



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

The Monmouthshire County Council Replacement Local Development Plan (RLDP) Preferred Strategy is available for public consultation for 8 weeks from **5th December 2022 to 30th January 2023**. All comments made should be restricted to the content of the Preferred Strategy and should address the questions included in this form which are designed to assist with your representation. Please use this form to respond to the consultation using additional sheets as necessary. Further copies of the form can be obtained from the Planning Policy Team, the Planning Policy website, your local Community Hub/library or you can photocopy this form.

PART 1: Contact details

Your/ your Client's details		Agent's details* (if relevant)
Title:	Mr	
Name:	Guy Hamilton	
Job title: (where relevant)	Chair	
Organisation: (where relevant)	The Chepstow Society	
Address:	Myrtle Villa Myrtle Place Chepstow NP16 5HW	
Telephone no:	07786 500609	
Email: (if you have one)	ghmyrtle@gmail.com	

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

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

Office Use Only

Representor Number

Submission Type (email/web/letter etc)

PART 2: Your Comments

Please set out your comments below using additional sheets as necessary. Your comments should be set out in full – this will help us to understand the issues you raise.

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

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

We welcome the recognition of the need to address the need to protect the environmental qualities of the area; to improve access to, and facilities within, town centres such as Chepstow; to provide more affordable housing in the area; and to address the issues of water quality and wider environmental degradation.

We regret that the opportunity does not seem to have been taken to address the particular issues of Chepstow and the Severnside area in a coherent integrated way – taking into account all aspects of the environment, the economy, housing, and infrastructure needs – that recognises the area’s importance as an environmental resource and as a link between the Newport/Cardiff and Bristol areas.

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

Do you have any comments on the Preferred Strategy?

A much more integrated approach needs to be taken to improving transport infrastructure, and other infrastructure, in the area, with active cooperation and engagement taking place between the Welsh and English authorities, and transport providers.

We are concerned that the level of housing proposed remains higher than that suggested by the Wales Government, and we regret that the document fails to provide evidence that the county has realistic prospects of attracting over 6,000 extra jobs and thereby preventing an increase in out-commuting.

Given the existing level of housing commitments in and near Chepstow, no new housing development adjoining the town should be suggested unless the necessary infrastructure is provided.

There is a need to prioritise the interest of older and less physically active people, particularly in recognising the limited impact of active travel initiatives in a hilly area such as Chepstow.

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

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

We support the lower overall level of housing growth contained in these proposals, compared with those discussed previously, to which we objected.

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

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

There needs to be a much more integrated approach towards the environment, the scale of development, and the provision of infrastructure, particularly transport infrastructure in the south of the county. As one example, the development proposed at Caldicot appears to be seen as independent of that at Chepstow – though both will impact on local roads, including the High Beech roundabout (which is already beyond an acceptable capacity) and A466, as well as the motorway system.

The level of development proposed at Chepstow must also take into account the levels of new housing proposed in the Forest of Dean, which will impact directly on the town, as well as existing shortfalls in town centre, health and education facilities. These would be exacerbated by excessive levels of development.

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

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

We are opposed to development west of the A466, particularly any development which would impact on the open land between Chepstow, Mathern and Pwllmeyric, which has particular importance as a Gateway to Wales.

We are concerned that any development on the edge of the town will have detrimental effects on local traffic, and will not help generate significant town centre regeneration.

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

Do you have any comments on the Strategic policies?

We are concerned about the lack of recognition of specific issues relating to Chepstow, including its position on the border of different authorities who are unwilling or unable to develop a coherent approach to the area, as well as the town centre's specific issues. These include the severance effects of the A48 through the town, problems of accessibility especially with car parking, poor integration between the needs of tourism and other parts of the economy, and the loss of retail functions in the town centre.

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

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

Yes

Any other Comments

Do you have any other comments on the Preferred Strategy?

No

Welsh Language

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

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

Initial Integrated Sustainability Appraisal (separate document)

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

No

Habitats Regulations Assessment (separate document)

Do you have any comments on the Habitats Regulations Assessment?

No

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

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

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

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

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

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