 of the Candidate Sites Assessment Paper October 2008. Objection in particular is raised to the proposal for 9.76 ha of housing at Llanellen. However it may be that part of this site could be suitable for the relocation of Abergavenny Livestock Market. Given the Council's failure to identify a site which has widespread community support, we suggest this is considered in the near future.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The further comments are noted. Such matters will be considered further in the preparation of the LDP Preferred Strategy and Deposit Plan. The re-location of the Abergavenny Cattle Market is a current issue and unlikely to be a matter for the LDP.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
91	Clive Shakesheff	Chepstow Friends of the Earth

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Any figure is arbitrary because it depends on the assumptions made. It is important that the figure (No. of houses) chosen is consistent with the assumptions made. 1. Effect of peak oil/gas. How will consumption of energy (electricity, gas, oil) alter up to 2020? This will impact on people's ability or willingness to travel. If further immigration from (for example) Bristol is to take place then there should be a major effort to improve public transport links. 2. What ration of No. of jobs/No. of people is assumed. What % of people employed locally is assumed. What sort of jobs are envisaged in a low-carbon Chepstow? 3. With no increase in the amount of locally produced food, prices will increase and availability (of locally produced food) per person vary over the period of the plan?

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option C is preferred to maintain the vitality and viability of smaller communities and to provide housing for agricultural workers. Housing should be allocated to those who will be working locally. Long-distance commuting from rural settings to city centres should be discouraged by all means possible. Ability to grow food locally is going to become increasingly important during the life of the plan.

Summary of representation on possible locations for development

Among an affinity of possible options, the locations suggested seem to adequately describe the four most fruitful ones.

Summary of other comments made

The overall objective must be to reduce the carbon footprint of the County which means first and foremost reducing the distance between home and work. No more infill. Unused land will be required for growing food and for recreational purposes including play areas for children. Please declare all assumptions made relating to the choice of housing growth and spatial development.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. With regard to the other comments, the need to reduce the need to travel is recognised as a significant issue for the LDP. Such matters will be considered further in the preparation of the LDP Preferred Strategy and Deposit Plan. Infill development is generally acceptable in principle in main settlements in accordance with national and local planning policies and an embargo on such development is unlikely to be realistic.

Resp No	Resp Name	Respondent Organisation
92	Lesley Jones	

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option 2: Balance between not enough development to keep services alive and too much development changing the advantages of rural living too much.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option C - more organic and flexible than other options, perhaps making more use of existing unused buildings being just one of the ways to exercise flexibility.

Summary of representation on possible locations for development

Housing has to be matched with schools, pubs, post offices etc., to avoid unnecessary travel.

Summary of other comments made

Need to be building good quality, eco-friendly sustainable housing with guides and communal spaces.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The further comments on location of development are noted. Such matters will be considered further in the preparation of the LDP Preferred Strategy and Deposit Plan.

Resp No	Resp Name	Respondent Organisation
93	Mrs Carolyn Ovenden	Mathern Community Council

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

The majority of those present at the Spatial Options coffee morning preferred Option C. The least preferred was Option D. Mathern Community Councillors endorse this conclusion and trust that it will be taken into consideration as work on the LDP progresses.

Summary of representation on possible locations for development

Summary of other comments made

Finally, may I say how very grateful Mathern Community Council is to Mrs Lukens, for acting as facilitator at the event and for producing the results in the accepted format. Her customary enthusiasm and knowledge broadened local awareness of the Plan. It is also encouraged those taking part to think about the many aspects of potential development within Monmouthshire over the next ten years. Thanks to her, we are able to submit suitably informed opinions from the villages of Mathern, Mounton and Pwllmeyric. On behalf of the residents of the area, I trust you will give due consideration to the information enclosed and that it will be helpful to you in formulating the next stage of the plan.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
94	Rhys Davies	Redrow Homes (South Wales) Ltd

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

Redrow fully support Option 3: There is clear demand in the county for this increase in housing growth. It is obvious that the existing UDP allocations and windfall sites have failed to meet the identified demand, which has meant that local people have had to look outside of the county for their new homes. By increasing the projected allocation over the plan period the council will ensure that their proposed housing allocations not only meet the existing shortfall, but also the projected increase in housing demand. There is an obvious demand for a significant amount of affordable housing to come forward, and this greater allocation will ensure that the council has a realistic aim of achieving this target. Redrow disagree that the revised figure will have a much increased impact on countryside, increased commuting and increased traffic congestion. Overall, Redrow would dispute the impact of an additional 125 units per annum (above the 350 identified in the Wales Spatial Plan (WSP) & Option 2 throughout the county and do not consider that it will have as much a detrimental impact on the environment as identified in the Main Disadvantages of Option 3. This growth will be allocated adjacent to the existing built form with good infrastructure provision, where impact on the environment is likely to be kept to a minimum. The fact that more housing is allocated will not necessarily result in a major increase in commuters in the county, but will probably result in people within the county remaining as they will have more choice of housing. The increase in affordable housing will also contribute to a reduction in out-migration. The council will fail to deliver the required amount of housing required over the past 2 years, and the problem will only exacerbate, should the minimum figure of 475 not be recommended for approval. The WSP clearly identifies Monmouthshire as an area where growth is required, and the council should not be afraid to allocate sufficient housing to meet the demand identified within independent reports. Monmouthshire has constantly achieved a higher rate of growth than the National average, and the Council need to prepare for this to remain the situation. The allocation of 475 dwellings per year should be provided to support this constant increase. Housing development can bring along major improvements to traffic congestion, and the Council should look upon potential development sites as a way of facilitating highway improvements and not as a major obstacle.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Redrow support Option A. The WSP states that major growth within the Counties should be located within the key settlements. As the consultation document states, only Chepstow and Abergavenny are classified as key settlements, through the Council wanted Monmouth to be taken into consideration. Option A will cater for the requirements of the WSP. Allocating major mixed-use allocations along the southern corridor of the County will result in completely unsustainable allocations being brought forward under the LDP process. Abergavenny and Chepstow are of strategic importance as they are located along Major rail networks, a facility which the WAG wants to see significant improvements in terms of accessibility and usage. No other settlement in the County meet the same sustainability criteria as these two, and so growth should be concentrated in these areas. Significant employment uses are located in these key settlements and a fair proportion of growth should be allocated here, so that major employers can be comforted in the fact that sufficient housing will be provided to house their employees. Whilst these settlements may not offer many brownfield sites, its true to say that the majority of the brownfield sites have not been developed and the Council will have to look at allocating new greenfield sites within these settlements. Whilst they may not meet certain sustainability criteria for being greenfield, they can still be within

sustainable locations and Redrow would encourage the Council to allocate these sites.

Summary of representation on possible locations for development

As stated in question 2 Redrow support strategic Option A, which focuses on growth in the key settlements or the 'three towns' of Monmouthshire as stated in the report. Redrow also support the higher growth rate of 475 dwellings per annum within the County.

Throughout the plan period this would mean considerable growth levels for the three main towns, and also the secondary settlements. The Council should not be afraid to commit to allocating large strategic sites within these areas as they will contribute significantly to the future success of those towns and the surrounding areas. In the terms of possible locations suggested for development, our response will concentrate on the sites mentioned in Abergavenny. This town is identified in the WSP as a sustainable location for further growth. As a result of this need to focus further growth in the town, the Council will have to provide greenfield development land, and accept that as a consequence of the need to provide housing. Of the 4 possible development sites in town, only one is brownfield. The majority of other brownfield land has either been developed or secured planning permission, and so the choice for large brownfield development is limited or even non-existent.

Redevelopment of Nevill Hall Hospital. The implications of relocating the hospital are significant. The site is nearly 30 acres in size. One of the major issues with this site is the potential location of the replacement facility. If the site is currently too small to meet the needs of the Health Service, than a significant new greenfield site will have to be allocated as a replacement, more than likely having to be at the edge of the settlement. The deliverability of the site would have considered carefully by both the Council and Health Board, to ensure that the site is deliverable during the plan period.

Greenfield land to north west of the town. Whilst both sites could easily be developed taking into account its impact on the national park and the proposed masterplans produced by Redrow (copies attached) demonstrate how we would aim to protect the setting of the national park, as well as the views to and from the park. Redrow would aim to develop the lower plateau of this site, meaning that the proposed development would have minimal impact on the surrounding landscape. It will also mean that the development would not be more detrimental to the setting of the park than the existing Underhill Crescent and Deri View Primary School and Acorn Centre. The site is considered to be in a sustainable location, with school, community centre and shops within walking distance. The train station is a short distance away in the town. Old Hereford Road offers public transport facilities, which will provide a crucial link to the town and beyond, should it be too far for residents to walk. Redrow control the site via an Option agreement and therefore the site should be considered to be a deliverable proposal for the housing allocation in the town.

Greenfield land north of the town. The site under consideration in Mardy is surrounded by existing development to the east and west. As mentioned in the previous answers to the questions raised, the Council will have to look at edge of settlement sites to achieve their housing figures, as there are not major/strategic development opportunities within close proximity to the town centre. The blanket approach the Council are currently taking to disadvantage sites because of their proximity to the railway station, should not be solely used as a reason for not allowing a proposal. The Council have failed to mention the positive opportunities that these sites propose (except for power lines), and their proximity to surrounding development which do provide public transport links to facilities and services, such as the railway station. This site was previously considered under the UDP, but was not allocated due to concerns on flooding. Redrow have subsequently had a new Flood Consequences Assessment produced which dismisses any future concerns on this site. During the UDP Inquiry, the Inspector did not raise concern to the proximity of the site to transport services or the environmental impact of allowing the greenfield site. Had there not been a concern regarding flooding, then it is probable that the site would have

been allocated in the previous plan.

Greenfield land at Llanfoist. Development opportunities in Llanfoist are restricted and in some locations unsustainable. Major development should be concentrated in Abergavenny itself, where there are improved facilities, public transport opportunities and services.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
95	Miss Foster and Mrs Haf	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

A higher range scenario that takes into account market pressures is required to prevent supply and cost problems for a wider cross section of the community.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

The coordinated expansion of Raglan arising from this scenario is to be welcomed as this would capitalise on the central position of the village and the excellent existing transport infrastructure providing accessibility to the surrounding rural hinterland. The planned growth of Raglan would provide an opportunity to develop a wider range of local facilities to sustain the existing community and reduce the need to travel to elsewhere for basic services.

Summary of representation on possible locations for development

Development west of Raglan at the area around the former preferred location of the cattle market at Castle Farm would consolidate the existing business activities of the area and utilise brownfield land. Additionally, there are greenfield opportunities within discreet field parcels that could facilitate a critical mass of sustainable development that would not be visually intrusive and which benefit from easy access to the trunk road network. The area is within walking distance of the centre of Raglan and the sensitive setting of the Castle could be preserved through the preparation of a suitable development framework.

Summary of other comments made

Land north of the A40 at Raglan previously submitted as a candidate site for leisure and tourism uses would equally be suitable for business or residential uses as part of any planned expansion

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments and comments on Raglan are noted and will be taken into account in the Candidate Site assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
96	Mr Sims	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

A higher range scenario that takes into account market pressures is required in order to prevent supply and cost problems for a wider cross section of the community.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

Options A, C or D: Monmouth is a vital hub to communities within Monmouthshire and its services and facilities are more likely to be sustainable in the longer term if there is extended provision in the town. The Strategic Options recognises Monmouth as the most self sufficient of the county towns and there remains opportunities for new housing without unduly impacting on the qualities of the surrounding countryside. Any risk of an increase in out-commuting arising from these scenarios is outweighed by the desirability of preserving local service. Any M4 biased scenario would be harmful to the ability of the original county towns to retain a balanced community and would exacerbate social exclusion problems.

Summary of representation on possible locations for development

Some new housing could be accommodated along existing public transport corridors and the vicinity of existing local facilities without a harmful impact on the landscape. To north of the town along the Old Hereford Road the land would be free of the flooding constraints that blight much of the town.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
97	Mr Peter Lewis	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

A higher range scenario that takes into account market pressure is required in order to prevent supply and cost problems for a wider cross section of the community

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

The existing distribution of population in Monmouthshire should be fostered through locating new housing opportunities across both rural and urban areas in order to prevent social disadvantage from occurring. The risk of an increase in commuting from this option is offset in sustainability terms by the desirability of preserving local communities and services.

Summary of representation on possible locations for development

Penperlleni, new housing opportunities located to the south of the village may be better positioned in relation to the proximity of existing facilities and services.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
98	F Cram	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

I support Option 1, around 250 dwelling per year. The graph in Newsletter indicated that actual building rates since 2005 had in fact averaged around this figure. Employment is not increasing enough to justify more than this, in fact, there is a net outflow of commuting traffic from the County. Neighbouring regions have greater employment possibilities (current jobs or employment land). They also have less unspoilt landscape amenities (although Forest of Dean area of Gloucestershire has potential for this). Unspoilt means irreplaceable, in a time of increasing development. Greenfield sites are more precious in unspoilt areas than they are adjacent to motorways and industrial land.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

I support Option B, the Severnside area, for location of development. If a critical mass is needed here to achieve improvements in public transport, employment and services, then at least it is far more likely to be reached here than in more remote rural areas of the County. Anywhere else promotes greater car use, and is less likely to be backed up by infrastructure such as health facilities, transport, jobs, shops. Even Monmouth still has no more of these, years after the Rockfield estate was added to its dormitory status (though the estate does have a "village hall").

Summary of representation on possible locations for development

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>	
99	Anna Heslop	Coed Cadw	
<input type="checkbox"/> <i>Option 1</i>	<input type="checkbox"/> <i>Option 2</i>	<input type="checkbox"/> <i>Option 3</i>	
<i>Summary of representation on growth options</i>			
No comment			
<input type="checkbox"/> <i>Option A</i>	<input type="checkbox"/> <i>Option B</i>	<input type="checkbox"/> <i>Option C</i>	<input type="checkbox"/> <i>Option D</i>
<i>Summary of representation on spatial options</i>			
<p>It is noted that Option A is likely to involve a considerable extension of development into the countryside, that Option C's proposed scale of development would be likely to have adverse impact on countryside providing setting of town and village and that Option D's scale of development would be likely to involve substantial greenfield expansion.</p> <p>Adoption of any one of these options should take into account Paragraphs 5.2.8 and 5.2.9 of Planning Policy Wales (2002) which states that "Local Planning Authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the value or amenity of a particular locality. Ancient and semi-natural woodlands are irreplaceable habitats of high biodiversity value which should be protected from development that would result in significant damage.</p> <p>It goes on to say at paragraph 5.2.9 that Local Planning Authorities should, as appropriate, make full use of their powers to protect and plant trees to maintain and improve the appearance of the countryside and built up areas.</p> <p>The allocation of sites which would adversely affect any ancient or semi natural woodland would fly in the face of the national policy in this area, and we would strongly recommend that the allocation of such sites be avoided. This is of particular importance in Monmouthshire, because according to the ancient woodland inventory, the county contains no less than 6290 hectares of ancient woodland, which therefore covers 7.38% of the land area of the county. This is the fifth highest figure for any county in the UK, being exceeded only by East and West Sussex, Kent and Newport.</p>			
<i>Summary of representation on possible locations for development</i>			
Of particular concern is the Greenfield land to the north of the Bayfield Estate at Chepstow, which is situated very close to and may encroach on existing woodland.			
<i>Summary of other comments made</i>			
<p>The Welsh Assembly Government's Planning Policy Wales Companion Guide (2006) indicates the need for LPA's to consider topic based policy on the protection of trees and woodland. We would recommend, in light of the substantial number of rural and greenfield candidate sites in the County, as well as the substantial woodland cover, that a policy be included within the LDP which specifically protects trees and woodland, and which affords weight to the significance of ancient and semi-natural woodland habitats and ancient trees when considering of any planning application put forward.</p> <p>On a technical point, could I suggest that the ancient woodland inventory, which is now available in digital form, be incorporated as a field in the LDP, and of course into the development control department's GIS system. This would allow planning officer to establish very easily and quickly whether a particular development would destroy ancient woodland, in which case it would be recognised immediately as running contrary to paragraph 5.2.8 of Planning Policy Wales.</p>			

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The comments regarding the protection of trees are noted. Such matters will be considered further in the preparation of the LDP Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
100	G MacDonald	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

Option 3: 475 new dwellings per year should be the overall level of housing growth accommodated in the Monmouthshire LDP. It is considered that the general thrust of any strategic housing options must be consistent with national strategic guidance levels which strongly support higher levels of housing being accommodated within Wales. Serious consideration has to be given to the fact that some existing settlements in areas where growth would normally be focused have little surplus brownfield land thus expansion beyond the historic limits of existing settlements will have to be considered for future housing developments.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Focus development within or adjoining Abergavenny, Chepstow and Monmouth, should be referred to in the Local Development Strategic Options Report. The release of greenfield land will have to be seriously considered along with the associated expansion to settlement boundaries to accommodate some of the future projected high level of housing development for Monmouth. The overall benefit of this approach is that the release of appropriate greenfield development sites adjoining existing urban areas could support the existing services and attract new facilities and services to ensure attractive and vibrant communities are created and the regeneration benefits all. Mindful that some of the core urban areas of Abergavenny are heavily constrained new greenfield urban extensions will have to be seriously considered as a preferred method of providing key and suitable sustainable residential developments within the Abergavenny catchment area including Llanfoist.

Summary of representation on possible locations for development

Whilst it is acknowledged that current Government Guidance seeks to re-use previously developed land in the first instance in order to protect greenfield land resources, it should be noted that the guidance also permits the development of greenfield sites if they are located in a more sustainable location than a brownfield site. Consideration should be given to potentially suitable greenfield sites (such as the land east and west of Church Lane, Llanfoist) as part of any housing delivery strategy because of the future scale of housing provision that the LDP will need to accommodate. The potential benefits of greenfield land release in appropriate circumstances would be to deliver a range and choice of housing opportunities, physical and social infrastructures improvements and other planning benefits. Furthermore, going forward a flexible development phasing policy should also be considered to allow other suitable greenfield urban extensions to come forward if other preferred development sites are unable to be developed.

Summary of other comments made

Future trends indicate that the population of Monmouthshire will steadily increase, with the increase being fuelled by in-migration. This in turn would lead to pressures for further growth in the County. Evidently to assist providing suitable housing accommodation for the current and future (increasing) population of Monmouthshire appropriate sustainable sites for residential development (such as the land east and west of Church Lane, Llanfoist) should be allocated and allowed to come forward during the emerging plan period. This representation is intended to provide constructive comments about the LDP Strategic Options Report. We reserve the right to review our representations following receipt of further technical information due to be commissioned by Monmouthshire County Council in future.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
101	No Name	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

None. There is no work no transport and experience shows new development (tarmac homes/flood plain dev.) Do not help local business - also the new hospital provides less than the old one and there are not enough schools of the acceptable class size for the current population.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

None

Summary of representation on possible locations for development

Summary of other comments made

See first box

Summary of LPA response

Comments noted.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
102	Kristine Mitchell	Gwehelog Fawr Community Council

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

To enable Monmouthshire to contribute to the regional needs.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Development in rural areas should be predominantly affordable housing to enable and encourage young people to stay in rural communities. This will help to provide a balanced age group within the community, encourage and stimulate local activities eg village cricket/football teams and village hall events, provide increased support for local employment in village shops, post offices and public houses and enable greater family support ie grandparent/grandchild and child/parent support without the need for long distance car travel.

Affordable housing should be developed in sympathy with the rural environment ie. Very small groups of detached properties or isolated detached dwellings with a low carbon footprint eg no street lighting producing additional light pollution, no hard surfacing in the form of kerbs or setts and not large paved areas producing areas of concentrated water run-off with its associated problems. The curtilage of the properties should be sufficient to allow space for the cultivation of garden crops and to enable an independent septic tank arrangement to operate.

Access to broadband internet services should be encouraged throughout the County to enable working age people to work from home in association with 'agile working' policies.

Development in rural areas should restrict the construction of pretentious properties with large expanses of hard surfacing, extensive outdoor lighting and large wrought iron entrance gates which are out of character with the softer rural image and which present an aura of isolation from the adjoining community.

Summary of representation on possible locations for development

Summary of other comments made

High density developments should be avoided in rural areas. The recent infill developments in Wainfield lane, Gwehelog are totally out of character with the rural community nature of Gwehelog Fawr and do nothing to enhance the attractiveness of the community. Wainfield Lane now presents itself as a suburban street in contrast to the spacious environment previously enjoyed by residents.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. Comments on infill development are noted. Such matters will be considered further in the preparation of the LDP Preferred Strategy and Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
103	Andrew Blake	Wye Valley AONB

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

As far as the level of housing is concerned, we would prefer to see the adoption of Option 1 “Environmental Capacity” (ie 250 dwellings per year) as this is the most relevant option for restricting pressure for development within the AONB. Under this option no major new sites would need to be identified. In the current financial climate, it is probably a more realistic option than the higher growth figures.

In terms of the spatial development options, new housing within the AONB should be limited. Some development in villages for housing and appropriate employment may help to revitalise these villages and reduce the need for out-commuting. Reducing traffic on many of the narrow roads would have benefits for the tranquillity of the AONB.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Option A – Assuming employment opportunities are developed alongside new housing, this could provide job opportunities within reasonable commuting distance of settlements within the AONB. However, it could lead to a reduction in local services within the AONB.

Option B – This would have little or no impact on the AONB in terms of housing, but could lead to the reduction in rural services and the need to commute longer distances out of the AONB. Some limited development elsewhere in the county would need to be added.

Option C – This could lead to overdevelopment of villages in the AONB by lessening restrictions on development. This option is not supported by the AONB Unit.

Option D – This would reduce pressure for development in the AONB and provide potential employment for residents of the AONB. Large scale development in Monmouth must not be allowed to encroach into the AONB. As the towns in Monmouthshire expand under any of the options, new opportunities should be provided for healthy exercise and outdoor recreation through the provision of new open space. Having such facilities will help to reduce the demand for additional trips to be made by car to the AONB, which will increase road traffic. It could also lead to increased pressure on ‘honeypot’ sites.

Summary of representation on possible locations for development

Summary of other comments made

Whichever option is chosen, we would wish to see suitable environmental safeguards built into the Local Development Plan that specifically refer to the protection of the landscape within the AONB. Where development is proposed, special care should be required in relation to the design of new buildings and their associated landscaping schemes.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The further comments are noted. Such matters will be considered further in the preparation of the LDP Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
104	Simon Blakely	Harris Lamb

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

We support the housing growth rate proposed in Option 3 (475 new dwellings per year) as this target better reflects the housing projections for Monmouthshire and Wales, particularly after adjustments have been made in recognition of the vacancy rate. In particular, reference is made to the Wales Spatial plan, which identifies Chepstow as a 'sustainable location for further growth'

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

Option A better reflects the aspirations of these settlements, acknowledging their growth point status. Option D could contribute towards the delivery of sites, which, owing to their scale, have the 'critical mass' necessary in order to deliver truly 'sustainable' developments, potentially comprising a mix of uses. Priority should be given to the allocation of major development sites proposed in close proximity to existing Town Centres which have established public services.

Summary of representation on possible locations for development

Given that Chepstow 'has a substantial employment base and areas close to the town centre contain major industrial employers, [the town acts] as a retail, recreational, health care and educational centre for its hinterland, [the geographical pull of which] extends over the border', it would appear important that new housing be provided within (or adjoining) the settlement in order that the town is able to address this apparent housing need. The town is a sustainable location for growth.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
105	Claire McCorkindale	Environment Agency

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

As you are aware, our remit covers environmental issues such as flood risk, land contamination, pollution prevention, water resources and biodiversity. We are therefore only able to comment on these and not on the specific number of dwellings required.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

We are currently working with you on the Strategic Flood Consequences Assessment (SFCA) which will inform the location of development within the development plan area.

Summary of representation on possible locations for development

Our views will be informed by the SFCA which is due to be completed shortly. This will indicate areas which are unsuitable for certain types of development due to flood risk. Development should be directed away from areas at risk of flooding. There should also be adequate existing or planned sewerage infrastructure for all proposed development.

Summary of other comments made

The preferred option should ensure that equal importance is given to environmental as well as social and economic issues.

Summary of LPA response

Comments noted. The respondent is on the LDP consultation data base and will be consulted at future stages of the LDP preparation. Flood risk is recognised as a significant issue for the LDP.

Resp No	Resp Name	Respondent Organisation
106	Stephen Arnell	

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

As the number of dwellings allowed in the UDP was apparently exceeded, it would be wise to allow for 475 dwellings and let the market and the future decide. As recent events show, none of us can foresee the trends and requirements that far ahead. One thing is for certain we will need more houses for our growing population. This Option will: 1. Allow more choice where people can live 2. Possibly reduce building land prices (supply and demand). 3. Encourage inward investment because of more choice of housing for employees. 4. Support the building industry. 5. Where applied to villages make services/amenities more viable.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

1. This will allow people more choice of where they want to live. 2. As stated above, (point 5) it will make village services/amenities more viable. 3. It will allow families raised in villages to stay closer together as they age. 4. It will help stop towns such as Monmouth being ruined by too much development.

Summary of representation on possible locations for development

Not detailed enough. Planning should be looking at all the candidate sites. In fact Planning should consider approaching land owners who were perhaps unaware of the LDP candidate site process where that land could/should be considered for development.

Summary of other comments made

The assumptions seem to be that growth should be restricted to sites that have good transport links and that we should reduce the reliance on the private motor car. This is wrong and we must try to imagine the situation in 2021, not as it is now. We already know a few trends:
 More people are able to work from home and the government is ensuring that high speed broadband will be available to all (supposedly this is not just for fun).
 The petrol/diesel car is becoming more efficient and there are fuel cells coming on line in the future and who knows what else. These and electric cars (as long as they are truly green, i.e. not recharged from the relatively cheap but inefficient national grid) will mean that travelling by car will become acceptable.
 The car is here to stay and using them as an excuse to deny people the right to live where they choose is short sighted thinking. Apart from use in cities and some larger towns and use for school children, public transport does not meet the overriding criteria that it should be available at all times and to destinations that suit people's needs. It requires paying someone to drive a large thirsty and mostly empty vehicle and therefore, like the gas guzzler, it is doomed. Car sharing however meets the above time and destination criteria and (with efficient cars) should be encouraged and adequate parking should be provided e.g. at Chepstow, for people from outlying villages etc. to drive onward to work.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. With regard to the comment on locations, the assessment of sites for possible inclusion in the LDP Deposit Plan will not be restricted to those listed in the Options Report, but could include smaller candidate sites, or even sites that have not come forward through the candidate site process. The further comments about car use are noted. Such matters will be considered further in the preparation of the LDP Preferred Strategy and Deposit Plan, although the general thrust of national policy

guidance is to seek reduced reliance on the private car. While the LDP period is up to 2021 it is subject to a four yearly review and there will be opportunity to take account of future trends if different to the present.

Resp No	Resp Name	Respondent Organisation
107	Gemma Bode	Gwent Wildlife Trust

Option 1	Option 2	Option 3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

From an environmental perspective, Monmouthshire is severely constrained in the levels of growth that can be accommodated. The 'environmental capacity' of the county was judged to be 180 dwellings per year in 2006, and this is unlikely to have changed, if not decreased. We therefore support the principle of Option 1, as it represents the least pressure on the natural resources of the county.

We do, however, understand that a higher level of development may be chosen in order to accommodate other objectives within the Local Development Plan. It is therefore important to highlight ways that the impact of higher levels of growth can be reduced. Obviously, the environmental impact of a development greatly depends on its location, and we expect detailed policy to protect environmental assets at a later stage in the LDP process. However, other measures such as increasing the density of new development (current national guidelines support a minimum of 30 dwellings per hectare (PPS3: Housing, 2006)) and tailoring development to suit the needs of smaller households will also have an effect.

We also support measures that make use of existing buildings and would like to see policy that enables the most efficient use of the existing housing stock, and encourages the restoration of derelict and vacant housing. We would also expect all new development to provide biodiversity enhancements and to minimise carbon outputs, regardless of the original ecological value of their location. If properly instigated, this could also help to offset the impact of higher levels of growth.

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Summary of representation on possible locations for development

Summary of other comments made

Overall Comment: Gwent Wildlife Trust supports a low level of housing growth to minimize damage to protected areas and biodiversity assets. We see advantages and disadvantages to each of the spatial options put forward, and note that the impact of development will greatly depend on the location and implementation of development. New development must be supported by public transport improvements to increase their sustainability. Most of the proposed locations for development have implications for biodiversity, at a local level or higher. We stress the importance of surveying to assess biodiversity interest at an early stage, and the need to protect and incorporate nature conservation interest.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The further comments are noted. Such matters will be considered further in the preparation of the LDP Preferred Strategy and Deposit Plan. The need to safeguard biodiversity interests is recognised as a significant issue for the LDP.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
108	Edward Bannister	Herefordshire Council

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Housing growth should be limited to urban areas and the main villages.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

Summary of representation on possible locations for development

Future development around Chepstow and Monmouth should respect the environmental qualities of the Wye Valley AONB. Although Monmouth is the main service centre for some parts of Herefordshire, growth must not restrict the options for expansion in Ross-on-Wye.

Summary of other comments made

The key issues affecting town and country planning between Herefordshire and Monmouthshire include: 1. Transport Links 2. Housing demand across the travel to work area. The emerging LDP for Monmouthshire should allow for these issues to be addressed collaboratively.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The further comments on relationships with Herefordshire are noted. Such matters will be considered further in the preparation of the LDP Preferred Strategy and Deposit Plan.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
109	Mr John Woolven	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

I believe that in these difficult economic times, a preferred large number of houses would thought to be necessary, but with nobody to build the houses and fewer to purchase them a ambitiously high target could become a financial burden on Monmouthshire Council ratepayers, therefore I prefer Option 1.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

I think the development of housing in Magor and Undy would be filled with problems. The access road to the M4 motorway running through Magor and Undy are near to capacity at times of peak traffic flow. If the M48 Severn crossing is closed [as often happens] traffic is rerouted around the Magor M4 junction to gain access to the M4 sever crossing, causing more delays and congestion through the villages. The M4 is in desperate need of improvement and is often closed due to accidents. The Magor and Undy sewerage system is running at overcapacity. Surface water from St Brides Lane and surrounding areas drains into the Mill Reen stream, surface water from Magor Services and all the local housing estates discharge into the Mill Reen stream all the proposed housing and service roads on proposed sites at Land at Grange Road, Magor Ref CS/0249 and adjacent Langley Villa, 5 St Brides Road Ref CS/0023 would discharge into the Mill Reen stream. St Brides Lane floods regularly with predicted increases in severe weather and rainfall together with this extra new proposed developed drainage, lower areas could be at a greater risk of flooding. The field behind Netherwent View are low lying and poorly drained when it rains the field is covered in standing water for long periods.

Summary of representation on possible locations for development

I believe Undy and Magor should not be considered. I live in a flood risk area. Any further pressure on the drainage and sewage system could increase the chance of flooding to develop an area such as this without considering the problems could affect the lives of many people and cost a fortune to clean up.

Summary of other comments made

Do not spoil a place of pleasure and recreation for so many. The area of proposed development of land Grange Road, Magor ref CS/0249 is used all year round for recreation by the young and old alike, children are particularly drawn to the mill reen stream in the summer holidays.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process. Flooding and infrastructure constraints are recognised as significant issues for the LDP. Such matters will be considered further in the preparation of the LDP Preferred Strategy and Deposit Plan.

Resp No	Resp Name	Respondent Organisation
110	Alison Sandiford	Caldicot Town Council

Option 1	Option 2	Option 3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

Meets current and future needs all groups - from first time buyers to senior citizens. Does not detrimentally effect environment and infrastructure (as option 3 would)

Option A	Option B	Option C	Option D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on spatial options

Combination of B and D: Focus on Severnside area as there is already connecting roads and infrastructure; Development will bring ultimately more employment - Severnside needs the attention! ; Use of brownfield sites - reduce environmental impact; D allows large scale mixed development (including affordable) to meet all needs; D includes the development in Raglan and Monmouth; School attendances maintained.

Summary of representation on possible locations for development

Focus on Severnside - development - better infrastructure - more employment. Already good transport links but could include consideration of a motorway junction nearer to Caldicot. Use of brownfield sites such as Sudbrook Pulp mill and associated improvements will assist Sudbrook access and bring development to a possible declining area.

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. The site specific comments are noted and will be taken into account in the Candidate Site assessment process.

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
111	Brian Kemp	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on growth options

In the current economic climate provision of new housing needs to be in reasonable distance to potential workplace. To have extra housing in rural areas at the present would make matters worse. Option 2 but Option 1 may be the most sensible.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

See note above. Probably Option B is most appropriate

Summary of representation on possible locations for development

To minimise travel new housing except for infill should be close to work places.

Summary of other comments made

There are outline proposals for significant housing near to Abergavenny. At Glangrwyney (Powys) but only 4 miles from Abergavenny there is a plan for about 200 dwellings. At the old Coopers site at Abergavenny about 100 properties and in Gilwern talk of 120 plus 35 vigorously opposed.

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. With regard to other comments, consultation is taking place with the Brecon Beacons National Park and the need for cross-boundary issues to be satisfactorily dealt with is recognised

<i>Resp No</i>	<i>Resp Name</i>	<i>Respondent Organisation</i>
112	M J Crowther & Associat	

<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of representation on growth options

It seems illogical to set exact numbers for the development in any particular year, since with the best will in the world it is not possible to accurately assess the level of housing growth or population movement over a period of ten years. We would therefore suggest that Option 3 be adopted, 475 dwelling per year new dwellings per year but to be assessed and amended as necessary on an annual basis.

<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of representation on spatial options

With regard to the four strategic spatial options, we must again protest strongly that Caldicot has been omitted from the list. We refer you to numerous correspondence from this practice, Caldicot Town Council, Caldicot Chamber of Trade and many other individuals and organisations in Caldicot, demands and deserves equal status with Abergavenny, Chepstow and Monmouth.

With regard to the strategic spatial options, clearly Option C is the most acceptable spreading housing development proportionately across rural and urban areas. Not all of Monmouthshire's population wish to live in large towns or cities and many rural villages are suffering badly due to the lack of new development within their communities.

Summary of representation on possible locations for development

Summary of other comments made

Summary of LPA response

The comments on the Options have been summarised and reproduced in the main Report of Consultation. Caldicot is recognised as a main settlement for the County in the work on Options. It has been separated from the more historic market towns of Abergavenny, Chepstow and Monmouth because it has a different character and faces different issues.

APPENDIX B2.

RESULTS OF OPTIONS WORKSHOPS

Monmouthshire LDP – Phase 2 Consultation, Officers Session 8-December-2008

What are the key characteristics of growth that you wish to see in place?

What are the key characteristics that draw you to a particular Spatial Option that you want the LDP to consider?

Affordable / Access Housing Across Whole Demographic	Economic Sustainability – Local Employment	Resources / Infrastructure As Part Of Planning To Suit Developmental Needs	Keeping Monmouthshire Monmouthshire	Sustains Existing Communities
Affordable housing is close to shops & services	Synergy between residential development and employment opportunities	Build on existing infrastructure – M4, passenger transport etc.	Maintains distinctive character of Monmouthshire	Expansion of existing towns more likely to be accepted by local communities & politicians
Broader demographic profile	Employment opportunities within Monmouthshire 2,3	More sustainable in terms of access to transport, services, facilities	Coastal fluvial flooding	Sustains/ improvement of existing services e.g. schools
Larger proportion of affordable housing	Growth to be sufficient to sustain local services and employment	Developing on existing infrastructure – travel, services	Tourism – history, food, walking etc.	Expand community facilities
Enables reasonable contribution to meet affordable housing needs	Economic sustainability (local employment) 3,2	Infrastructure must be able to sustain population	Protects vulnerable landscape and historic villages	Schools / leisure / recreation – community facilities
Cost of living within Monmouthshire and impact on employability	Greater SME's	Local facilities 3,2	The only one that fits with the vision	Sustainability of main towns
Growth sufficient to achieve a balanced demographic – affordable housing for younger population, families and older generation	Encourage development of small business units within Monmouthshire	Infrastructure capacity planned to meet growth	Protects historic towns	Builds on strength of existing communities – more likely to attract other facilities and encourage development
More elderly population on North of county – planning of housing should even up age spread	Maximise new/modern ways of working and employment opportunities	Transport	Slow growth will not swamp existing vulnerable communities	Release small parcels of land in villages to provide housing for local people
Quality housing for the elderly (open market) 2,3	Encourage 'localism'- local investment in local	Services should be planned in at source	Perc'v'dExclusivity of Mnmthshre	Balanced growth
Overall demographic considerations e.g. effect of ageing population on housing	Commitment to existing development sounds positive signal to retail that area has	A built (&natural) environment that encourages and supports physical activity 1,2	Maintains existing proportionality of settlement sizes	Meeting The Regional Strategy
		Schools / leisure / recreation – community facilities	Environmental Sustainability	Balanced growth
			Lowest possible impact on environment	
			Opportunity to build more easily	Balanced growth

availability for younger people	potential			Plans must take transport changes into account
Establish attractive options for the elderly to 'trade down', freeing family houses	Encourage small tourism enterprise		Maintain 'Green Space' and Green Corridors within development – Option 1	Accords with WSP (Wales Spatial Plan) as sustainable locations for growth
Choices in housing options			Environmental sustainability 1,2	Contribute to regional needs – Option 2
			Opportunity to develop/improve biodiversity links from within towns to the surrounding rural areas	If/When new M4 is built, focus will change? Infrastructure / jobs
Those preferring Option A 11	Those preferring Option B 0	Those preferring Option C 3	Those preferring Option D 7	Required Characteristics of Growth

Spatial Option A

<p>What works</p> <ul style="list-style-type: none"> Easier to 'bolt on' community facilities Supports comprehensive schools' viability Supports viability of existing established town centres Would stimulate/generate improved services e.g. retail, leisure, public transport, working & living in rural areas Sustainable transport Closer to services Builds on existing communities & facilities Deals with school surplus places Enables links to be forged, for biodiversity, from town to countryside Opportunities to develop improvements eg sustainability It is based around main transport corridors, hubs – public and highway Should not be considering one option only – need part A & C 	<p>Where are Concerns</p> <ul style="list-style-type: none"> Infrastructure – roads, sewerage, etc. – schools, health, basic local services. Post offices etc. Public transport – Monmouth? – 7 days a week? Lack of sites/opportunities for employment To provide better transport links you need a large number of houses e.g. to have a new railway station Character of historic towns needs to be maintained & protected if localised growth is to be focussed in main towns Can infrastructure of our existing towns cope? Increased demand on existing infrastructure that is already at capacity Fails to bring more affordable housing Will it bring more employment opportunities Must not continue as commuter towns needs to focus on reduced travel and
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<ul style="list-style-type: none"> Builds on Monmouthshire's identity and strengths i.e. vibrant market towns 	<p>sustainability</p> <ul style="list-style-type: none"> Affordable housing – where? Lack of rural community development – possible lack/cease of services
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Spatial Option B

<p>What works</p> <ul style="list-style-type: none"> Fits well with existing infrastructure Better opportunities for industry and therefore mixed/sustainable development Transport – sustainable Regeneration and sustainable developments of area May justify infrastructure improvements that are essential When the new M4 is built, would make sense to use it as an opportunity → will create opportunities to bring in better shops and services 	<p>Where are Concerns</p> <ul style="list-style-type: none"> Imbalance – sustainable opportunities in North neglected Encourages Monmouthshire as a commuter area Misses opportunity for employment and affordable housing in other parts of the county Does little to encourage sustainable towns – more likely to lead to areas which lack vibrancy in the daytime Splits MCC Focus of congestion of transport if no improvements made in public transport & (shift) Imbalance of skills and job opportunities How does this link with other M4 development? Will this provide more commuting to Bristol and Cardiff? Likely impact on protected areas – SSSI & SACs etc. Impact on our areas Weighted development in one area of the county Likely to promote travel/work out of county
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Spatial Option C

<p>What works</p> <ul style="list-style-type: none"> • Spreads development through the county – less obvious impact • Sustains smaller villages • Achieves affordable housing in rural areas • Good in principle • Could reduce social isolation felt by elderly in some rural communities • Fits with existing growth in SME economic development • Could reduce travel on roads in and out of main towns • Keeps sense of identity • Mitigates problems associated with larger residential developments • Something for all MCC • Desperate need for affordable housing in rural areas • Keeps the character of MCC 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Does not reduce need to travel • Remote from services (see above) • Transport !! – schools, working • Resistance from existing communities • Provision of transport 7 days a week • How do we ensure new residents use local services • Increases existing transport problems • Adds demands on existing infrastructure • In times of recession problems will be greater i.e. more people affected • Sustainable travel? Lack of sustainable development regarding work • No economics of scale, therefore increasing costs of service provision and no guarantees of new enterprise at local level • Level of development within the AONB/Gwent Levels SSSI and along the Usk • Increase demand for travel • Rural transport is difficult for public transport • How do we ensure affordable houses are for local people • No big impact to address problems of local people
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Spatial Option D

<p>What works</p> <ul style="list-style-type: none"> • Reduced need for travel • Reduces pressure on more vulnerable rural areas e.g. AONB • Raglan – excellent location for new town • Location to existing transport networks (albeit mainly highways – A449, A40, M4) • Provides jobs locally for new residents • Provides some affordable housing 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Splits county into urban growth / rural decline • Potential impact on protected habitats – Gwent Levels etc. • Landscape impact • Imbalance of current rural nature of MCC • Does not address issues of rural communities • Main focus to south of county • Access Chepstow/Sudbrook
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<ul style="list-style-type: none"> • Opportunity to build into the plans the essential community services – health, community centre, school, library, shops, pubs • Possible boost to rail services will support existing pressure for improvement e.g. Severn Tunnel/Caldicot station use – more frequent Chepstow stops and routes • Affordable housing in Monmouth – needed to ensure staffing for health and social care services needed to sustain an ageing population 	<ul style="list-style-type: none"> • How realistic are the employment opportunities - are they suitable for the communities they serve? (i.e. skills base) • Jobs might not match skills of new residents • Public transport in/to/from Raglan and Monmouth – 7 day need for public transport • Changes nature of county. Baby out with bathwater
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Monmouthshire LDP – Phase 2 Consultation - Partners Session 10-December-2008

What are the key characteristics of growth that you wish to see in place?

What are the key characteristics that draw you to a particular Spatial Option that you want the LDP to consider?

Infrastructure & Facilities Including Transport	Link Employment Opportunities To Housing	Spreading Impacts & Benefits	Environmental Protection, Eco-Efficiency & Opportunity	Meeting Local Housing Needs Re: Social Mix
More sustainable as allows infrastructure provision: schools – health – water – sewerage	Combines provision for employment as well as residential development	Primary/ secondary service centres required to support each other Fair –whole county involved/affected	Use of existing resources (your own veg., recycling, compost, small parcels of land)	Ensure affordable housing – bungalows for elderly – those working in the countryside
Concentrate facilities where needed e.g. schools, doctors etc.	Provides employment where people live	Encourage existing business growth	Environmental impact in one place rather than all over	Housing supply versus affordability Opt. 1 & 2
More likely to be deliverable	Better employment opportunities	Proportional development	Greater opportunities for eco-friendly housing	Development for elderly 2
Involve Health Auth early	Employment in farming industry 1	Acknowledging all communities		Encourage real mixed communities
Needs renewing & reviewing infrastructure of facilities (i.e. post offices, corner shop & village halls)	Housing to contribute to economy of community 2	To fit in with the community-based health care strategy and others	More opportunity to maximise use of renewable energy – economies of scale/community scale	Needs a bit of option C in key settlements though
Infrastructure, education, schools, transportation, retail facilities to be provided with growth (2 & 3)	Encourage home working 1,2,3)	Promotes <u>all</u> villages through regeneration and equal opportunity		High quality affordable houses 1,2
Larger sites normally equates to more planning gain and higher environmental standards e.g. CHP on mixed use sites	Maximise 'development' of the country through employment and housing to encourage growth 3 Local employment can invigorate /sustain communities if affordable for local people. Maintains schools, post offices etc. 2	Opportunity to support rural hinterland around towns	Environmental sustainability – more jobs in rural communities/ bring back post offices	Split of housing numbers – from 5 bedroom executive to 1 bed starter homes
		250 not acceptable. Won't provide affordable housing. Monmouth won't take share of growth (2 & 3)	SEA – Strategic Environmental Assessment – interactive process that should test all stages of LDP and its sustainability	Making of a total community: help social cohesion Self-supporting 1, or migrant (dorm) 3

Concentrates on key settlements – economies of scale – services		Relation employment/ growth (1,2)		Need to look at all communities and group, if necessary, to provide services		Opportunities to build 'eco' homes for the future		Retain Local Character (Distinctiveness)	
Housing growth must take account of opportunities (inc. Employment) and facilities for local communities	Tourism infrastructure – B & B's and holiday cottages 3	Building regulations - All new builds must have grey water tanks & low energy consumption		FLOODING PROBLEMS		Opportunity to maximise 'brownfield' development and conversion of buildings		Greater possibility of mixed architecturally excellent development	
Welsh Water – water & sewerage capacity/ unadopted sewers all	350 /475 range in Monmouth acceptable – new H/HLD projections? (2,3)	Mixed use developments (cross subsidy). Mechanisms to encourage employment/housing 2/3		Imaginative use of existing buildings 1		Partnership/Vision/ Regional Working – Bigger Picture		Retaining the rural context of the County	
Develop rail transport 2,3				Flexibility , willingness to change - keep options as wide as possible 3				Impact on archaeology – built & cultural heritage 2	
Local energy generation 1,2,3				It will work, needs to be well managed				No detrimental erosion of County's landscape character 2,3	
Improve facilities in main towns	Best transport links			Those preferring Option C 13		Those preferring Option D 7		Opportunity to enhance the local heritage	
Graveyard provision in plans	2 of 3 towns have a rail link. (need good pub transport svc to Monmouth)			Those preferring Option B 4				Retention of local character 1	
Links to health provision in the community 2	Use 3 towns as a 'hub' to encourage development. (+ elements of C & D)			Ensure integration of housing, employment, infrastructure and environment 123					
Integrate regular public transport and walking/cycling pathways 2	Improved and expanded bus routes and rail lines. Plan no fuel all			Ensure we also look after local population					
Those preferring Option A 6	Those preferring Option B 4			Those preferring Option C 13		Those preferring Option D 7		Required Characteristics of Growth	

Spatial Option A

What works

- Using existing towns as 'hubs'

Where are Concerns

- Against WAG PPW 2.3.2 9.1.1+9.1.18; 2.9+9.1

<ul style="list-style-type: none"> • Development near to existing facilities • More sustainable • Development would need/or be encouraged to be in the historic character of the towns • Not built around fragile industry newly created • Employment development in these locations could help to reduce commuting to Cardiff/Newport • Local businesses in these areas with an element of home working could help to revitalise rural settlements e.g. in Wye Valley • Restrict brownfield sites where possible • Development which considers new build within context of wider settlement over the next 300 years. No evidence that recent Monmouthshire Council planning has provided this • Greater potential to take account of culture and heritage • Increase economic vibrancy in the towns that can support the population 	<ul style="list-style-type: none"> • Why limit to 3 towns? • Over-development of rural areas - use of green spaces • Could put a strain on existing facilities • No evidence of renewable energy potential in MCC – needs to be considered when locating development • Traffic congestion in towns – poor public transport links • Too many facilities for the few in the north, what about the south! • Flood plains • Need to encourage secondary hubs for business while maintaining and growing these important centres • Current plans for Boots/Asda do not include any housing • Poor quality of Council planning so far: little strategic vision. Why should future be better? • Proper public transport essential to link with work places and national coach and rail for Monmouth to grow ‘sustainably’ • Flooding issues • Against WAG PPW 2.3.2, 9.1.1. 9.1.18, 2.9, 9.1 • Options should not be mutually exclusive • Not fair distribution of housing • Lack of infrastructure to support development • Not really addressing the housing needs of indigenous population • Local transport • Puts pressure on services and facilities – more would be needed as part of schemes
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Spatial Option B

<p>What works</p> <ul style="list-style-type: none"> • Would centralise amenities, hospitals, schools etc • Creation of communities rather than isolation • We must use our benefits – M4 corridor/Severnside • In-fill development which provides sense of place and compensates for Monmouthshire Council's lack of planning over last twenty years. To allow more sporadic development compounds existing problems 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Over-development /over-heating! • Does leave out significant part of the County • What about the rest of the County? • Further erosion of Greenfield area • Renewable energy potential (micro – to larger scale) should be researched and used as a factor when locating development • Lack of transport should not be used to prevent wide spread development • Against WAG PPW 2.3.2, 9.1.1 +1, 9.1.18 +2.9+ 9.1 • Flood plains development? • The Levels is a designated historic landscape • History is yesterday. It's tomorrow we should be concerned with! • Already people are commuting out • More urban sprawl and commuter villages • SSI's and Wetlands impact • Unsupported ribbon development – no community focus • Needs to be considered but as important part of a wider development plan. Need to get right what's already there first • Co-alescence of settlements • Loss of potential carbon sinks if building on Greenfield land • Will encourage in-commuting to these areas from the rural areas • Will rural development be restricted to 'windfall' development? • No facilities • Need to keep settlements distinct from each other • Concern increased out commuting to Newport & Bristol • Concern not meeting housing needs of the population. Big pressure to at least try to do this • Concern not meeting WSP
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Spatial Option C

<p>What works</p> <ul style="list-style-type: none"> • Might support better transport rurally – more people – more bus use – or organised car sharing • Seems a 'balanced' approach with development spread out • Encourages affordable housing on rural settlements – needs to be linked with employment opportunities • Could better address existing needs • Must apply to ALL villages • Wider opportunity to use small low quality land • Increase population and age range • Widens type of household employment (mgmnt, academic, artisan, work & home etc.) • Saves rural schools • Meets WAG PPW para 9.1.1+ 9.1.18 and encourages PPW 2.9 – infill & 9.1 • Local employment opportunities • Promotes and regenerates communities complying with WAG PPW 2.3.2 • Could create localised commercial enterprise • Creates a balance between town and country • This would spread developments throughout County and not impact on one area to the detriment of others • Great opportunity for small amounts of good quality affordable housing acceptable to the present residents • Offer more health service provision • Some potential for affordable rural housing – robust policy needed • Taking account of existing facilities and services is a good starting point • Trying to help towns and villages surviving i.e. sustaining themselves – seems to be a lot of pressure to try to do this • Will help to sustain existing settlements • Majority of population is dispersed – retains existing pattern • Provides an opportunity to expand rural employment in tourism, skills (e.g. stone 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Proportion of development needs to be considered • What about provision of services – schools, health etc.? • Restriction to main villages- prevents true rural sustainable development • Possible damage to AONB • Limit to what development would be enough for villages and hamlets • Creating a seamless build environment between towns and villages • Would create further transport problems • No evidence on potential for renewable energy in MCC – should be a factor in deciding location of development • Clear guidance would be required in relation to development in the Wye Valley AONB settlements • Will work but needs to be well managed for quality developments in all areas • Problems of providing infrastructure if dispersal policy • Is it sustainable to distribute across numerous village settlements • Improve the transport infrastructure to sustain the travel patterns • MCC has failed to deliver quality design – Monmouth, Chepstow, Grosmont etc. all sub-urban estates tacked onto historic settlement. • Any new development likely to be equally bad • How can the Council better promote economic development in rural areas?
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<p>walling) and agriculture</p> <ul style="list-style-type: none">• More rural affordable housing• Provides some scope for development in rural areas to help maintain rural communities• Quality design of street patterns and houses to protect existing character• Takes account of modern ways of working and future more efficient transport• Allows secondary communities to rebuild	
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Spatial Option D

<p>What works</p> <ul style="list-style-type: none"> • Potential to 'demand' more sustainability from the schemes e.g. high level and code for sustainable homes • Should look at in combination with option A • Only settlements of 6,000 – 10,000 units are likely to provide scale to implement vision of mixed communities • Concentrating development where existing opportunities exist • Mixed use idea! • Good potential for community level renewable energy generation 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Risk that schemes are market driven especially with current climate and CPA can't get facilities and services that are needed • Raglan: infrastructure already at capacity – school/sewerage. Would involve loss of Greenfield • Some sites on floodplain! • Will have a greater impact on the character of existing areas and open land • Needs to consider changing work patterns – encourage home working to reduce commuting • SSSI's and Wetlands • Does this mean no development in rural areas – is it proposed to rely on 'windfall' development in these areas? • Increased out-commuting potentially least sustainable option • MCC cannot deliver/ may not want to deliver, sites of sufficient scale. Therefore, any new development will simply compound urban sprawl and existing problems of infrastructure, commuting etc. • Lack of community focus in Severnside building on floodplains • Against national policy – PPW 2.3.2; 9.1.1 + 9.1.18 2.9 + 9.1 • Do not use transport . Restrict development. Car mode is changing – hydrogen/electricity • Develop rail links (??Monmouth) to the south • Too much focus on housing – need to address employment including rural businesses • Will encourage commuting to these sites from rural areas – more traffic on rural roads • No assessment of renewable energy potential in MCC – factor in where to locate development • Flood risk • No focus on existing issues or taking account of culture and heritage • Where are the jobs? • Flood plain – mitigation would cost a lot therefore less goes into facilities and services for the community – the most important thing in all this
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Monmouthshire LDP – Phase 2 Consultation Partners/Officers Session 11-December-2008

What are the key characteristics of growth that you wish to see in place?

What are the key characteristics that draw you to a particular Spatial Option that you want the LDP to consider?

Viabile / Diverse Communities Support Variable Demographics Through Range and Choice	Think / Be Strategic / Adaptable Business case: WAG etc.	Protection/Consideration Of Environment As Asset - Social/Economic	Good, Sound, Appropriate, Current Infrastructure Planning Ensure health systems in place	Localised Economic Growth
Supp range of sizes of settlements	Changes in building methods 3	Significant use of brownfield land	Could bring improvements in facilities for towns and villages – if planned for	More mixed use dev (Op. 2&3)
Specific provision for elderly (Op. 2& 3)	Take account of big new health facilities	Protection and enhancement of environmental assets -S.42 SSP & habitats	Should include Abergavenny Joined up Education working	Sust employment without travel
Ensure provision of wide ranging house types including affordable housing & family housing (Op. 2&3)	Clear & effective guidance on planning gain in connection with development (in-kind & financial 2&3)	-SSSI's -special landscapes -wildlife corridors -accessible green space (Op. 1&3)		Pre-existing infrastructure for growth of manufacturing industry
Option 3 does not consider economic climate – uncontrolled open to abuse	Keep in mind support issues re: dormitory county	Living in the countryside has health advantages	Social infrastructure – facilities, community centres – shops	Promotes local builds by local bldr take strain off LA's (and self-bld)
Affordable housing	County – wide		Builds on infrastructure therefore more likely to be delivered Less infrastructure needed	Dormitory effect reduces viability of local economy – more local industry/jobs 1
Option 1 unrealistic. Does not meet needs	Take 'border' developments into account e.g. Newport	Protection of highest grade environment land (Op. 1)	Sustainable infrastructure existing/proposed	Strengthens towns and (poss) Raglan, E of A465 Abergavenny
Support for town and rural communities	Flood Protection – Full Risk Assessment	Many environmental issues can be mitigated e.g. eco homes, public transport improvement	Infrastructure provision must develop at same time as dev houses	Concentrates mixed use development on existing main settlements – equitable distribution of dev/ growth
Money	Barrage supports this option	Implications of the Severn Barrage (Op. 1,2 & 3)	Road and rail links already	Enhancement of vitality and viability of town centres (Op. 2/3)
Community cohesion accommodating all housing types	No inappropriate development in floodplain		Inclusion of Raglan – several categories, jobs, infrastructure	

Look at demographics – wide range in communities	Home insurers agree flood risk assessment - seal / rain assessed	Less environmental impact on Raglan, Magor / Undy and Caldicot	Distribution of overall development requirements in all hamlets. Will reduce impact on L/A in roads/sewers etc.	It would have less effect on the countryside also people would use the local towns more
Flexibility for changing age	Build homes to withstand floods	No development in AONB e.g. Wye Valley, Brecons, Gwent Levels	Uses existing roads	New County Hall? all
Barrage will cause development with need for housing and local facilities	Could be used in conjunction with improved sea defences /flood prevention	No new Greenfield settlement – no impact	Infrastructure must be in place – roads, health, shops, drainage – before concurrent Option 2&3	Facilities and support for local small-scale business development (Op. 1,2 &3)
Social housing not concentrated in new housing	Support Tourism	Impact on Gwent Levels needs to be weighed against over-development (ruining visual impact to tourists) of 3 towns	Improved public transport (Op. 2&3)	Facilities recreation & youth
	Encourage tourism	Promotes social well-being and independence	M4 providing access/distribution and opp's for use of public transport	
	Protect local heritage – Abbey, castles	Ensure sewerage workable	Provision of health services to be proportioned to populace	
	Inviting aspect to tourists (Gateways to Wales) when entering Monmouthshire via both Severn Bridges	Needs of communities over time – social infrastructure, transport e.g. rail, health care growth –older people, school and adult education 'play grounds', People in 50's become older, young couples then go out & have families	Promotion of and Places to cycle / walk / recreation	
	Supports towns, tourism and recreation. On towns stronger. Barrage	Limited impact as distribution across county e.g. travel		
Those preferring Option A	6	Those preferring Option C	5	Required Characteristics of Growth
Those preferring Option B	1	Those preferring Option D	10	
Those preferring Option A	6	Those preferring Option B	1	

Spatial Option A

What works

- Degree of infrastructure already in place
- Builds on existing community support e.g. village halls
- It does not – not enough industry/employment in these

Where are Concerns

- Employment opportunities
- Road network/traffic congestion
- Flood

<p>towns</p> <ul style="list-style-type: none"> • Safer by design issues need to underpin such developments for vibrancy – this is opportunity • Underpins existing hubs • Growth focused on key hub settlements • Protects rural areas • Include Raglan as development area • Rail link improvements • New rail link Monmouth-Raglan-Abergavenny – rail link to proposed critical care unit 	<ul style="list-style-type: none"> • May not be able to accommodate expansion without significant impact on the environment • Movement/access to public services e.g. health/education • Dense population cause health/social problems • Where do towns end – need to recognise rural hinterland around each • Distant from M4 excepting Chepstow • Does nothing to lessen dormitory effect in Severnside • This is the current plan and it hasn't worked well • Road network at 'A' road level is under stress • Visual impact detrimental to heritage/tourism • More development around Chepstow will impact on the countryside and join up villages to the town (Pwllmeyric, Mounton etc.) • Does this reflect health and local government HQ proposals? • Declining industry • Peripheral growth patterns • Too much emphasis on three main towns, all of which are already constrained • Flood risk • Abergavenny – sewage treatment works (Llanfoist) at capacity • Overloaded infrastructure due to lack of previous investment
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Spatial Option B

<p>What works</p> <ul style="list-style-type: none"> • M4 for business communication/distribution • Will enhance vibrancy – county safety aspects in design and development essential for this • Everything, if and when the Severnside airport comes to fruition • Could provide critical mass for sustainable growth and growth provides services being economically viable • Agree with above statement • Concern – see comment on D re Magor & Undy 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Ruination of AONB/SSSI • Ribbon development • Commuter area (community spirit) • Localised to south – not a county option – no affects at ameliorating rural concerns/issues • Caldicot would need a motorway junction on the M48 and is that likely? • Flood risk • SSSI/SAC? & SPA & RAMSAR = Gwent Levels & Severn Estuary • Historic landscape • Does not build on historic development patterns • No development for other areas • Does not meet needs of other towns • Roads – increased commuting • Effect of barrage? • Neglects other communities' needs • Does this reflect health & local government HQ proposal? • If 'A' what about pollution levels?
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Spatial Option C

<p>What works</p> <ul style="list-style-type: none"> • Environmental concern caused by increase in travel could be offset by eco homes and environmental improvements and investment in public transport. This would help maintain small villages – shops/pubs etc. • Develop to the east of A465, Abergavenny. Road network and an improved rail network will work • Diverse communities • Small-scale development ¾ houses can be self-sufficient – power/drainage • Work for home • Scope for proper orientation • Use of garden for food, use of sun • Increase identity and focus in local areas • May provide less travel to work problems • Less high-density development • Development to east of Abergavenny (A465) • Improves facilities and services, housing opportunities in rural areas 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Insufficient concentration to create employment/sustainable communities • More of the same • See comment under D re Magor & Undy • Gwent Levels flood risk • Environmental constraints – flood risk • Need to provide infrastructure and community facilities • Unsustainable growth pattern - agree • Infringement of ANOB • Building extensions instead of new build with good design • Employment without commute • Local facilities to enhance community identification and enhance county safety • May cause ribbon development and urban sprawl • Loss of recreation areas • Will affect higher designation landscape areas and not sustainable form of development, will increase car borne commuting
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Spatial Option D

<p>What works</p> <ul style="list-style-type: none"> • Mixed use development, incorporating community services and facilities as well as jobs and housing is a sustainable form of development • Opportunity for Severnside growth to follow eco-town/district principles • Concentrates most development on main settlements, enhancing their vitality and viability by providing range of jobs, community facilities and housing, including affordable housing and health • Allows for critical mass to be achieved to deliver mixed use 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Fairfield Mayboy site and Deborn INT site in Chepstow are both areas that <u>could</u> flood • Chepstow has one through road – the A48 – accidents or repairs cause large problems! • Needs to include Abergavenny • Depends on nature of development – could be a risk if development does not reflect community needs • Risk of associated developments e.g. schools not in place • Loss of Chepstow's identity and ruining 'greenfield' approach to town. Yes! • Have sites been assessed for development – may be in areas of greatest need • No rail network • Environmental impact on Raglan
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<p>and sustainable growth</p> <ul style="list-style-type: none"> • Think Raglan good for development • Severnside development • Good general dispersal – allows for sustainable development • 475 DPD – objective 3 will be a positive not a neutral, A would , 350 DPD less so • Objective 5 – delivery of all paramount – better to concentrate in these areas than not provide it • More equitable distribution of growth 	<ul style="list-style-type: none"> • Improve Severn tunnel rail facilities • Growth to N/E of Magor & Undy – not practical. It will only encourage commuting to Bristol. Also, proposed development site is diagonally opposite to village centre – car travel will be increased and village cannot cope with current peak traffic pattern • Cannot virtually ignore Abergavenny – good communications and existing infrastructure • Gwent Levels flood risk – Magor & Undy will loose sewage pumping station etc. • Flood risk/transport • Re-open rail links to Chepstow, Monmouth, Ross, Abergavenny, Raglan and Newport • Small-scale house building at rail stations/halts
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Monmouthshire LDP – Phase 2 Consultation - Caldicot Session 7-January 2009

What are the key characteristics of growth that you wish to see in place?

What are the key characteristics that draw you to a particular Spatial Option that you want the LDP to consider?

Ensure Infrastructure In Place	Affordable – Broad Mix of Housing	Local (& Mixed) Employment	Sustainability & Environment Issues	Identity / Character Encourage Pride In Monmouthshire
Achievable number of dwellings with present infrastructure 2	Option that maximises affordable housing 3	Possibly promotes development of Caldicot town B	Consider sustainability – farm supply, 'Peak Oil' issues 2	Distribution of growth & development evenly spread over County
Need proper road infrastructure 2	Need for houses for rent	Affordable housing	Sustainable development D	
Need more investment in infrastructure in Caldicot from now on!! Caldicot is dying! 2	Possibility of affordable housing as well 2 & 3	Link road from M48 to STJ – employment B	Potential for public transport (rail) ie. Reduce individual transport – car!! B	Location of development – must take into account geographical problems e.g. Wetlands (flooding) / nature / health of people sustainable C
Maintain school rolls 2	Ensure enough housing for existing & ageing population (all types) 2	Boosts employment B	Consider <u>new</u> settlement(s)	
Graveyard	Only provide needed housing 2	Local employment 3	Larger scale 'new town' better than infill 3	Keep Monmouthshire a green / rural community
Even spread of development in towns and villages	Option 3 has potential aids – affordable housing therefore need for hybrid 2/3 = 2.5!!	Employment (even if commuting) B	Still needs a 'new settlement' included for major housing – infill no answer B	Retain character of County 2
Must consider infrastructure to support. Locate in <u>Caldicot</u> – improve infrastructure here now! 2	Good enough for affordable housing 2	Need to create local employment 2		Option 2 has potential – limited development
Facilities – health, schools, recreation, public transport 3	Even development will benefit all Monmouthshire residents – infrastructure / affordable housing / job provision C	Maintain viability of Caldicot – encourages business / industry & investment 2	Miscellaneous	Better balance of development throughout County D
Key transport corridor infrastructure B		Utilise links to Bristol (encourage reduction in Bridge tolls!!) Cardiff etc. B	Re: infill development – is MCC aware of M4 relief road includes proposal for M48 junction between Caldicot and Rogiet?	Keeping our green rural County
Transport infrastructure – motorways & A roads, rail/bus links C	Distribution of growth & development evenly spread over County C	Develop Caldicot area to encourage regeneration of Caldicot – or won't happen B	1. Impractical 2. Failed policy 3. Only possible but public transport vital 3	Use brownfields first Keeps greenfields 1
Distribute development proportionally across County C		Better development opportunities in area where we		Strong need to keep communities and green space between 2 Minimise but don't exclude Greenfield development 2

Moves away from cars B		are losing work:- Magor/Undy, Sudbrook, Industrial Estate B	Don't use Greenfield sites 2
Public transport B			
Not possible to ignore effects of greater Bristol & Cardiff 3			
Development must not create "dormitory estates" 2		Distribution of growth & development evenly spread over County C	Suggestion: presentation ref: planning to individual Community Councils!
Distribution of growth & development evenly spread over County C			
Even development will benefit all Monmouthshire residents – infrastructure / affordable housing / job provision C		Even development will benefit all Monmouthshire residents – infrastructure / affordable housing / job provision C	
Not too much more commuting 2		Could improve towns 3	
Location must take wetlands, nature, health, sustainability into account			
Those preferring Option A 0	Those preferring Option B 3	Those preferring Option C 3	Those preferring Option D 3
			Required Characteristics of Growth

Spatial Option A

<p>What works</p> <ul style="list-style-type: none"> • Only Abergavenny suitable for hub • Effect on GDP of agglomeration (revised spatial plan) • Focuses on larger towns where there is likely to be more access to jobs and services ✓ 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Increased impact on countryside • Traffic congestion • Loss of rural services • Doesn't meet affordable housing needs ✓✓ • Loss of manufacture (Chepstow – Fairfield) ✓
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Spatial Option B

<p>What works</p> <ul style="list-style-type: none"> • Transport (public) if improved ✓✓ • Takes into account the urgent need for MCC to improve transport ✓ none! • Brownfield Sudbrook Mill, Ex railway yard ✓✓✓ • About time to develop this area!! • Reduce transport – promote sustainability 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Too much filling in of greenfields destroying existing villages / communities ✓✓ • Will develop significant Greenfield sites • Will affect rural communities • Not meet affordable housing needs ✓ • Poorer job opportunities in smaller communities ✓
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	<ul style="list-style-type: none"> • M/U & R/C etc. – no plans to improve ✓ • Over-subscribed road infrastructure • Will only work if increase public transport ✓ ✓
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Spatial Option C

<p>What works</p> <ul style="list-style-type: none"> • Develops all areas ✓ ✓ ✓ • This seems to be fairer to all Monmouthshire residents! (Magor/Undy area seems to have been over developed in past 20 years) 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Increases need to travel (very important issue – environment – Peak Oil etc.) ✓ ✓ ✓ ✓ • Public transport links to development and therefore development will not be as sustainable if not improved. ✓ ✓ ✓ ✓ ✓ • End up with same bias as now i.e. Monmouth, Abergavenny, Usk etc. then Caldicot etc. last!!! ✓ • Relies on unrealistic influx of employment in current climate (guess work!!) ✓ • Over-emphasis on Greenfield sites • Over-stretches private travel
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Spatial Option D

<p>What works</p> <ul style="list-style-type: none"> • Use brownfield – paper mill etc. plus other available sites and Severn Tunnel Junction as transport hub ✓ ✓ • Reduces travel ✓ • Increases employment ✓ • Increases sustainability – ref: Peak Oil, climate, environment etc. ✓ ✓ • Distributed development across whole of County – “Even”!! • Some affordable housing – provided jobs available • Does not impose on existing stretched rural communities 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Don't need to use Greenfield areas around Caldicot (plus notes as C) ✓ ✓ • Travel increased • Better road/rail networks needed • Pressures on affordable houses
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Monmouthshire LDP – Phase 2 Consultation - Chepstow Session 8-January 2009

What are the key characteristics of growth that you wish to see in place?

What are the key characteristics of the Plan that you have selected that the LDP must consider?

Ensure Infrastructure In Place First		Use Brownfield sites first	Local Consultation To Meet Local Needs	Ensure Conservation includes Borders & Other FoD, Bristol etc
Access to public transport	Thriving town centre			
Encourage more people to live in towns – encourage town businesses & town centre shops	Improvement of facilities like schools and clinics in proportion to housing growth	There are more brownfield sites in the area than officially acknowledged	Consultation with all:- Public & other agencies i.e. road safety, highways, water!!	Need to consider what other authorities (surrounding) are doing(e.g. with Llanwern)
Severn Tunnel Station provides a good link to Cardiff/Bristol	Amenities – local – shopping, leisure (cinema, theatre, pool)	Start with brownfield sites – infill	More choice for local people	Any growth addresses borders
Existing facilities-investment to retain and improve. Infrastructure in place	Drivers for the population growth? 1) Infrastructure 2) Employment 3) Housing	Brownfield sites e.g. Fairfield Mabey Osborn	Consultation at Town Council planning level for large housing developments	Increase development to spread council costs/rates
Potential to improve public transport – improve rail		Local Employment To Drive Growth	What are the growth needs of Chepstow	Recognise influence of Bristol, Newport, Cardiff
Reduces strains on 3 major existing towns	Where will the children play?	It would help Caldicot regeneration	More gradual, less radical approach	Local Food
Space & infrastructure for new town development	Occupiers need facilities Improved public transport	More sustainable	Maintains Monmouthshire's identity	Boosts local Farmers' Markets
Second Severn Crossing is accessible alternative when first bridge is closed	Need good (lack) of infrastructure Sustainable – having sufficient local facilities e.g. children's playgrounds, open spaces, pubs, shops	Greater potential for rural development	Affordable Appropriate Housing Size / Age / Energy	What target for % of locally produced food?
Local schools – rebuild Centre of Excellences	Develop local communities:- Schools – Shops/Post Offices – Doctors - Pubs	Driver for population growth & employment	Affordable housing should be available to private buyers – not just housing associations	Local Sustainability – Environmental Issues
Facilities already exist		Improved employment opportunities will lead to growth Employment opportunities (local & other)	Composition of housing - affordable family sheltered housing	Transport will be very expensive so commuters long distance will reduce
		Will help support local facilities	Ageing population – appropriate	Environmentally friendly developments (no cars)
				What assumptions for price of

(transport/infrastructure)	Schools, doctors' surgeries, industrial units etc. should be developed parallel to housing	e.g. schools, village halls, shops, pubs	housing dwellings Size of dwellings	oil/ gas/ wood/ & electricity?
Helps to improve public transport in rural areas		Housing to match <u>local</u> employment needs	A variety of accommodation units to suit individual circumstances	What target for % of locally produced energy?
There is a plan to link road from A48 to Rogiet	Can road facilities cope with additional housing?		Affordable housing should be of an adequate size for family life	Challenge need for <u>growth</u> . Constant growth is <u>not</u> sustainable!
Spreading the load	It is spreading the development but it is still contained. Space for infrastructure	It concentrates all the development along the M4	Energy efficient housing	
Greater potential for rural development		More affordable housing for young people and the elderly	Miscellaneous	
End out-of-town shopping development	At least proportional growth of existing amenities	Need for affordable / appropriate housing – ageing & young	More smaller flexible developments around existing settlements	
Need good transport – look at trains		Maintains existing communities (alternatives could destroy)	Encourages better community spirit and so less anti-social behaviour	
Those preferring Option A 5	Those preferring Option B 8	Those preferring Option C 21	Those preferring Option D 0	Required Characteristics of Growth

Spatial Option A

<p>What works</p> <ul style="list-style-type: none"> Improved urban environment if improved public transport is coupled with restrictions on cars Need to promote investment in towns not countryside Good access to rail from centre at Chepstow Need to promote investment in countryside not extend the already unsustainable towns 	<p>Where are Concerns</p> <ul style="list-style-type: none"> Consultation with the proposed rebuild of Monmouthshire County schools Can Chepstow Monmouth cope with huge increase in development? Road infrastructure Amalgamation of Pwllmeiric into Chepstow – loss of green lane around Pwllmeiric Towns already congested Why not Usk? Over-development changing the character of towns Concern over traffic generated through Chepstow from development at Lydney How do people manage when Severn Bridge closed and they work in / around Bristol? Towns need 'green lungs' (e.g. bees will die out unless we keep green bits/corridors for them)
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	<ul style="list-style-type: none"> • Unless facilities are addressed when houses are built there will be a great lack – swimming, shopping both poor • Encroachment on countryside/national parks • Just carrying on existing unsustainable growth and travel patterns • Poor roads to take traffic through Chepstow
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Spatial Option B

<p>What works</p> <ul style="list-style-type: none"> • Opportunity to use numerous brownfield sites • Opportunity to redevelop parts of Caldicot • Opportunity to develop Severn Tunnel Junction as a viable transport hub for S.E. Wales (with HST's to London shopping and coach station (move from Chepstow!)) • Opportunity to provide a transport (new) link with M4 • Greater chance to attract employers – sustainability • Good access • Develops commercial corridor • Meets conventional criteria for economic growth 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • The maintenance – cost of running old Severn Bridge:- keeping it open!!! For use by Chepstow etc. • Concern at over-use of Greenfield sites • Lack of facilities in the area – shops, hospitals, new schools. Will they be put in? • Whole area will probably be undersea in 30 years • SSI's on Gwent Levels already under threat • Encourages dependence on M4 – not sustainable • Encourages commuting to work in Newport & Bristol – not sustainable • Avoids needs of rural communities • Few brownfield sites in Caldicot area
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Spatial Option C

<p>What works</p> <ul style="list-style-type: none"> • Space for people to grow food • Ability to grow wood for fuel • Fair spread • Existing infrastructure probably adequate • Each community can absorb a small amount of development without losing 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Stretching existing resources • Increased commuting (if there are any jobs to travel to) • Transport links to major towns/schools – development too thinly spread to permit improved facilities • Transport costs will be prohibitive
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<p>its local identity</p> <ul style="list-style-type: none"> • Greater potential for sustainable living • Encourages families to participate in community life • People know their neighbours in small developments • Reflects demand push • Future increase in home-working 	<ul style="list-style-type: none"> • Lack of truly local schools for early years • Impact on countryside is unacceptable
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Spatial Option D

<p>What works</p> <ul style="list-style-type: none"> • Resources available • Good road links • Could reduce travel • Opportunity to design mini-communities with low environmental impact • Could be good option when County Hall relocates?! Most employees live in Torfaen • Could encourage re-generation of run-down areas rather than just developing Greenfield sites 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Town congestion • Transport in Chepstow is a disaster – the A48 reached maximum capacity 2 years ago • Vanish the countryside • Character of small towns will be ruined by large developments • Needs to declare assumptions about availability of oil, gas, wood and electricity during life of the plan • How do you guarantee employment? • Availability of employment should come before housing • Our employment (for Chepstow) isn't local now – how is that expected to change? • Where is the hospital (super centre) being built?? • Chepstow roads won't be able to cope with increased traffic
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What are the key characteristics of growth that you wish to see in place?

What are the key characteristics that draw you to a particular Spatial Option that you want the LDP to consider?

Housing Must Be Affordable and 'Local'	Infrastructure In Place / Developed At Same Time	Strategic Approach	Employment Investment Opportunities Considered	Not Led By Developer Desires
Developments must make it possible for young families to remain in the area they grew up in. this encourages greater family unity	Could encourage return of facilities (i.e. pub, shop, school, community halls) to local communities – build the community	Growth that reflects the capacity environmentally and economically and reflects regional 'spatial' priorities e.g. regeneration	Danger of focusing too much on housing allocation without considering land needed for jobs, schools etc.	Equal opportunities for development Reflect local need not just space OK
Affordable housing	Services / facilities Abergavenny	Planning 'gain' should be for local community	Opt.D. Links employment with housing provision so that people don't have to commute, or be retired / unemployed	Forum will also respond Not developer market led
More rural affordable housing	Services already there	Emphasis mainly on urban development spread around towns		
1	. Growth that sustains rural and urban services and facilities			
Need for lots of very small units (e.g. 1 bed flats), including sheltered housing, at low cost, not 3-5 bedroom executive houses	Importance of land for allotments and community gardens to promote healthy communities and lifestyles	Balance of both urban & rural	More industry / employment and housing in step	
Enough housing provision to provide choice of size/tenure and location	Match housing to services – schools etc	Transport considered	Employment in Abergavenny	
Higher proportion of affordable housing over 10 houses		Allows growth in large scale rural towns/villages that have good access e.g. Usk, Raglan	Opt. A. Employment opportunities in Abergavenny reduces need to travel	
'Affordable' not = social		Less migration and reliance on the motor car	More likely to fit the needs of most people. Homes, jobs!	
Ensure housing is appropriate – size, age etc. Young care needs		Less car use should be about health as well as transport	Mixed development / employment	
Modest proportional development in villages			Growth that enables new population to invest in the County	
Relaxation of planning control on smaller units 1-2 bed units		Encourage non-motor car	Local employment – small sites	

A 'housing' strategy to encourage multi-family			transport i.e. buses, bikes – cycle routes	Encourage affordable business units	
Those preferring Option A	4	Those preferring Option B	0	Those preferring Option C	5
Those preferring Option D	3	Required Characteristics of Growth			

Spatial Option A

<p>What works</p> <ul style="list-style-type: none"> • Good spread of development but not too much in countryside – i.e. less travel – need a key village strategy • Focus on key hubs that can grow and sustain services and employment • Encourage development (Nigel) Penpedlenni to match employment opportunities 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Need to balance with growth in rural communities • Rural inhabitants will still have to travel • Too much development in the countryside around Abergavenny • Increased traffic congestion • Services not available:- transport facilities, shops, pubs etc.
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Spatial Option B

<p>What works</p> <ul style="list-style-type: none"> • Concentrates 'problem' in one areas of the County – bad luck for people living here in commuter land 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Too great a focus in one area and reduces choice throughout County • Will promote linear city with all the disadvantages of say M27 corridor • Corridor development greater commuting? Urban decay community breakdown with lack of service provision • Development should be balanced throughout County to achieve balanced communities • Diverts resources from towns like Abergavenny • Doesn't allow development in the rest of the area
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Spatial Option C

<p>What works</p> <ul style="list-style-type: none"> • Less pressure in towns already overcrowded 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Least sustainable of options
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<ul style="list-style-type: none"> • Has to be the most balanced option for both urban and rural • No inconsistency between options C & D • Promote work / home development - avoids over concentration in one area • Businesses are encouraged into rural areas so housing should also be encouraged 	<ul style="list-style-type: none"> • Equal misery? • Too much rural development • Need to ensure that local services do not become overstretched • Must ensure community agreement to development • Need to focus on smaller number of strategic villages e.g. Usk / Raglan
<p>Spatial Option D</p> <p>What works</p> <ul style="list-style-type: none"> • Right approach but wrong scale. Need to change to small to medium scale with higher quality services employment like at Llanover, Llancoy. Llanvetherine etc. • Brownfield sites like Fairfield Mabey • Sounds like a good option! • Could be good but not to exclusion of other options • Opportunities should be taken as and when they arise • Good but what about employment in Abergavenny 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • Assumes that employment has to be large scale and next to housing • Not based on clear spatial strategy reflecting areas of need • Proactive approach needed – sites to be available only if appropriate mixed development accommodated • Establishing more isolated living with little interface with neighbours. This does not and will not create sustainable communities • Options driven by site owners not MCC planners – are there other mixed development options (brownfield)? • How much of the brownfield will be housing not employment?

Monmouthshire LDP – Phase 2 Consultation Monmouth 21-01-09

What are the key characteristics of growth that you wish to see in place?

What are the key characteristics that draw you to a particular Spatial Option that you want the LDP to consider?

Infrastructure	Local Employment Opportunities	Keep Villages / Towns Viable	How We Look After Character Of Monmouthshire	Affordable / Appropriate
Need sufficient hospitals & public transport	Will be local jobs for people in new development (B)	Low cost housing to keep schools etc. viable	Opt. 1 Preserves special character of Monmouthshire	Better opportunities & facilities for young people
Opt. 1 pressure on infrastructure	Housing must align with local employment - 350	More free car parking in town. Stop it from dying	Preserves countryside - 250	More affordable houses in local rural areas
Need adequate sewerage & drainage	More employment opportunities	Don't spoil hubs e.g. Monmouth. Spread houses out round the villages	Preserve rural AONB environment	Need for villages to grow
Education- social services in place to support	Must have mixed development within Opt. C	Opt. 1-2 Certain level of growth needed to maintain viable communities (rural)	We want MCC planning to do its job ensuring that houses built are appropriate to the area and environment	Meets local family commitments
Road and rail infrastructure already in place				Low cost housing in rural areas
Infrastructure should lead housing development	Develop employment at same time as housing	Development spread evenly	No more greenfield site development in Monmouth	We don't want market-led growth as it leads to inappropriate development no harm in allowing 475 and let market decide & where
Employment (need increase in) infrastructure not kept pace with population growth	Environmental Issues No building where flooding Houses appropriate to environment	More controllable and supportive of maintaining-increasing facilities in more rural areas	Preserves the rurality of the rest of County	More affordable homes for a rural County Want to encourage greater social range
Need sufficient school places	1 More control over environment Option B preferred- (environmental reasons)	Better distribution of population	All other alternatives will alter the nature of Monmouthshire	Planning should control the density of housing – to discourage speculative executive housing
Good access to existing services	Style of development - not suburban like Rockfield Will reduce commuting and will therefore be better for environment	Opt. C will take off the pressure of ruining Monmouth	Environmentally Sustainable Only build houses as big as is reasonably needed i.e. not too big	More affordable housing in rural communities Opt. 1 Targeted for young families as they are the most needed
More school places needed – schools full now - 350		Development across whole County but not uniform. Rural should be less than Opt. C	Look at sharing facilities e.g. gardens, heating systems	Low cost housing should be sustainable to meet the demand from local residents
Focus development =D not Raglan include Magor / Undy / Caldicot	Prefer Opt. 1 for environmental reasons		Opt 1 Good quality & compact - quality not quantity Environmentally high stds	Overall
	Use Housing / Str Sites Already Here		Good sustainable transport links	Organic growth – where and as needed Other
				Seems the least destructive option – C is

Supports existing services	Brownfield sites are available	Best potential for building sustainable communities	not necessarily ideal. Could have B & C
Not More Commuting	Utilise existing buildings	Opportunity for small self-build. Quality, eco-friendly or small-scale	High Council Tax on second homes
Keep commuting to a minimum - 250	Repossess empty houses		
Do not want to attract commuters	Need land with existing planning to be developed	More flexibility in small-sale & independent builds	
Those preferring Option A 0	Those preferring Option B 6	Those preferring Option D 6	Required Characteristics of Growth
Those preferring Option A 18	Those preferring Option C 18		

Spatial Option A

A	Monmouth
What works	Where are Concerns
<ul style="list-style-type: none"> Some value in reducing sprawl into rural areas, but villages need <u>some</u> affordable housing ✓✓✓ Could reduce need to travel Working from home 	<ul style="list-style-type: none"> Need joined-up thinking – Monmouth is <u>NOT</u> a hub community in SEWTA transport plan – very poor public transport ✓✓✓ Will concentrate housing development into too few towns (or areas) within the County – can facilities accept this growth? - especially sewerage and drainage ✓✓✓✓ Lack of support for rural areas ✓✓✓ Ignores needs of the South The nature of Monmouth will attract high cost housing only and not affordable homes ✓✓ Infrastructure might not be provided to go with housing (e.g. cycle routes) to connect to towns ✓ Will spoil towns ✓ Doesn't assist housing etc. in rural areas Will continue death of small villages and settlements

Spatial Option B

B	Monmouth
What works	Where are Concerns
<ul style="list-style-type: none"> Transport facilities & jobs already in place ✓✓✓ Preserves environment for rest of County✓ Might improve local facilities in Magor / Caldicot dramatically 	<ul style="list-style-type: none"> Concentrates services where they already are – not where they are needed ✓✓ If housing concentrated in South there will be no improvement to infrastructure in the North where it is needed ✓ Will increase house densities near busy M4 – is this wise? Could affect development plans elsewhere in Gwent e.g. Newport

<ul style="list-style-type: none">• Might reduce car use ✓	<ul style="list-style-type: none">• Low lying ground – will levels rise if we have Severn Barrier?• Llanwern steel works – will this go to housing? ✓• Will damage remaining green space / agricultural land in this area• Could increase pressure for M4 relief road
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Spatial Option C

<p>C</p> <p>What works</p> <ul style="list-style-type: none"> Keeps villages alive ✓✓✓✓✓✓✓✓ Some people want to live in villages ✓✓✓✓ Would revive some of the villages – need low cost housing ✓✓✓✓✓ Would make better use of <u>some</u> under used facilities Possible to keep development small and appropriate to each situation ✓✓✓✓✓ Many home owners work from their rural homes (e.g. software designers, musicians) ✓✓✓ Possible to match housing and employment Opportunity for mixed small-scale independent variety and quality – self-build schemes? ✓✓ Planning approval should favour semi's rather than detached as these stay cheaper and have less scope for extensions which make them unaffordable ✓✓ 	<p>Monmouth</p> <p>Where are Concerns</p> <ul style="list-style-type: none"> Development across whole County but not uniform – rural should be less than option C ✓✓ Rural development should be limited to villages with services/public transport ✓✓✓ Unlimited house extensions should not be allowed as it means that a cheap houses become expensive ✓ Too much large-scale development in certain areas Rural development housing needs to be sympathetic to the location and not housing estate type ✓✓✓ Release land in urban areas for low cost housing – even in unkept AONB ✓✓✓ Combine with mixed development i.e. jobs Could increase commuting
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Spatial Option D

<p>D</p> <p>What works</p> <ul style="list-style-type: none"> Mixed development should / could reduce need to travel More use of brownfield Mixed developments essential ✓ 	<p>Monmouth</p> <p>Where are Concerns</p> <ul style="list-style-type: none"> More density on low-lying land – floods Local services already stretched ✓✓✓ More use of Greenfield Larger developments, high impact on existing communities ✓ More impact on countryside / wildlife ✓ Does not match housing need – nothing in Abergavenny
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Monmouthshire LDP – Phase 2 Consultation – Raglan – Monmouth Rural Forum 22/01/09

What are the key characteristics of growth that you wish to see in place?

What are the key characteristics that draw you to a particular Spatial Option that you want the LDP to consider?

Affordable, Appropriate Housing	Retain Monmouthshire's Character	Retain Village Character & Community	Ensure Infrastructure Is In Place	Ensure Infrastructure Is In Place Cont.
Affordable housing evenly spread	Keep the countryside green not polluted!	Less crowding, more community spirit	Less strain on infrastructure C	Existing restrictions e.g. sewerage, roads infrastructure need to be considered
Affordable housing. (What is it?) Social? Part owned? How cheap? For whom?	Helps Raglan keep its rural status and preserves our historical heritage	Improve community spirit – keep small business, pubs etc. open C	If spread – less strain on infrastructure – transport, schools, sewerage, medical etc. C	Expansion has to have infrastructure to sustain it
Affordable housing for local people	Infill – can you do too much	Maintain village character	Supports retail centres A	School enlarged before development!
Need of affordable housing for local residence in any area	Opt. A continues the historical method & pattern of development in Monmouth (natural)	Retain the village characteristics of Raglan	Infrastructure favourable and exists already B	Improve quality of services, sporting facilities – none for youngsters at present
Need of suitable housing i.e. for young people and people that are <u>physically</u> disadvantaged	If houses are spread sensibly small schools remain viable and open & all other amenities Opt. C	<u>Community</u> not <u>commuting</u> needs to be considered	Accessible centres to rural community A	Develop Local Employment / Business
Affordable housing within Raglan	Protection of countryside	Raglan maintains its village status	Minimal need for commuting B	Best option, smaller development
Affordable housing for local families	Is there an optimum size for a village before it loses its semi-rural character	Consideration must be paid to the importance of the village to its own community and not destroy this by large development	Facilities and infrastructure in place and easier to development further A	Growth must follow employment and development in infrastructure and provide local services D
More affordable housing by changing ratio, new build /	Housing sites restrict access to the countryside and destroys	Sustain village life	With growth we must have increased amenities:-	Road networks in D's area including Raglan are all ripe for

affordable housing	'Rural appeal' – consider access as an issue			1. Parking 2. Shops 3. School facilities 4. Medical (Doctor)	growth with housing and work units D
Spread affordable housing to avoid clashes or labelling within community	Maintain the rural aspects of the County – commercial development should be compatible	Village to remain a village	Where will the extra facilities be to cater for the extra volume of new housing		Development to follow employment. No point in building for commuting
Overall Strategies	Distinctive character of built heritage, historic towns, villages and settlement pattern	Keep identity and character as a village	Effect of vehicles travelling through the village		Numbers must be compatible with <u>local</u> employment opportunities
Takes pressure off rest of countryside B	Don't Use Greenfield	Ensure Physical Environment Considered	Good road networks need exploiting		To maintain a viable agricultural industry and community
Least impact for everyone C	Preservation of Greenfield sites	Less impact C	Secondary school location supports this plan A		Develop local cottage industry with housing
Equal distribution about County C	B. obvious choice for any industrial development . brownfield options	Spread around the 'concrete' t try and help with flooding C	Need for improved infrastructure i.e. sewerage and school improvement in Raglan		Possible further development of light industry around towns
Even spread across Monmouthshire C	Retain greenfield sites	Concern at development on flood plains	Traffic impact		Housing located with employment
Majority of housing should be in existing urban areas		Identify areas where development cannot be carried out (around SSSI's, flood plains etc.)	Transport to areas of employment need to be co-ordinated		Small scale might support local builders and developers not just the big builders
Opt. 2 <u>but</u> not large developments		New housing to be compatible with environment agency flooding guidance	Solve infrastructure (schools & sewerage) before sites		Regeneration of towns
Spreads the pain C	Overall Strategies cont.	Opt. 2 consideration must be given to flooding	Size of settlements to be suitable for infrastructure		Other
Need growth to maintain and development vibrant	Opt. 2 As it meets regional needs without swamping		Numbers must be compatible with infrastructure		Cattle Market issue

communities	Monmouthshire			
Present economic climate – mechanism for re-appraisal of growth and assumptions	Opt. 2 the distribution of housing – affordable etc. should help to support adjacent schools, business as a balanced package		Capacity of schools, sewerage, roads etc. new and existing residents linked to new development	See 'My son-in-law' letter

Those preferring Option A 3	Those preferring Option B 6	Those preferring Option C 27	Those preferring Option D 6	Required Characteristics of Growth
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Raglan Other Issues				
Cattle Market issue				
'My son-in-law' letter - My son-in-law drives a cattle lorry. He has been in Newport Cattle Market today, and has to go back in the evening – and the area in Newport has drug users and needles left around down there. I don't know why they couldn't have a cattle market in Raglan, they all want their roast dinners on a Sunday....				

Spatial Option A	
A	Raglan
What works	Where are Concerns
<ul style="list-style-type: none"> • Opt. C Helps to sustain the village • 50% affordable housing • New school <u>more</u> important at present • Focussing development in existing urban areas is the best option – maintains existing population patterns etc. • Good option – it's no accident that these are successful for economic growth • Supports retail infrastructure • Reduce commuting. Use better existing infrastructure of existing towns • Site West of Monmouth would be within walking distance of Town Centre services – which is the point of living in a town • The need for a new school in Raglan comes way ahead of new housing 	<ul style="list-style-type: none"> • Too many houses would destroy village • Not enough employment to support any development of dwellings! • Topographical restraints • Already significant development in the three main towns. Development is outstripping resources etc. • Does nothing to help sustain rural communities which need better infrastructure • Impact on historical towns • Location of 'Market' is a fundamental that must be addressed before any decision!

Spatial Option B	
B	Raglan

<p>What works</p> <ul style="list-style-type: none"> • Good option so long as it does not preclude organic growth in Monmouth / Chepstow / Abergavenny ✓ • M4 corridor is most likely area for economic development, makes some sense to grow housing into the same area • Maximise the use of brownfield land • Most sustainable of the four • Best option, plenty of brownfield available • Would encourage better infrastructure in area of existing settlement potential for expanding infrastructure 	<p>Where are Concerns</p> <ul style="list-style-type: none"> • As above – Organic growth • Good idea – other areas must not be allowed to stagnate / services must not suffer • Environmentally sensitive areas on Severn Levels flooding? • Concentrates settlements in new linear housing areas without good infrastructure • Flood prevention barriers need to be addressed anyway as a matter of course • Leaves the North of the County to stagnate and can increase commuting if employment is South of the County ✓ • Assumes everybody wants to live in the South – J Stalin would approve! Building houses where people do not want to live doesn't work – just check Mitchel Troy • Location of Market vital to any plan • Will the dwellings be filled with commuters and will they support local economy • New school far more important
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Spatial Option C

<p>Raglan</p> <p>Where are Concerns</p> <ul style="list-style-type: none"> • Balance of any and all developments – consideration for residents and sites • Infrastructure need improving first • Employment and facilities for locals • Impact on countryside • Impact on rural settlement and character • 8. Can't see how this scheme will reduce reliance on the car especially in Raglan • Daft option – highly interventionist – non-organic – unsustainable (defined as extracting a cost on future generations) • This takes the pressure of areas like Monmouth but would end up being a dog's dinner! 	
<p>What works</p> <ul style="list-style-type: none"> • Spreading development so that no one place has its character changed dramatically • Keep Raglan a village not a town! Small development only ✓ • This reduces localisation at lost green site and should help with flooding • Least impact on any one area – spreads the 'pain' • Benefits would be distributed to the advantage of 	

local people	<ul style="list-style-type: none"> • Will this just create more dormitory villages with no guarantee of improved services
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Spatial Option D	
D	
<p>What works</p> <ul style="list-style-type: none"> • Opt. A. Monmouth / Abergavenny / Chepstow / M4 make sense as established with well-developed services and non-commuter communities • Concentrated development can be good if it generates local services in suburban dormitory areas • Development in Severn Side site seems OK – but Monmouth and Raglan would not be practical for this option • Raglan must grow as part of D, leaving the smaller, older villages intact • Infrastructure, employment and housing <u>must</u> be linked. This option allows for this 	<p>Raglan</p> <p>Where are Concerns</p> <ul style="list-style-type: none"> • Raglan is already a commuter village with few local employment opportunities. This point also applies to Opt. C. Further growth in Raglan is not transport sustainable – unless someone builds a railway! • But not in Raglan, because we already have excellent local services • Other options A & B are much more robust – require less intervention • Small locations not suitable for industrial development or large conurbations • Can anyone persuade new employers to come to these centres? – If not it is not sustainable • Correct infrastructure must be in place • Do not believe industry can be attracted to this area • Large scale development of either commercial or housing would ruin the character of the village • Can't see how this would significantly increase job opportunities in the area • Location of 'Market' will be vital as this will attract housing and industry • Supporting local jobs so we don't have to commute the population to jobs • Impact on rural character of Raglan • Impact on infrastructure of Raglan

APPENDIX B3.

OPTIONS WORKSHOPS

WORKSHOP PARTICIPANTS.

**LDP Officers Workshop
Assembly Hall, County Hall, Cwmbran
8th December 2008**

1	Derek Downer	RER, Property Services
2	Barry Englefield	LLL Youth & Community Officer
3	Martyn P Evans	RER, Land Drainage/Gulley Officer
4	Danielle Fry	RER, Biodiversity Officer
5	Matthew Gatehouse	SHS, Improvement Officer
6	Barbara Gibbens	RER, Business Development Officer
7	Mike Grace	RER, County Farms Officer
8	Alison Howard	CE, Development Officer
9	Hazel Ilett	CE, Scrutiny Co-ordinator
10	Paul Keeble	RER, Traffic Network Manager
11	Elizabeth Knight	SHS, Partnership Co-ordinator, Strategy for Older People
12	Jenny Lewis	LLL, Area General Manager
13	Matthew Lewis	RER, Countryside Officer
14	Amy Longford	RER, Conservation Officer
15	Mike Moran	LLL, Leisure and Recreation Manager
16	Derek H Nash	CE, Community Safety Officer
17	Tim O'Donovan	RER, Landscape Consultant/Building Cleaning Manager
18	Robert O'Dwyer	RER, Deputy Head of Property Services
19	Pat Perkins	CE, Legal Assistant - Environment & Child Care
20	Dale Roberts	SHS, Area General Manager

21	Geraint Spacey	SHS, Operational Manager - Prevention
22	Philip Thomas	RER, Planning Applications Manager
23	Vivienne Thomas	LLL, Outreach & Support Manager
24	George Weston	RER, Tree Officer
25	Shirley Wiggam	RER, Senior Strategy & Policy Officer (Partnerships)
26	Claire Williams	CE, Trainee Legal Executive
27	Mark Youngman	RER, Transport Policy Officer

**LDP Stakeholders Options Workshop
Members Dining Room, County Hall, Cwmbran
10th December 2008**

	NAME	ORGANISATION
1	STELLA OWEN	NATIONAL FARMERS UNION
2	SCOTT SANDERS	CHARTER HOUSING
3	DAVID JAMES	RURAL HOUSING ENABLER
4	JIM SHARPE	PRIVATE INDIVIDUAL
5	JUDITH DOYLE	GWENT ARCHAEOLOGICAL SOCIETY
6	GERRY WALKER	PRIVATE INDIVIDUAL
7	RICHARD MOORBY	CPRW - MONMOUTH BRANCH
8	JACK HANBURY	
9	MR NEWMAN	ST ARVANS COMMUNITY COUNCIL
10	DEBBIE HARRINGTON	LOCAL HEALTH BOARD
11	ANDREW MUIR	HARMERS LTD
12	LINDSAY WARD	HARMERS LTD
13	MARK TEBBOTH	ENERGY SAVING TRUST
14	LUCIE TAYLOR	NEWPORT CITY COUNCIL
15	ADRIAN WILCOCK	FORWARD PLANNING, TORFAEN CBC
16	DENNIS WHITE	PRIVATE INDIVIDUAL
17	HAZEL BENNETT	ROGIET COMMUNITY COUNCIL
18	MIKE WATKINS	MELIN HOMES LTD
19	JOHN MILLARD	MELIN HOMES LTD

20	TOM STARR	PRIVATE INDIVIDUAL
21	COLIN BLUNDELL	THE PLANNING COMPANY
22	ANTHEA DEWHURST	
23	NICK HUDSON	
24	KEITH PLOW	COMMUNITY COUNCILLOR
25	JAN SHIVAL	
26	BEHTIA SMITH	

**LDP Stakeholders Workshop
Assembly Hall, County Hall, Cwmbran
11th December 2008**

1	Paul Bezani	Private Individual
2	Collette Bosley	MCC
3	Brian Burt	Community Councillor
4	David Farnsworth	Private Individual
5	Robert Daw	Private Individual
6	John Eed	Community Councillor
7	P Flower	Private Individual
8	Chris Hadfield	South Wales Fire Service
9	H Hodges	Chepstow
10	John James	Private Individual
11	Angela Jones	Monmouthshire Local Health Board Wales
12	Sorrel Jones	Gwent Wildlife
13	Lyn Keith	Community Councillor
14	Jane Kelley	Community Councillor
15	Ben Lewis	GVA Grimley
16	Brenda Lloyd	Community Council
17	Martin Lougher	AFA Architects
18	Claire McCorkindale	Environment Agency
19	Melanie Mercer	Community Council
20	C Morton	Private Individual

21	Derek Nash	MCC
22	C Ovenden	Private Individual
23	Lyn Powell	RPS Group
24	Hayley Spender	Blaenau Gwent County Borough Council
25	Pete Sulley	Barton Willmore
26	Huw Williamson	Williamson Associates

**LDP Options Workshop
Choir Hall, Caldicot
Wednesday 7th January 2009**

	NAME	ORGANISATION/RESIDENT
1	PHILIP INSKIP	SEVERN TUNNEL ACTION GROUP (STAG)
2	G POWELL	RESIDENT
3	D K HARRIS	RESIDENT
4	D J GULIVER	RESIDENT
5	DONNA JAMES	MAGOR & UNDY COMMUNITY COUNCIL
6	PAUL TIDMARSH	SEVERN TUNNEL ACTION GROUP (STAG)
7	SUE SANDHAM	MAGOR & UNDY COMMUNITY COUNCIL
8	LINDA GUPPY	MCC - ROGIET COMMUNITY COUNCIL
9	GERALD ROBBINS	ROGIET COMMUNITY COUNCIL
10	J BOND	RESIDENT
11	V LLOYD	RESIDENT
12	B J HOBBS	RESIDENT
13	PAULINE WATTS	RESIDENT
10	ADRIAN GEARING	RESIDENT
11	A EASSON	MCC

**LDP Options Workshop
Drill Hall, Chepstow
Thursday 8th January 2009**

	NAME	ORGANISATION/RESIDENT
1	KERRY SHRADER	RESIDENT
2	STEVE CLARKE	RESIDENT
3	JIM JENKINS	BETTER TRADING FOR CHEPSTOW
4	ANNA WHITTINGHAM	RESIDENT
5	EMRYS THOMAS	RESIDENT
6	JIM WILTSHIRE	RESIDENT
7	JOHN HARRIS	RESIDENT
8	BARRY SAUNDERS	RESIDENT
9	MARGARET DAVIS	CITIZEN
10	TONY LINDSAY	CITIZEN
11	GRAHAM DOWN	MCC (SHIRENEWTON)
12	GWYN EBURNE	LOWER WYE RAMBLERS
13	JUDY WILSTHIRE	RESIDENT
10	ROSEMARY PARKHOUSE	RESIDENT
11	GLYN PARKHOUSE	RESIDENT
12	JANET SAUNDERS	RESIDENT
13	JAMES BROOME	RESIDENT
14	CHERYL LINDSAY	RESIDENT
15	ALAN BRAND	RESIDENT
16	SANDRA BRAND	RESIDENT

17	GUY HAMILTON	RESIDENT
18	M HENDERSON	RESIDENT
19	R HENDERSON	RESIDENT
20	P LLOYD	TRANSITION CHEPSTOW
21	P THOMAS	TOWN COUNCILLOR
22	BARBARA HELLIN	MATHERN COMMUNITY COUNCIL
23	STEVE RAWLINGS	RESIDENT
24	MARIAN LEWIS	RESIDENT
25	DAVID HARRIS	RESIDENT
26	S DOVEY	COMMUNITY COUNCILLOR/MCC
27	HILARY PHILLIPS	RESIDENT
28	CLIVE SHAKESHEFF	FRIENDS OF THE EARTH
29	ROY GARNER	RESIDENT
30	DAVID FLINT	SEVERN TUNNEL ACTION GROUP (STAG)
31	MARTIN McHUGH	RESIDENT
32	DOMINIC CONNOR	RESIDENT
33	MONICA MORLETT	RESIDENT
34	MICHAEL BATON	RESIDENT
35	PHILIP INSKIP	RESIDENT
36	DAVID BROOME	RESIDENT

**LDP Options Workshop
St Michael's Centre, Abergavenny
Tuesday 13th January 2009**

	NAME	ORGANISATION/RESIDENT
1	ANN TROTMAN	RESIDENT
2	DICK COLE	GREENWEB
3	DAVID BRADLEY	RESIDENT
4	LAURIE JONES	ABERGAVENNY ALLOTMENT SOCIETY/FOE
5	N PATTERSON	RESIDENT
6	RUSSELL JAMES	NFU
7	FRANCES WHITFIELD	ABERGAVENNY FORUM MEMBER
8	JOHN GRANT	ABERGAVENNY FORUM MEMBER
9	OWEN DAVIES	ABERGAVENNY FORUM MEMBER
10	ALAN MICHIE	ABERGAVENNY FORUM MEMBER
11	NO NAME	ABERGAVENNY FORUM MEMBER
12	RICHARD LEWIS	RCA

**LDP Options Workshop
Monmouth Leisure Centre
Wednesday 21st January 2009**

	NAME	ORGANISATION/RESIDENT
1	A P MORGAN	RESIDENT
2	G PRITCHARD	RESIDENT
3	MICHAEL SKIDMORE	RESIDENT
4	VIVIEN MITCHELL	RESIDENT
5	DAVID KNAPMAN	RESIDENT
6	JEANNA HALL	MONMOUTH TOWN COUNCIL
7	R HAYWOOD	RESIDENT
8	S ARNELL	RESIDENT
9	J HODGE	RESIDENT
10	J ROGER	RESIDENT
11	E TEAGUE	RESIDENT
12	I M HOARE	RESIDENT
13	W G HOARE	RESIDENT
10	STEPHEN HART	RESIDENT
11	ANNETTE HODGE	RESIDENT
12	ANN LANGFORD	RESIDENT
13	ROGER LANGFORD	RESIDENT
14	STEVE BOARD	RESIDENT
15	BARBARA WRIGHT	RESIDENT
16	DAVID CALVER	RESIDENT

17	GWYN SMITH	RESIDENT AND TRANSITION
18	LESLEY JONES	RESIDENT AND TRANSITION
19	P J THOMAS	RESIDENT AND TRANSITION
20	MELINDA ANDREWS	RESIDENT AND TRANSITION
21	K THOMAS	RESIDENT
22	LIZ HACKET-PAIN	COUNCILLOR (WYESHAM)
23	GWYN SMITH	RESIDENT AND TRANSITION
24	LESLEY JONES	RESIDENT AND TRANSITION
25	P J THOMAS	RESIDENT AND TRANSITION
26	MELINDA ANDREWS	RESIDENT AND TRANSITION
27	K THOMAS	RESIDENT
28	LIZ HACKET-PAIN	COUNCILLOR (WYESHAM)
29	JOHN GOODING	TUCC
30	SUE BEZANI	RESIDENT
31	DAVID HILL	MCC ENVIRONMENT PARTNERSHIP BOARD
32	MICHAEL JONES	RESIDENT
33	PHIL BLY	CIVIC SOCIETY/ SUSTRANS TRANSPORT GROUP
34	A M POWDRELL	RESIDENT

**LDP Options Workshop
Main Hall, Raglan Infants School
7.30pm Thursday 22nd January 2009**

	NAME	ORGANISATION/RESIDENT
1	SIAN REES	RESIDENT
2	KITTY OSBORN	RESIDENT
3	COLIN OSBORN	RESIDENT
4	MARGARET JAMES	WI/NFU MEMBER
5	C SQUIRE	RESIDENT
6	J ANDERSON	RESIDENT
7	T D PHILLIP	RAGLAN COMMUNITY COUNCIL
8	J BREN	RAGLAN VILLAGE HALL
9	SARA GRIFFITHS	RESIDENT
10	R W BUTLER	HON SECRETARY OF CPRW
11	S HUGHES	RURAL COMMUNITY ACTION
12	H D SPENCER	RESIDENT
13	JANE BRYAN	RESIDENT
14	JOHN LAWRENCE	RESIDENT
15	ROY BRADLEY	RESIDENT
16	L LOCAN	RESIDENT
17	S LOCAN	RESIDENT
18	J McMILLAN	RESIDENT
19	PETER DALE	COMMUNITY COUNCILLOR

20	J GREENLAND	RESIDENT
21	S DIXEY	RESIDENT
22	Cllr VAL SMITH	COUNTY COUNCILLOR
23	TOM SMITH	RESIDENT
24	STEPHEN THOMAS	RESIDENT
25	M MORGANS	RESIDENT
26	C BROWN	RESIDENT
27	BOB WATKINS	RAGLAN COMMUNITY COUNCILLOR
28	SEAN McCLUSKEY	RESIDENT
29	ANDREW GROCOTT	RESIDENT
30	KIM KNIGHT	RESIDENT
31	KEITH SNEDDEN	RESIDENT
32	GODREY WHITTALL	RESIDENT
33	RESIDENT	RESIDENT
34	LIZ HAWES	RESIDENT
35	DAVID HAWES	RESIDENT
36	L RIDGWAY	RESIDENT
37	R DAVIES	RESIDENT
38	J QUICK	RESIDENT
39	F HUGHES	RESIDENT
40	A WATKINS	RESIDENT
41	Cllr J D WATKINS	RESIDENT
42	J RANDALL	RESIDENT

43	L D EDWARDS	NFU
44	MARIANNE CHILCOTT	COMMUNITY COUNCILLOR
45	PAMELA SHARRATT	COMMUNITY COUNCILLOR
46	PETER J CRAGG	RESIDENT
47	R J CURTIS	RESIDENT
48	E JONES	RESIDENT
49	PAM PUGH	RESIDENT
50	EDMUND PRICE	RESIDENT
51	SIMON BURGESS	RESIDENT
52	IAN DEAKIN	RESIDENT
53	JOHN BROMLEY	RESIDENT
54	M A PARSONS	RESIDENT
55	GWYNETH MORGAN	RESIDENT
56	NO NAME	RESIDENT
57	W A L CRUMP	MCC
58	W C BRYAN	RESIDENT
59	A B HORREX	RESIDENT/CPRW
60	P FOSSETT	RESIDENT
61	GILL POWELL	RESIDENT
62	A FOSSETT	RESIDENT
63	J A LANGLEY	RESIDENT

64	NO NAME	RESIDENT
65	L BENDON	RESIDENT
66	M BENDON	RESIDENT
67	CHRIS JARVIS	CPRW
68	PAUL ALLISON	RESIDENT
69	RICHARD MOORBY	CPRW
70	JACK MAIDMENT	RESIDENT
71	G WILLMOTT	RESIDENT
72	HELEN WILLIAMS	RAGLAN COMMUNITY COUNCIL
73	JANE HARRY	RESIDENT
74	KEN HARRY	RESIDENT
75	MARIA ABELL	RESIDENT
76	TOM MURRAY	RESIDENT
77	CHRIS MURRAY	RESIDENT