

65

Bessell, Sarah

From:
Sent:
To:
Subject:
Attachments:

Aloisia Carrassi [REDACTED]
04 November 2011 19:30
Development Plans
Local Development Plan
Local development plan.pdf

Please find attached our comments and proposal on the Local Development Plan.

Best regards.

Aloisia Carrassi del Villar

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Monmouthshire County Council
Development Plans
07 NOV 2011

65 201051 1144

Development Plans Team
Monmouthshire County Council
County Hall
Cwmbran
NP44 2XH

Monmouthshire County Council
Development Plans
email received
07 NOV 2011

Rome 4th November 2011

Sent in advance by e-mail to: developmentplans@monmouthshire.gov.uk

Object: LOCAL DEVELOPMENT PLAN – Comments and proposals

We are writing with reference to the consultation concerning the Monmouthshire Deposit Plan whose purpose is setting out the objectives for the development and use of land in Monmouthshire over the 10 year period to 2021.

We, the undersigned Mr Germano Carrassi del Villar and Mr Stefano Orsolini Cencelli, are the shareholders of Greenvale Ltd. which owns four lots of land located in Shirenewton, near Chepstow, which have an area of 44.963 acres (portion 4.865 of 15.025 acres; portion 6.153 of 9,635 acres; portion 6.600 and 5.500 of 20.303 acres, for the total area of 44.963 acres), as highlighted in the map attached to this letter. At the moment the land is used for agricultural purposes.

1144
D1

1144
D2

Since these four parcels of land are just outside the village boundaries, we would like the Plan to consider our following proposal, whose aim is contributing to the distribution of housing, the increase of services to the community and the employment growth in Monmouthshire County.

We are willing to enter into an agreement with the County, consisting in the donation of the 50 % of our land for social purposes - such as the creation of public gardens, playgrounds, football stadium – or for any other purpose required by the County.


Following this deed of gift, we require that the rest of our land – which has not been transferred to the Council through the above mentioned donation - will be included in the Local Development Plan to provide sites for housing development.

We firmly hope that our proposal could be interesting for the Monmouthshire County Council and for the Welsh Assembly Government.

Please do not hesitate to contact us for further information or clarifications.

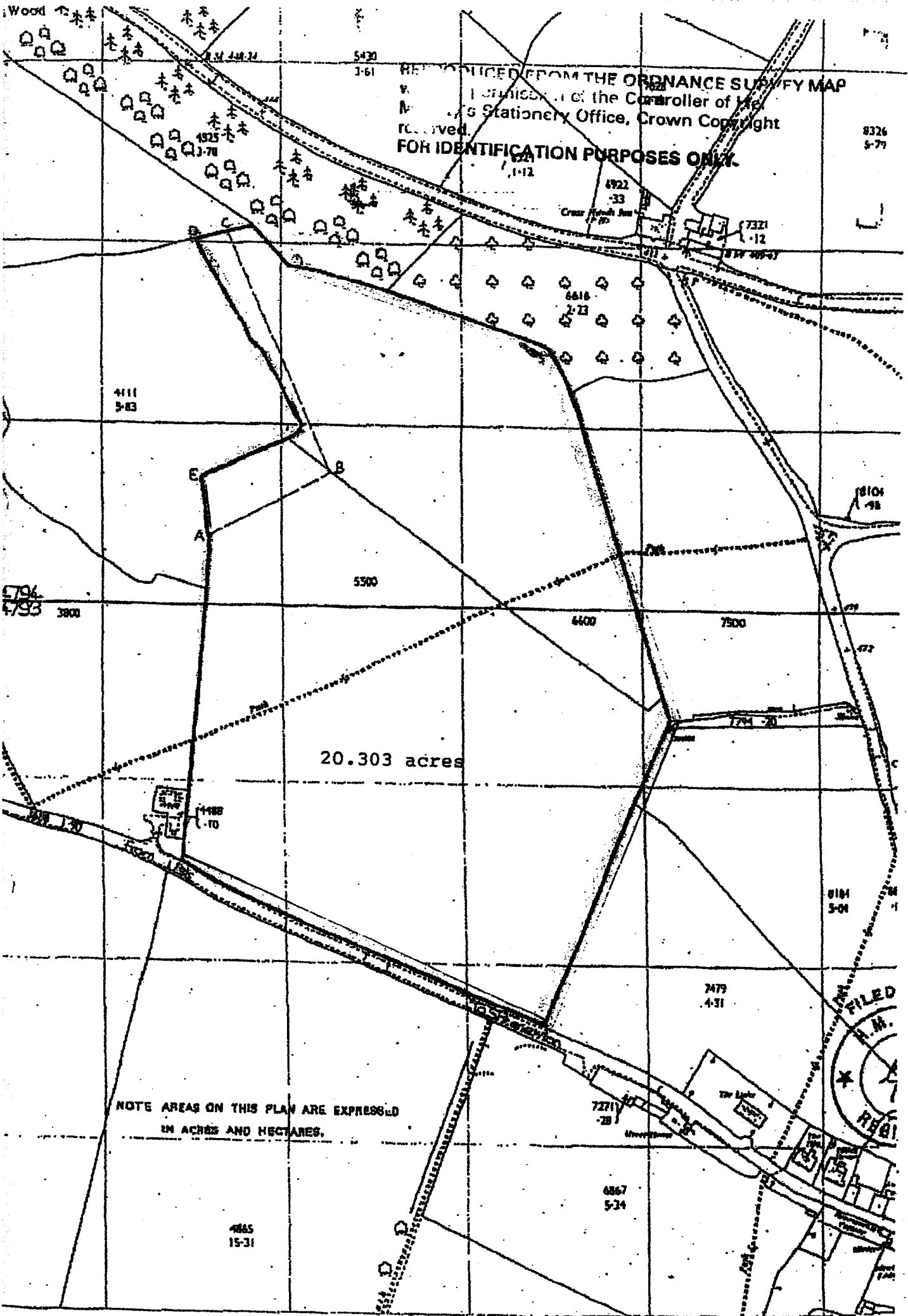
We are awaiting to hear from you as soon as possible.

Best regards.


Germano Carrassi del Villar


Stefano Orsolini Cencelli





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8326
5-79

20.303 acres

NOTE AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.

FILED
A.M.
REG.

THE DRINKING WATER SURVEY MAP

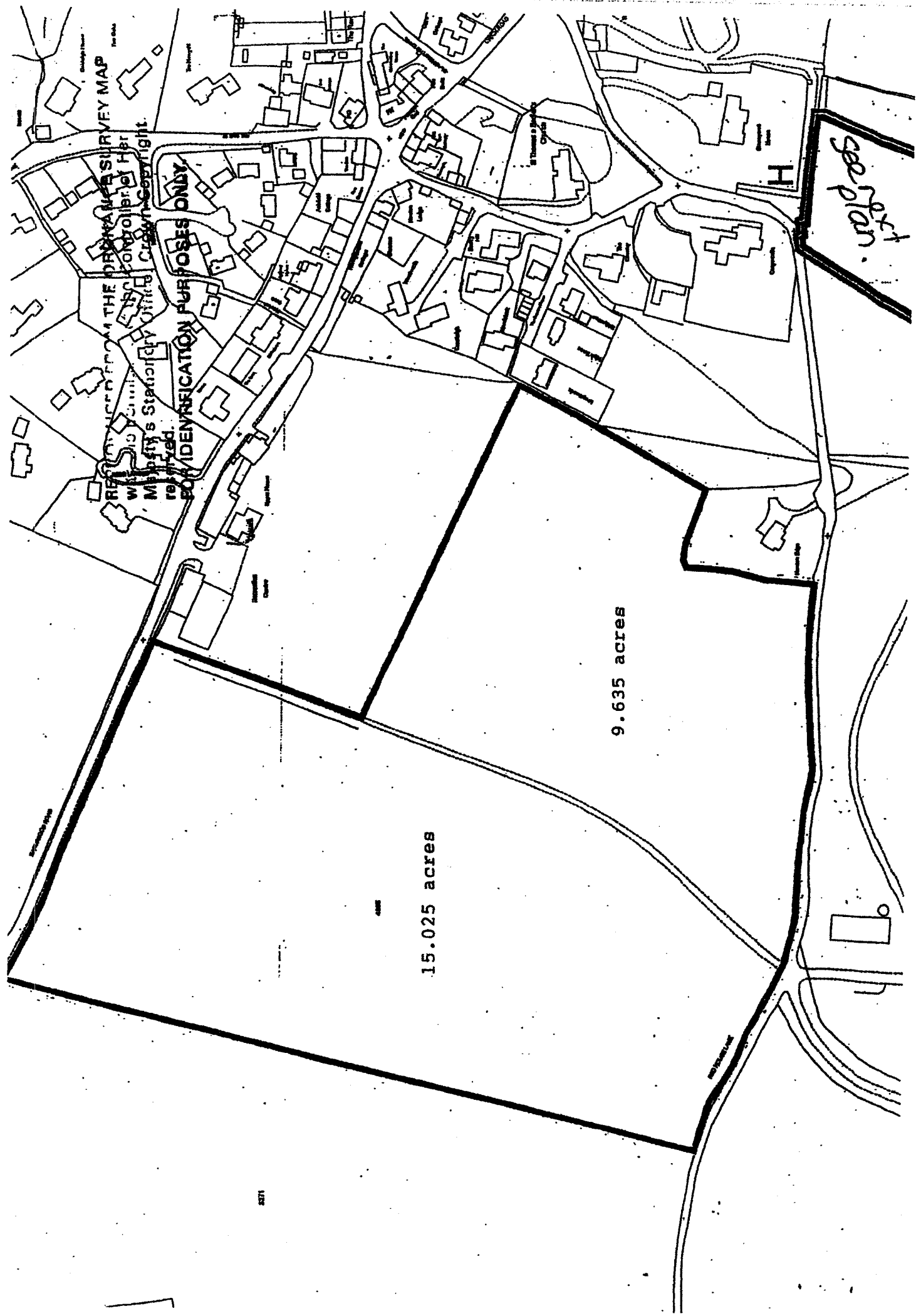
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15.025 acres

9.635 acres

see plan



DOTT. CESARE F. MANTEGAZZA
Management Consultant

Development Plans Team
Monmouthshire County Council
County Hall
Cwmbran
NP442XH

Rome, 24th November 2011

To the kind attention of Mr Martin Davies

Sent in advance by email to: developmentplans@monmouthshire.gov.uk

**Object: MONMOUTHSHIRE LOCAL DEVELOPMENT PLAN (LDP)
CONSULTATION ON THE DEPOSIT LDP
REPRESENTOR No. 1144**

- SUSTAINABILITY APPRAISAL -

Dear Mr Davies,

following the proposal made by Mr Germano Carrassi del Villar and Mr Stefano Orsolini Cencelli on November 4th, 2011 (here attached for your convenience), I have been appointed as consultant of Greenvale Ltd. in order to write a Sustainability Appraisal of the sites owned by the company to be included in the Local Development Plan for housing development.

Please note that the mentioned appraisal has been drawn up according to the guidelines provided by the Monmouthshire County Council; however, it does not refer to a specific housing development project as we are waiting to receive a kind reply to our proposal.

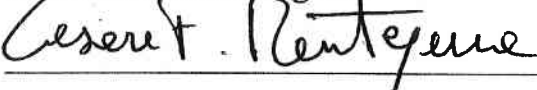
In the light of the above, the following assessment represents a detailed description of the present condition of the location.

We will provide you with a more technical and exhaustive Sustainability Appraisal once we will have achieved the agreement that we do hope to reach with the Monmouthshire County.

Please be also informed that Mr Carrassi del Villar as civil engineer and Mr Orsolini Cencelli as agronomist and landowner, are pleased to clarify any details of the mentioned proposal and of the following evaluation.

Best regards.

Dott. Cesare F. Mantegazza



MONMOUTHSHIRE
LOCAL DEVELOPMENT PLAN

(Ref. no. 1144)

SUSTAINABILITY APPRAISAL

SITES LOCATION AND ACCESSIBILITY:

The sites currently owned by Greenvale Ltd., which have a total area of 44.963 acres, are located on the north and south western edge of Shirenewton.

They are physically adjacent to the urban area and they both have good connection with the village as they have direct access to Usk Road (Shirenewton).

The way into the sites does not require passing through existing residential properties/areas and therefore the impact of development on residential amenities would be inexistent.

The main A48 is approximately 1 mile distant from the sites and give access to the Old Severn Bridge and the M4 / M5 Motorway intersection.

In the past the sites belonged to the Shirenewton Home Farm Estate whose shareholders were the present owners of these sites.

LAND:

The sites are greenfield land of moderate agricultural quality.

They have a good drain to prevent possible floods.

They are free from disease or infestation by pests and no sterilization is necessary for a sustainable development.

There are no animal or plants/trees to be protected on the sites.

IMPACT ON BIODIVERSITY AND LANDSCAPE:

The sites are surrounded by a waste woodland which includes a mixture of oaks, beeches, hazels and ashes; however the sites could accommodate housing development without detriment to the wider landscape that only surround the sites owned by Greenvale Ltd..



The construction and operation of facilities/buildings/public gardens doesn't harm the environment: it presents an opportunity for sustainable development and may help to support new local services.

IMPACT ON HISTORIC HERITAGE:

The lands are not surrounded by protected areas and buildings, as well as archaeological sites. So they could accommodate development without any impact on the historic heritage of the area.

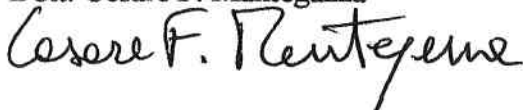
WEALTH CREATION AND TOURISM:

The local area is currently a haven for golfers and tourists: local golf courses include St. Pierre and Celtic Manor, whilst Chepstow Race Course, The Forest of Dean, The Wye Valley and the historic cities of Cardiff and Bath are within easy reach.

On the portion of land offered by Greenvale Ltd., the County could build houses with low environmental impact technologies, with modern heating systems, with common facilities as shops, schools, sport centres, meeting halls, first aid centres and parking to allow an order development of the social activities.

This could contribute to make the village even more attractive for other investments, as well as more comfortable for the inhabitants of the County.

Dott. Cesare F. Mantegazza



Development Plans Team
Monmouthshire County Council
County Hall
Cwmbran
NP44 2XH

Rome 4th November 2011

Sent in advance by e-mail to: developmentplans@monmouthshire.gov.uk

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Germano Carrassi del Villar

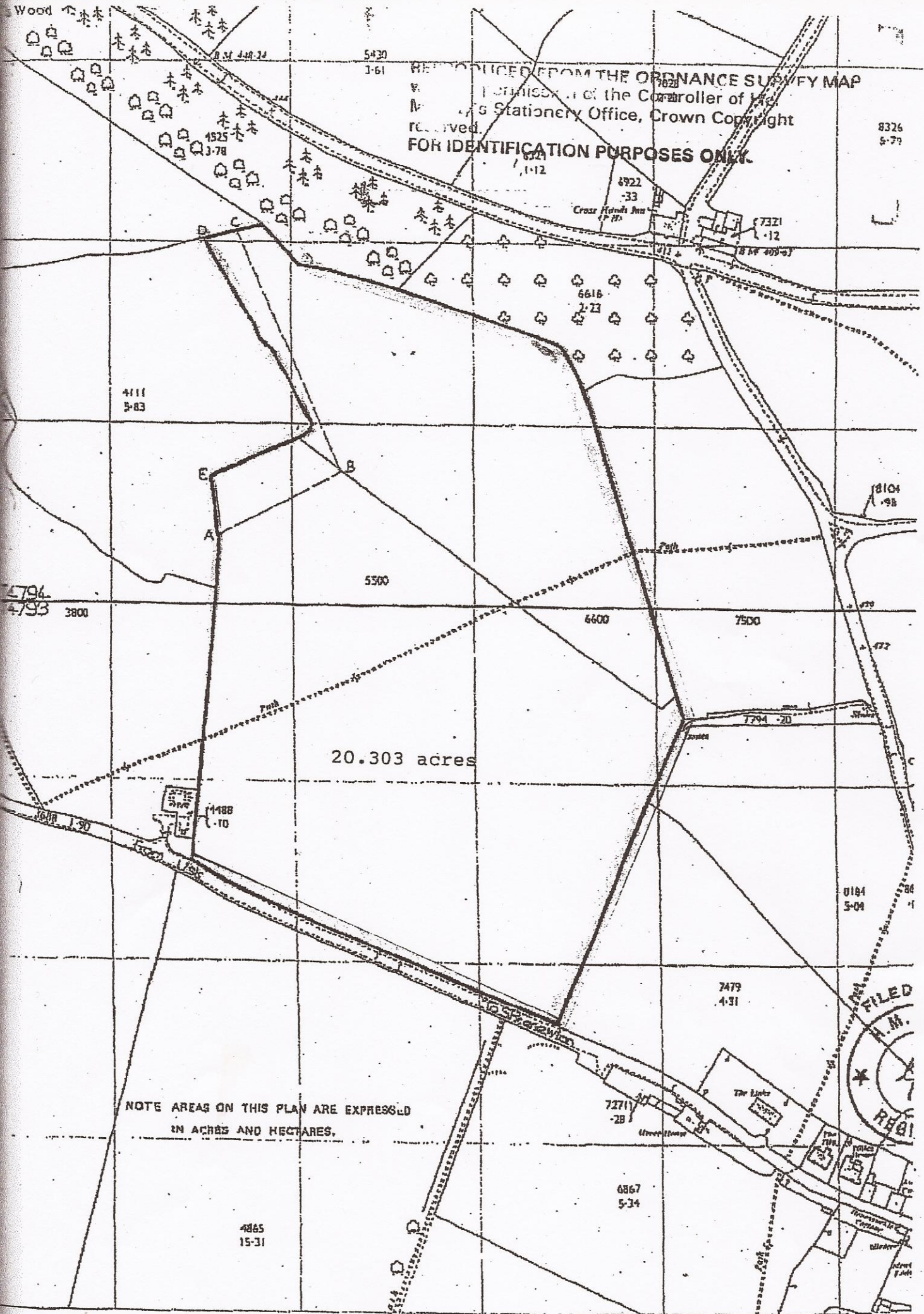

Stefano Orsolini Cencelli

For all the mail and correspondence, please refer to:
Mrs Aloisia Carrassi del Villar, Via Adige 1, 00198, Rome – Italy
Email: alo.carrassi@hotmail.it

Wood

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8326
5-79



20.303 acres

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REGD.

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see plan

15.025 acres

9.635 acres

3271

