



Monmouthshire Local Development Plan

Site Representations Register
December 2011



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Site Representations Register

1. Introduction

The Monmouthshire Deposit Local Development Plan (LDP) was made available for public consultation for a six week period from 7th October 2011 to 18th November 2011. Responses to the Deposit consultation included a number relating to site allocations contained in the LDP.

In accordance with the Town and Country Planning (LDP) (Wales) Regulations 2005, the Council must advertise any site allocation representations as soon as reasonably practicable after the close of the consultation period.

The Regulations specify that site allocation representations are any representations which seek to change a LDP by:

- a. Adding a site allocation policy
- b. Altering a site allocation policy
- c. Deleting a site allocation policy

It should be noted that the site representations putting forward new sites relate to those sites proposed by representors during consultation on the Deposit LDP and are not Council proposed sites.

2. Site Representations Consultation

The Council is consulting on these site representations for a seven week period. The consultation period will run from Friday 16th December 2011 until Friday 3rd February 2012. **All representations must be received by 4.30pm on Friday 3rd February. Responses cannot be accepted after this date.**

Representations should be made on the 'Site Representations Comments Form' provided and either:

- Sent to Development Plans Team, Monmouthshire County Council, PO Box 133, Croesyceiliog, Cwmbran, NP44 9BX, or
- Submitted online via the Development Plans website www.monmouthshire.gov.uk/planningpolicy

The purpose of this consultation is to enable the general public and interested parties to comment on site representations submitted during the Deposit LDP consultation. This will ensure that the Inspector can be confident that everyone affected has had the opportunity to comment should he/she make a change to the plan.

3. What are Site Representations?

The Site Representations Register outlines the site allocation representations that were received from individuals and organisations during the Deposit Plan consultation which sought to either:

- a. Add a new site to the LDP
- b. Amend the boundary of a site allocated in the Deposit LDP
- c. Delete or amend a site allocation policy

4. Site Representations Register

This Register sets out the site allocation representations that were received during the consultation on the Deposit LDP. The Register is in 5 parts:

Part 1 Site Representations Schedule

Part 2 New Sites

Outlines those representations that propose a new site for a specified land use to be included in the LDP

Part 3 Amend Boundary of an Allocated Site

Outlines those representations that request an amendment to the boundary of a site allocated in the Deposit LDP.

Part 4 Delete or Amend a Site Allocation Policy

Outlines those representations that propose either the deletion or amendment of a site allocation policy.

Part 5 Site Representation Plans

Includes plans identifying the sites to which each site representation relates. Every site that has been subject to a site representation has been given an 'Alternative Sites' reference number. This number provides the link between the representations listed in the Part 1 Schedule and the plans in Part 5.

5. Viewing Site Representations

The Site Representations Register is available for public inspection at:

- Monmouthshire County Council, Development Plans Section, County Hall, Cwmbran (9:00am – 5:00pm Monday to Thursday and 9:00am – 4.30pm Friday)
- Monmouthshire County Council Libraries in Abergavenny, Caldicot, Chepstow, Gilwern, Monmouth and Usk during normal opening hours; and
- Monmouthshire County Council One-Stop-Shops in Abergavenny, Caldicot, Chepstow and Monmouth

Prior to commenting on a site representation you may wish to view the entire site specific representation that has been submitted. All site representations received during the consultation on the Deposit LDP, together with supporting documentation including Sustainability Appraisals, are available to view on the Council's website at www.monmouthshire.gov.uk/planningpolicy. A full set of hard copies of the site allocation representations are also available for viewing at County Hall, Cwmbran, from the start of the consultation period.

6. What Happens Next?

All 'duly made' representations received during the consultation period will be considered at an Examination held by an independent Planning Inspector who will assess whether the plan is 'sound' and decide on any amendments that should be made to the Deposit Plan. The Examination is currently scheduled to take place in late summer 2012.

It is important to note that although the Council will inform the Inspector of its views on the issues raised through the consultation, only the Inspector is able to make changes to the Plan.

7. Further Information

If you require any further information or have any questions on the site representations consultation, please contact the Development Plans Team on 01633 644826 or email: developmentplans@monmouthshire.gov.uk

PART 1

New Site

Alternative Site Reference Number	Policy Number	Candidate Site Ref (if applicable)	Site Name	Settlement	Proposed Use
ASN029	N/A	CS/0227	Land adjoining Old Hereford Road, Abergavenny	Abergavenny	Residential with Open Space
ASN030	N/A	CS/0094	Oakfield, Monmouth	Monmouth	Residential
ASN031	N/A	N/A	Land to the south west of Shirenewton	Shirenewton	Residential with land for social purposes
ASN032	N/A	N/A	Land to the north west of Shirenewton	Shirenewton	Residential with land for social purposes
ASN033	N/A	CS/AD/0284	Dan-Y-Derwen Stables, Llanvapley	Llanvapley	Residential
ASN034	N/A	CS/0138	Red Barn Farm, Abergavenny	Abergavenny	Residential
ASN035	N/A	CS/0017	Old Nursery Meadow, Brecon Road, Abergavenny	Abergavenny	Residential
ASN036	N/A	CS/0053	Land adjacent New House Farm, Llangybi	Llangybi	Residential
ASN037	N/A	CS/0261	Land adjacent Kaponda, St. Maughans	St. Maughans	Residential
ASN039	N/A	PV/26	Land to the west of Pentwyn Park, Penallt	Penallt	Residential
ASN040	N/A	CS/0092	Vauxhall Fields, Monmouth	Monmouth	Residential
ASN041	N/A	CS/0142	Wye Valley Link Road, Chepstow	Chepstow	Hotel and Restaurant
ASN042	N/A	N/A	Adjacent to Court Windermere, Bettws Newydd	Bettws Newydd	Residential
ASN043	N/A	CS/0114	Land at The Bryn, Penpergwm	Penpergwm	Residential
ASN044	N/A	CS/0137	Land adjacent Usk Road, Raglan	Raglan	Residential
ASN045	N/A	N/A	Estavarney Farm, Monkswood	Monkswood	Minerals Working
ASN046	N/A	N/A	Poultry Houses site, Rockfield Road, Monmouth	Monmouth	Retail development
ASN052	N/A	CS/0007	Land adjacent to the Piercefield Public House, St. Arvans	St. Arvans	Tourism development

New Site

ASN053	N/A	CS/0063	Little Castle Farm, Usk	Usk	Residential
ASN054	N/A	CS/0023	Adjacent Langley Villa, St. Brides Road, Magor	Magor	Residential
ASN055	N/A	N/A	Red Hart, Llanvapley	Llanvapley	Residential
ASN056	N/A	CS/0121	Drybridge Farm, Monmouth	Monmouth	Residential
ASN059	N/A	CS/0140	The Patch, Church Road, Undy	Undy	Residential
ASN060	N/A	CS/0139	Land at Old Well Lane, Church Road, Undy	Undy	Residential
ASN061	N/A	CS/0066	Land off Church Road, Caldicot	Caldicot	Residential
ASN062	N/A	CS/0147	Land known as Riverview, Grosmont	Grosmont	Residential
ASN063	N/A	CS/0153	Land adjacent to Rockfield Road, Monmouth	Monmouth	Residential
ASN064	N/A	CS/0033	Land north/northeast Castle Oaks, Usk	Usk	Residential
ASN065	N/A	PV04	Land to the west of Devauden	Devauden	Residential
ASN067	N/A	CS/0230	Land adjacent to Ifton Manor, Rogiet	Rogiet	Residential
ASN068	N/A	CS/0229	Land to the north of Ifton Manor, Rogiet	Rogiet	Employment
ASN069	N/A	N/A	Old shipyard site, Sudbrook	Sudbrook	Residential
ASN070	N/A	CS/AD/0280	Land at Plough House, Penperlleni	Penperlleni	To be included within the Village Development Boundary
ASN071	N/A	CS/0080	Land to the north east of Church Road, Caldicot	Caldicot	Residential
ASN072	N/A	N/A	Land adjacent Gurn Hill Lodge, Vinegar Hill, Undy	Undy	Residential
ASN073	N/A	CS/0076	Land at Wyelands Estate, Chepstow	Chepstow	Residential and employment use
ASN074	N/A	CS/0074	Land to the east of Hill House, Raglan	Raglan	Residential
ASN075	N/A	CS/0092 & CS/0121	Vauxhall Fields and Drybridge Farm, Monmouth	Monmouth	Residential and open space
ASN076	N/A	CS/0266	Land at Vinegar Hill, Magor – Option 1	Magor	Residential and open space

New Site

ASN077	N/A	CS/0266	Land at Vinegar Hill, Magor – Option 2 Phase 1	Magor	Residential
ASN078	N/A	CS/0266	Land at Vinegar Hill, Magor – Option 2 Phase 2	Magor	Residential
ASN079	N/A	CS/0004	Land at Majors Barn, Abergavenny	Abergavenny	Residential and landscaped parkland
ASN080	N/A	CS/AD/0294	Land adjacent to residential development, Merthyr Road, Llanfoist	Llanfoist	Residential
ASN081	N/A	CS/0008	Land adjacent to Woodland View, Wyesham	Monmouth	Residential
ASN082	N/A	CS/0201	Land at Croft-Y-Bwla, Monmouth	Monmouth	Residential and Business Park for B1 use
ASN083	N/A	CS/0199 & CS/0200	Land at Rockfield Road and Croft-Y-Bwla, Monmouth	Monmouth	Residential
ASN084	N/A	CS/0214	Land at Mounton Road, Chepstow	Chepstow	Residential
ASN085	N/A	CS/0094	Land at Oakfield, Monmouth	Monmouth	Residential
ASN086	N/A	CS/0277	Land adjacent to Sawmill House, Little Mill	Little Mill	Residential
ASN087	N/A	CS/0119 & CS/0120	Grove Farm, Llanfoist	Llanfoist	Mixed Use Care Community
ASN091	N/A	CS/0260	Former Sudbrook Paper Mill, Sudbrook	Sudbrook	Residential and open space
ASN092	N/A	CS/0024	Land west of B4295 and north of Devauden	Devauden	Residential
ASN093	N/A	CS/0195	Nantgavenny Lane, Abergavenny	Abergavenny	Residential
ASN094	N/A	CS/0079	Land at Old Hereford Road, Monmouth	Monmouth	Residential
ASN095	N/A	CS/0177	The Hill, Abergavenny	Abergavenny	Residential
ASN096	N/A	CS/0174	Usk College Campus, The Rhadyr	Usk	Residential
ASN097	N/A	CS/0175	Former Piggery Teaching Unit, The Rhadyr	Usk	Residential
ASN098	N/A	CS/0176	Land at Woodside, Usk	Usk	Employment/Business use
ASN099	N/A	CS/0172	Land east of Cherry Trees, Mathern	Mathern	Residential

New Site

ASN100	N/A	CS/0163	Area E, Wyelands Estate, Mathern	Mathern	Residential
ASN101	N/A	CS/0164	Area B2 (1), Wyelands Estate, Mathern	Mathern	Residential
ASN102	N/A	CS/0165	Area B2 (2), Wyelands Estate, Mathern	Mathern	Residential
ASN103	N/A	CS/0169	Land south of Itton Road, Crossways Green, Chepstow	Chepstow	Residential
ASN104	N/A	CS/0113	Land at Nantyderry	Penperlleni	Residential
ASN105	N/A	Part of CS/0147	Land adjacent Tollstone Way and Swiss Cottage, Grosmont	Grosmont	Residential
ASN106	N/A	N/A	Land north of St. Teilo's Church, Llantilio Pertholey	Llantilio Pertholey	Residential and Church Hall
ASN107	N/A	N/A	Land to the south of A466, Llandogo	Llandogo	Residential
ASN108	N/A	N/A	Land opposite The Old Market Garden, Llandogo	Llandogo	Residential
ASN110	N/A	CS/0071	Land at Garthalan Drive, Caldicot	Caldicot	Residential
ASN111	N/A	N/A	Abergavenny Cattle Market	Abergavenny	Retain Cattle Market
ASN112	N/A	N/A	Land at Castle Walks, Abergavenny	Abergavenny	Residential
ASN113	N/A	N/A	Land adjacent to The Hall Inn, Gwehelog	Gwehelog	Residential

Amend Boundary of an Allocated Site

Alternative Site Reference Number	Policy Number	Candidate Site Ref (if applicable)	Site Name	Settlement	Proposed Use
ASB049	SAH8(v)	n/a	Land to the north of Little Mill	Little Mill	Residential
ASB050	SAH8(xiii)	n/a	Land to the south west of Penallt	Penallt	Residential
ASB051	SAH7(ii)	n/a	Land to the south of School Lane, Penperlleni	Penperlleni	Residential and open space
ASB066	SAH8(v)	n/a	Land to the north of Little Mill	Little Mill	Residential
ASB088	SAH4	CS/0219 & CS/0111	Land at Wonastow Road and Drewen Farm, Monmouth	Monmouth	Mixed Use for 370 dwellings, employment, open space and school
ASB089	SAH4	CS/0219 & CS/0111	Land at Wonastow Road and Drewen Farm, Monmouth	Monmouth	Mixed Use for 450 dwellings, employment, open space and school
ASB090	SAH1	CS/0099	Deri Farm, Mardy	Abergavenny	Residential development for 220 dwellings

Delete or Amend a Site Allocation Policy

Alternative Site Reference Number	Policy Number	Type of Allocation	Site Name	Settlement
ASD001	SAH1	Residential	Deri Farm, Abergavenny	Abergavenny
ASD002	SAH2	Residential	Crick Road, Portskewett	Portskewett
ASD003	SAH3	Residential/Employment	Fairfield Mabey, Chepstow	Chepstow
ASD004	SAH4	Residential/Employment	Wonastow Road, Monmouth	Monmouth
ASD005	SAH5	Residential/Employment	Rockfield Farm, Undy	Undy
ASD006	SAH6	Residential	Tudor Road, Wyesham	Monmouth
ASD007	SAH7(i)	Residential	Cwrt Burrium, Monmouth Road, Usk	Usk
ASD008	SAH7(ii)	Residential	Land to the south of School Lane, Penperlleni	Penperlleni
ASD009	SAH8(i)(a)	Residential	Land adjacent to village hall, Cross Ash	Cross Ash
ASD010	SAH8(i)(b)	Residential	Land adjacent to Cross Ash Garage	Cross Ash
ASD011	SAH8(ii)	Residential	Land at Well Lane, Devauden	Devauden
ASD012	SAH8(iii)	Residential	Land to south east of Dingestow	Dingestow
ASD013	SAH8(iv)	Residential	Land to west of Grosmont	Grosmont
ASD014	SAH8(v)	Residential	Land to the north of Little Mill	Little Mill
ASD015	SAH8(vi)	Residential	Land to rear of village hall, Llanddewi Rhydderch	Llanddewi Rhydderch
ASD016	SAH8(vii)	Residential	Land to the east of Llandogo	Llandogo
ASD017	SAH8(viii)	Residential	Land to the north west of Llanellen	Llanellen
ASD018	SAH8(ix)	Residential	Land at Ton Road, Llangybi	Llangybi
ASD019	SAH8(x)(a)	Residential	Land to the rear of the Carpenter's Arms, Llanishen	Llanishen
ASD021	SAH8(xi)	Residential	Land to the north of Llanvair Kilgeddin	Llanvair Kilgeddin
ASD022	SAH8(xii)	Residential	Land to west of Mathern	Mathern
ASD023	SAH8(xiii)	Residential	Land to the south west of Penallt	Penallt
ASD024	SAH8(xiv)	Residential	Hill Farm, Pwllmeyric	Pwllmeyric
ASD025	SAH8(xv)(a)	Residential	Land to east of Shirenewton (south of minor road)	Shirenewton

Delete or Amend a Site Allocation Policy

ASD026	SAH8(xv)(b)	Residential	Land to east of Shirenewton (north of minor road)	Shirenewton
ASD027	SAH8(xvi)	Residential	Land adjacent Trellech School	Trellech
ASD028	SAH8(xvii)	Residential	Land adjacent Werngifford, Pandy	Pandy
ASD038	SAW1f	Potential Waste Management Site	Newhouse Farm, Chepstow	Chepstow
ASD047	SAE1d & SAW1d	Employment/ Potential Waste Management Site	Westgate Business Park, Llanfoist	Llanfoist
ASD048	SAE1a	Employment	Wales One, Magor	Magor
ASD057	SAE1b & SAW1b	Employment/ Potential Waste Management Site	Quaypoint, Magor	Magor
ASD058	SAE1c	Employment	Gwent Europark, Magor	Magor
ASD109	SAE1g	Employment	Land south of Woodside Industrial Estate, Usk	Usk
ASD114	SAE1h	Employment	Pill Row, Severnbridge Industrial Estate, Caldicot	Caldicot
ASD115	SAE1i	Employment	Severnbridge Central, Caldicot	Caldicot
ASD116	SAW1(i)	Potential Waste Management Site	Five Lanes, Caerwent	Caerwent
ASD117	SAW1(ii)	Potential Waste Management Site	Llanfoist Civic and Transfer Station	Llanfoist
ASD118	SAE3w	Employment	Mamhilad	Mamhilad
ASD119	SAT1(a)	Tourism	Hendre Mansion, Monmouth	Monmouth
ASD120	SAT1(b)	Tourism	Piercefield House, Chepstow	Chepstow
ASD121	SAW1e	Potential Waste Management Site	Ross Road (Including Junction Yard), Abergavenny	Abergavenny
ASD122	SAT1(c)	Tourism	Croft-Y-Bwla, Monmouth	Monmouth
ASD123	SAT1(d)	Tourism	Portal Road, Monmouth	Monmouth

PART 2

Part 2 - New Sites

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASN029	CS0227		Land adjoining Old Hereford Road	Abergavenny	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
226.D1	Ewers, Mr B E		<input checked="" type="checkbox"/>	New site proposed as an alternative to Deri Farm as it is better suited to meet the housing needs for Abergavenny and a number of sustainability requirements. It is closer to Abergavenny and its services, adjoins the settlement and is more accessible.	
ASN030	CS0094		Oakfield	Monmouth	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
2026.D2	Powell, Mr I T		<input type="checkbox"/>	New Site, Oakfield site is a better alternative than Wonastow Road as it can be drained and has a better road network.	
ASN031			Land to south west of Shirenewton	Shirenewton	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
1144.D1	Carrassi del Villar & Mr Stefano Orsolini Cencelli, Mr Germano		<input checked="" type="checkbox"/>	New site proposed in Shirenewton for development with benefit of donation of 50% of land for social purposes, such as public gardens, playgrounds, football pitches as required by the Council.	
ASN032			Land to the north west of Shirenewton	Shirenewton	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
1144.D2	Carrassi del Villar & Mr Stefano Orsolini Cencelli, Mr Germano		<input checked="" type="checkbox"/>	New site proposed in Shirenewton for development with benefit of donation of 50% of land for social purposes, such as public gardens, playgrounds, football pitches as required by the Council.	
ASN033	AD0284		Dan-Y-Derwen Stables, Firs Road	Llanvapley	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
1153.D2	Harris, Ms Donna		<input checked="" type="checkbox"/>	New Site in Llanvapley required.	
ASN034	CS0138		Land at Red Barn Farm	Abergavenny	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
2292.D1	Charles Church Homes		<input checked="" type="checkbox"/>	New site proposed in Abergavenny as an additional housing allocation to Deri farm. This is proposed on such grounds as Abergavenny's role as a main settlement, lack of range and choice and no overprovision or flexibility in the council's figures.	

Part 2 - New Sites

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Alt Site No *Canddte Site No* *LDP Policy Ref* *Name* *Settlement* *LDP Proposed Use*

ASN035 CS0017 **Old Nursery Meadow** Abergavenny

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
89.D2	Williams, R J	<input checked="" type="checkbox"/>	New Site required to provide 90 plus units with potential Section 106 benefits.

ASN036 CS0053 **Land adj New House Farm** Llangybi

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
229.D1	Troakes, Mr D M	<input checked="" type="checkbox"/>	New Site as an additional rounding-off site.
1302.D2	Thompson, Janet	<input type="checkbox"/>	Site is a preferred alternative on such ground as immediate access to main road, is not overlooked, has better drainage, easier access to village facilities and infrastructure and squares off village boundaries.
1609.D2	Thompson, Mr John	<input type="checkbox"/>	Site is a preferred alternative on such ground as immediate access to main road, is not overlooked, has better drainage, easier access to village facilities and infrastructure and squares off village boundaries.

ASN037 CS0261 **Land adjacent Kaponda** St Maughan's

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
175.D1	Matharu OBE, Dr M S	<input checked="" type="checkbox"/>	New site proposed for Monmouth to provide for 5 'executive style' homes

ASN039 PV26 Penallt

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
2166.D1	Lane, Mr N	<input checked="" type="checkbox"/>	New site proposed at land to west of Pentwyn Park, Penallt

Part 2 - New Sites

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Alt Site No *Canddte Site No* *LDP Policy Ref* *Name* *Settlement* *LDP Proposed Use*

ASN040		CS0092	Vauxhall	Monmouth
<i>REPRESENTATION</i>	<i>Representor</i>		<i>SA?</i>	<i>Summary</i>
78.D3	Jones, Mr Michael		<input type="checkbox"/>	Site is preferred to Wonastow Road.
92.D3	Jones, Lesley		<input type="checkbox"/>	New site proposed at Vauxhall Fields
396.D2	Monmouth Chamber of Trade & Commerce		<input type="checkbox"/>	Support site as better alternative to Wonastow Road on such grounds as safe walking and cycling distance to town facilities and schools, not next to industrial, not so isolated, benefit to town centre, less parking problems.
2026.D3	Powell, Mr I T		<input type="checkbox"/>	New Site, Vauxhall fields site is a better alternative than Wonastow Road as the water can be drained into the River Monnow.
2060.D2	Allin, Mrs Jayne		<input type="checkbox"/>	Supports candidate site CS/0092 Vauxhall Fields as an alternative to Wonastow Road (SAH4)
2341.D3	Adun, Mr Andy		<input type="checkbox"/>	New site as alternative to Wonastow Road

ASN041		CS0142	Wye Valley Link Road	Chepstow
<i>REPRESENTATION</i>	<i>Representor</i>		<i>SA?</i>	<i>Summary</i>
177.D1	East Mon Industrial Holdings Ltd		<input checked="" type="checkbox"/>	New Site for hotel and restaurant uses.

ASN042		Adjacent to Court Windermere, Bettws Newydd		Bettws Newydd
<i>REPRESENTATION</i>	<i>Representor</i>		<i>SA?</i>	<i>Summary</i>
1713.D1	Morgan, Mr Keith		<input checked="" type="checkbox"/>	New Site for Residential use.

ASN043		CS0114	Land at The Bryn	The Bryn
<i>REPRESENTATION</i>	<i>Representor</i>		<i>SA?</i>	<i>Summary</i>
151.D1	Caira, Mr P		<input checked="" type="checkbox"/>	New Site for a residential use

ASN044		CS0137	Land adj Usk Road	Raglan
<i>REPRESENTATION</i>	<i>Representor</i>		<i>SA?</i>	<i>Summary</i>
422.D1	Raglan Community Council		<input type="checkbox"/>	New Site for residential development.

Part 2 - New Sites

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<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASN045			Estavarney Farm, Monkwood	Monkwood	
<i>REPRESENTATION</i>		<i>Representor</i>	<i>SA?</i>	<i>Summary</i>	
2176.D1		Hampshire, Mr David	<input checked="" type="checkbox"/>	New Site for Minerals Working for extraction of sand and gravel.	

ASN046			Poultry Houses site, Rockfield Road, Monmouth	Monmouth	
<i>REPRESENTATION</i>		<i>Representor</i>	<i>SA?</i>	<i>Summary</i>	
193.D1		Morgan Ltd Pension Fund	<input checked="" type="checkbox"/>	New site for retail unit.	

Part 2 - New Sites

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Alt Site No Canddte Site No LDP Policy Ref Name Settlement LDP Proposed Use

ASN052 CS0007 **Land adjacent to the Piercefield Public House** St.Arvars

REPRESENTATION	Representor	SA?	Summary
14.D1//SAT1	SA Brains	<input checked="" type="checkbox"/>	New site for self-catering holiday units to contribute to national policy aims to promote tourism and meet the LDP's aspirations for creating jobs. Site is a logical extension to development bounday and LDP should allow new build visitor accommodation.
14.D2//S1	SA Brains	<input checked="" type="checkbox"/>	While settlement hierarchy and identification of St Arvars as Main Village is supported it is suggested that development boundary is extended to incude site suitable for tourism development.
14.D3//S8	SA Brains	<input checked="" type="checkbox"/>	Land is a suitable and sustainable site and would support tourism, identified in Policy S8 as a key economic sector in Monmouthshire.
14.D4//S10	SA Brains	<input checked="" type="checkbox"/>	Site is appropriate for tourism development and located adjacent to settlement. New build tourist facilities on such a site would assist in diversifying the rural economy.
14.D5//S11	SA Brains	<input checked="" type="checkbox"/>	Tourist accommodation on site would be sustainable form of development in accordance with Policy S11, contributing to economy of area without adverse impacts. Site would be a good base to visit and support tourist facilities in area.
14.D6//S17	SA Brains	<input checked="" type="checkbox"/>	Proposed site would incorporate a high quality sustainable design in accordance with Policy S17.
14.D7//H2	SA Brains	<input checked="" type="checkbox"/>	Settlement boundary highlighted in Policy H2 for St Arvars should be extended to include land for tourism development. Site is self contained, defendable and forms a natural boundary to the village.
14.D9	SA Brains	<input checked="" type="checkbox"/>	Sustainable construction, energy efficiency and sustainable drainage measures could be incorporated in the development of land at St Arvars for tourism development in accordance with policies SD2 and SD4
14.D10//LC5	SA Brains	<input checked="" type="checkbox"/>	Site is overrun with Japnese knotweed and screening from trees reduces views to wider countryside, it is not in keeping with wider landscape and the proposal wil enhance its nature and appearance in addition to its economic benefits for tourism.
14.D11//M2	SA Brains	<input checked="" type="checkbox"/>	Site is deliverable for sensitive development, including tourist visitor accommodation and should not be included within Minerals Safeguarding Area, as it is too close to villlage to be exploited for minerals.

Part 2 - New Sites

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASN053	CS0063		Little Castle Farm	Usk	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
233.D1	Rosser, Mr G		<input checked="" type="checkbox"/>	New site as a better alternative to the site on Monmouth Road, Usk. The Little Castle Farm site would provide a more logical and natural extension to Usk.	
ASN054	CS0023		Adjacent Langley Villa	Magor	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
143.D1	Major, John		<input checked="" type="checkbox"/>	New site to be built as an integral part of development on the northern fringe of Magor/Undy with residential development up to the edge of the by-pass.	
ASN055	CS0041		Red Hart	Llanvapley	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
216.D1	Sharp, Mr & Mrs IM & GH Cattroll, Mr & Mrs JW & J		<input checked="" type="checkbox"/>	New site for housing development of at least three detached houses.	
ASN056	CS0121		Drybridge Farm	Monmouth	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
396.D3	Monmouth Chamber of Trade & Commerce		<input type="checkbox"/>	Support site as better alternative to Wonastow Road on such grounds as safe walking and cycling distance to town facilities and schools, not next to industrial, not so isolated, benefit to town centre, less parking problems.	
ASN059	CS0140		The Patch	Undy	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
577.D1	Hand, Mrs Julia		<input checked="" type="checkbox"/>	New Site.	
ASN060	CS0139		Land at Old Well Lane	Undy	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
127.D1	Snelling & T Vers, A		<input checked="" type="checkbox"/>	New Site.	
ASN061	CS0066		Land off Church Road	Caldicot	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
1253.D1	Broome, Mr David		<input checked="" type="checkbox"/>	New site proposed at land off Church Road (CS/0066) as a more sustainable site for new housing than the strategic housing allocation at Crick Road, Portskewett (SAH2)	

Part 2 - New Sites

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASN062	CS0147		Land known as Riverview	Grosmont	

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
191.D2	Bevan, Misses S L & C E	<input checked="" type="checkbox"/>	New site as a better alternative to the land west of Grosmont site with less physical and visual impact on the character of the village, Conservation Area and surrounding Special Landscape Area.

Part 2 - New Sites

Monmouthshire County Council Local Development Plan

Alt Site No *Canddte Site No* *LDP Policy Ref* *Name* *Settlement* *LDP Proposed Use*

ASN063 **CS0153** **Land west of Rockfield Road** **Monmouth**

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
86.D1//H1	Hallam Land Management Ltd	<input checked="" type="checkbox"/>	New site for a residential use to represent a logical rounding off of the north western urban area of Monmouth. Settlement boundary should be reviewed to include site, which does not have environmental and landscape constraints.
86.D2//LC5	Hallam Land Management Ltd	<input type="checkbox"/>	Deletion of SLA designation further supports site allocation. Constraints analysis has been carried out that shows acceptability of site in landscape terms.
86.D3//S3	Hallam Land Management Ltd	<input type="checkbox"/>	Site should be included as a housing allocation of up to 145 dwellings to provide a more adequate number and range of housing sites than provided for by reliance on a single strategic site.
86.D4//S2	Hallam Land Management Ltd	<input type="checkbox"/>	Housing provision in Policy S2 is disputed. More housing is needed and the site provides an opportunity adjacent to the settlement boundary that is deliverable in the early part of the plan period.
86.D5//S1	Hallam Land Management Ltd	<input type="checkbox"/>	Site can deliver up to 145 dwellings within short to medium term and allow Monmouth to support the spatial strategy by contributing to the provision of an adequate number, range and choice of housign sites in the town.
86.D7	Hallam Land Management Ltd	<input type="checkbox"/>	Constraints affecting strategic site at Deri Farm emphasises need to provide smaller scale and deliverable sites like CS/0153 which is a better alternative.
86.D9	Hallam Land Management Ltd	<input type="checkbox"/>	Constraints affecting strategic site at Crick Road emphasises need to provide smaller scale and deliverable sites like CS/0153 which is a better alternative.
86.D11	Hallam Land Management Ltd	<input type="checkbox"/>	Constraints affecting strategic site at Fairfield Mabey emphasises need to provide smaller scale and deliverable sites like CS/0153 which is a better alternative.
86.D13	Hallam Land Management Ltd	<input type="checkbox"/>	Constraints affecting strategic site at Wonastow Road emphasises need to provide smaller scale and deliverable sites like CS/0153 which is a better alternative.
86.D14	Hallam Land Management Ltd	<input type="checkbox"/>	Achievability of affordable housing target is questioned emphasising need for additional sites like CS/0153 that can deliver a mix of private and affordable houses.
86.D16	Hallam Land Management Ltd	<input type="checkbox"/>	Constraints affecting strategic site at Rockfield Farm, Undy emphasises need to provide smaller scale and deliverable sites like CS/0153 which is a better alternative.
86.D18	Hallam Land Management Ltd	<input type="checkbox"/>	Adverse impacts affecting strategic site at Tudor Road Wyesham and limited contribution to housing supply emphasises need to provide smaller scale and deliverable sites like CS/0153 which is a better alternative.

Part 2 - New Sites

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASN064	CS0033		Land north/northeast Castle Oaks	Usk	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
2324.D1	Barratts South Wales		<input checked="" type="checkbox"/>	New site to provide a realistic opportunity for residential development during the plan period.	
ASN065	PV04			Devauden	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
1142.D2	Plant, Mr Andrew		<input type="checkbox"/>	New site at land to the west of Devauden (PV04) as an alternative to SAH8(ii) land at Well Lane on the grounds that PV04 has existing sewerage, drainage, access and pedestrian access	
2127.D2	Thomas, James & Elizabeth		<input type="checkbox"/>	Supports site PV04 land to the west of Devauden as an alternative to site allocation SAH8(ii) land at Well Lane	
ASN067	CS0230		Land adjacent to Ifton Manor	Rogiet	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
171.D3	Cancer Research UK		<input type="checkbox"/>	New site for residential use with benefit of being in joint ownership with CS/0229 proposed for employment. Provides opportunity for comprehensive development and could facilitate strategic transport improvements.	
ASN068	CS0229		Land to the North of Ifton Manor	Rogiet	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
171.D4	Cancer Research UK		<input type="checkbox"/>	New site for employment use with benefit of being in joint ownership with CS/0230 proposed for residential. Provides opportunity for comprehensive development and could facilitate strategic transport improvements.	
ASN069			Old shipyard site, Sudbrook	Sudbrook	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
2330.D1	Davies, Mr		<input checked="" type="checkbox"/>	New site should be allocated at Old Shipyard Site, Sudbrook for 46 dwellings. Information submitted in relation to planning application DC/2011/00607 refers.	
ASN070	AD0280		Land at Plough House	Penperlleni	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
97.D1	Lewis, Mr Peter		<input checked="" type="checkbox"/>	New site to include Plough House within the development boundary of Penperlleni.	

Part 2 - New Sites

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Alt Site No *Canddte Site No* *LDP Policy Ref* *Name* *Settlement* *LDP Proposed Use*

ASN071 CS0080 **Land east of Church Road** Caldicot

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
81.D1	Harvington Properties	<input checked="" type="checkbox"/>	New site with benefits of being located in a sustainable settlement with good access to jobs, shops, transport and other facilities, modest extension to existing development, no significant impact on landscape or SSSI. Need for more housing in Caldicot.

ASN072 **Land adjacent Gurn Hill Lodge, Vinegar Hill, Undy** Undy

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
2331.D1	Williams, Mr & Mrs K & D	<input type="checkbox"/>	New site as a residential extension to the Rockfield Farm, Undy site.

ASN073 CS0076 **Wyelands Estate** Chepstow

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
6.D1//S3	Wyelands Estates Limited	<input checked="" type="checkbox"/>	New site for residential and employment purposes on western side of Chepstow that is less constrained than the allocated site in the town centre and represents the only practical and appropriate direction for the town to grow.
6.D3//SAE2	Wyelands Estates Limited	<input checked="" type="checkbox"/>	New site for mixed use, better than allocation on such grounds as traffic and Fairfield being unsuitable location for office development so job creation unlikely to take place. Also, Policy SAW1 will limit job creation at Newhouse.

ASN074 CS0170 **Land to the east of Hill House, Raglan** Raglan

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
252.D1	Tribe, Mrs Anna	<input checked="" type="checkbox"/>	New site for residential development with benefits of being located within the village development boundary in a sustainable position with no known ecological or archaeological constraints. Would protect areas of open countryside being developed.

ASN075 **Vauxhall Fields and Drybridge Farm** Monmouth

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
123.D2//S3	Taylor Wimpey	<input checked="" type="checkbox"/>	Propose that land to the north west of Vauxhall Fields (CS/0092 and CS/0121) is allocated for approx 360 residential units as alternative to site allocation SAH4. Supporting studies include traffic, ecology, landscape, drainage and heritage.
123.D4//H1	Taylor Wimpey	<input checked="" type="checkbox"/>	Settlement boundary is not based on a credible evidence base, the Monmouthshire Landscape Study is challenged and boundary should be amended to include Vauxhall Fields and Drybridge Farm sites.

Part 2 - New Sites

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Candidate Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASN076			Land at Vinegar Hill - Option 1	Magor	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
1103.D1//H1	Bovis Homes Ltd		<input checked="" type="checkbox"/>	Amend settlement boundary to include site - Option 1 for approx 100 dwellings and open space as an extension to allocation SAH5 on such grounds as well connected to facilities, good access, no flooding/nature conservation constraints, deliverability.	
ASN077			Land at Vinegar Hill - Option 2 Phase 1	Magor	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
1103.D2//H1	Bovis Homes Ltd		<input checked="" type="checkbox"/>	Amend settlement boundary to include site - Option 2 (Phase 1) for approx 180 dwellings as an extension to allocation SAH5 on such grounds as well connected to facilities, good access, no flooding/nature conservation constraints, deliverability.	
ASN078			Land at Vinegar Hill - Option 2 Phase 2	Magor	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
1103.D3//H1	Bovis Homes Ltd		<input checked="" type="checkbox"/>	Amend settlement boundary to include site - Option 2 (Phase 2) for approx 250 dwellings and link road to extend allocation SAH5 on such grounds as well connected to facilities, good access, no flooding/nature conservation constraints, deliverability.	
ASN079	CS0004		Majors Barn	Abergavenny	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
255.D1	Redrow Homes (S. Wales) Ltd		<input checked="" type="checkbox"/>	Request that candidate site CS/0004 Majors Barn, Abergavenny, is allocated as a strategic site under policy S3 of the LDP, on the grounds that it is a logical extension to existing built-up area and could be developed without significant landscape impact	
ASN080	AD0294		Land adj residential, Merthyr Road, Llanfoist	Llanfoist	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
1107.D1	Johnsey Estates		<input checked="" type="checkbox"/>	New site meets need for additional dwellings in Llanfoist. It is considered that the Council's highway, ecology and landscape assessments can be challenged. There is no flooding constraint at the site.	
ASN081	CS0008		Land adjacent to Woodland View	Monmouth	
<i>REPRESENTATION Representor</i> <i>SA? Summary</i>					
68.D1//H1	Hoare, Mrs I M		<input checked="" type="checkbox"/>	Request amendment to settlement boundary so that candidate CS/0008 Land adjacent to Woodland Road, Wyesham, is allocated for residential development in the LDP.	

Part 2 - New Sites

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASN082	CS0201		Land at Croft-Y-Bwla	Monmouth	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
77.D1	MWH & H Ward Estates		<input checked="" type="checkbox"/>	Propose that land at Croft-Y-Bwla (CS/0201) is allocated for residential and a business park for B1 use as an alternative to allocation SAH4 if developed with sites to east. Studies provided on traffic, ecology and landscape.	
ASN083			Land at Rockfield Road and Croft-Y-Bwla	Monmouth	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
77.D2	MWH & H Ward Estates		<input checked="" type="checkbox"/>	Propose that land at Croft-Y-Bwla (CS/0199 and CS/0200) is allocated for residential development (approx 230 units) as an alternative to allocation SAH4. Studies provided on traffic, ecology and landscape.	
ASN084	CS0214		Land at Mounon Road	Chepstow	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
2169.D1	Turley Associates		<input checked="" type="checkbox"/>	Proposes site CS/0214 for around 250 dwellings. Site is suitable, deliverable and available and needed because insufficient growth proposed for Chepstow. Studies submitted in support on traffic, ecology and landscape.	
ASN085			Land at Oakfield, Monmouth	Monmouth	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
2115.D1//H1	Taylor Wimpey UK Ltd Strategic Land		<input checked="" type="checkbox"/>	Request that settlement boundary is amended so that candidate CS/0094 Oakfield, Monmouth, is allocated for residential development in the LDP.	
ASN086	CS0277		Land at Pentwyn Farm	Little Mill	Residential
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
2345.D1//H1	Persimmon Homes		<input checked="" type="checkbox"/>	Request that land at Saw Mill House, Little Mill, is allocated for residential development under Policy SAH8 with an extension to settlement boundary.	
ASN087	CS0119		Land at Grove Farm	Llanfoist	
<i>REPRESENTATION Representor</i> <i>SA?</i> <i>Summary</i>					
207.D1	Jones, Mr & Mrs B		<input checked="" type="checkbox"/>	New site proposed for a mixed-use care community (C2 and C3). Llanfoist is a sustainable settlement appropriate for development. Lack of provision in the LDP for housing for the elderly. The site has limited constraints, especially compared with Deri Farm	

Part 2 - New Sites

Monmouthshire County Council Local Development Plan

Alt Site No *Canddte Site No* *LDP Policy Ref* *Name* *Settlement* *LDP Proposed Use*

ASN091 CS0260 **Former Sudbrook Paper Mill (and surrounding land)** Sudbrook

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
1185.D2	Shere-Massey, Mr Michael	<input type="checkbox"/>	Supports Former Sudbrook Paper Mill (CS/0260) as an alternative to Crick Road (SAH2) on the grounds that it can meet housing need and is better served in terms of access
2168.D1//S3	Harrow Estates Plc	<input checked="" type="checkbox"/>	Propose that the former Sudbrook Paper Mill (CS/0260) is allocated as a strategic site for residential development (up to 350 units). Represents an opportunity for development in a sustainable location on brownfield land as an alternative to SAH2.
2168.D8//SAE3	Harrow Estates Plc	<input type="checkbox"/>	Propose that Sudbrook Paper Mill is deleted from policy SAE3(s). Retention of site for employment is inappropriate and unrealistic.

ASN092 CS0024 **Land west of B4295 and north of Devauden** Devauden

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
182.D2	Leathdunn Limited	<input checked="" type="checkbox"/>	New site is better alternative to allocated site in Devauden on such grounds as access and landscape impact.

ASN093 CS0195 **Nantgavenny Lane** Abergavenny

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
1132.D1	Hawkins, Mark & Louise	<input checked="" type="checkbox"/>	New site that is in sustainable location, supported by local people, part brownfield, of low ecological value, not required for employment, will bring amenity benefits and can avoid flood plain

ASN094 CS0079 **Land at Old Hereford Road** Monmouth

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
96.D1	Sims, Mr	<input checked="" type="checkbox"/>	New site for around 30 dwellings that is not prominent in landscape and immediately available for development with easy access to local services. Provides an alternative to strategic site allocation at Wonastow Road.

ASN095 CS0177 **The Hill** Abergavenny

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
174.D2	Coleg Gwent	<input checked="" type="checkbox"/>	Site is a better alternative to allocated Deri Farm site, better meeting sustainability objectives and should be allocated because of delliverability issues with Deri Farm and general need for additional housing to meet population projections.

Part 2 - New Sites

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<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASN096	CS0174		Usk Campus	Usk	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
174.D3	Coleg Gwent		<input checked="" type="checkbox"/>	Site provides an an opportunity for additional housing in Usk.	
ASN097	CS0175		Former Piggery Teaching Unit	Usk	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
174.D4	Coleg Gwent		<input checked="" type="checkbox"/>	Site provides an an opportunity for additional housing in Usk.	
194.D1	Morspan Ltd Pension Fund		<input checked="" type="checkbox"/>	New site for 60% affordable housing.	
ASN098	CS0176		Land at Woodside	Usk	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
174.D5	Coleg Gwent		<input checked="" type="checkbox"/>	Site provides an an opportunity for additional housing in Usk.	
ASN099	CS0172		Land east of Cherry Trees	Mathern	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
234.D2	Vaughan-Hughes, Mr G W		<input checked="" type="checkbox"/>	Site is better than allocated site, more logical extension to village and less landscape impact. Will not threaten proposed Green Belt designation.	
ASN100	CS0163		Area E	Mathern	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
983.D2	Mission Estates (Wyelands) Ltd		<input checked="" type="checkbox"/>	Site is better than allocated site, more logical extension to village and less landscape impact. Will not threaten proposed Green Belt designation.	
ASN101	CS0164		Area B2 (1)	Mathern	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
983.D3	Mission Estates (Wyelands) Ltd		<input checked="" type="checkbox"/>	Site is better than allocated site, more logical extension to village and less landscape impact. Will not threaten proposed Green Belt designation.	
ASN102	CS0165		Area B2 (2)	Mathern	
<i>REPRESENTATION Representor</i> SA? <i>Summary</i>					
983.D4	Mission Estates (Wyelands) Ltd		<input checked="" type="checkbox"/>	Site is better than allocated site, more logical extension to village and less landscape impact. Will not threaten proposed Green Belt designation.	

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<i>Alt Site No</i>	<i>Candidate Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>								
ASN103	CS0169		Land at Crossway Green	Chepstow									
<table border="1"> <thead> <tr> <th><i>REPRESENTATION</i></th> <th><i>Representor</i></th> <th><i>SA?</i></th> <th><i>Summary</i></th> </tr> </thead> <tbody> <tr> <td>239.D1</td> <td>Elstons</td> <td><input checked="" type="checkbox"/></td> <td>New site for residential development in reasonable distance to facilities in the town centre, would add to a range of choice of sites in one of the three main towns.</td> </tr> </tbody> </table>						<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>	239.D1	Elstons	<input checked="" type="checkbox"/>	New site for residential development in reasonable distance to facilities in the town centre, would add to a range of choice of sites in one of the three main towns.
<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>										
239.D1	Elstons	<input checked="" type="checkbox"/>	New site for residential development in reasonable distance to facilities in the town centre, would add to a range of choice of sites in one of the three main towns.										
ASN104	CS0113		Land at Nantyerry	Penperlleni									
<table border="1"> <thead> <tr> <th><i>REPRESENTATION</i></th> <th><i>Representor</i></th> <th><i>SA?</i></th> <th><i>Summary</i></th> </tr> </thead> <tbody> <tr> <td>257.D1</td> <td>Hall, Mrs Young & Mrs D</td> <td><input checked="" type="checkbox"/></td> <td>New site for a low density development of two or three dwellings set in large gardens to appeal to middle/senior management. Site is brownfield. Previous assessments are queried.</td> </tr> </tbody> </table>						<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>	257.D1	Hall, Mrs Young & Mrs D	<input checked="" type="checkbox"/>	New site for a low density development of two or three dwellings set in large gardens to appeal to middle/senior management. Site is brownfield. Previous assessments are queried.
<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>										
257.D1	Hall, Mrs Young & Mrs D	<input checked="" type="checkbox"/>	New site for a low density development of two or three dwellings set in large gardens to appeal to middle/senior management. Site is brownfield. Previous assessments are queried.										
ASN105			Land adjacent Tollstone Way and Swiss Cottage	Grosmont									
<table border="1"> <thead> <tr> <th><i>REPRESENTATION</i></th> <th><i>Representor</i></th> <th><i>SA?</i></th> <th><i>Summary</i></th> </tr> </thead> <tbody> <tr> <td>2163.D2</td> <td>Action for Sustainable Grosmont</td> <td><input checked="" type="checkbox"/></td> <td>Propose that candidate site CS/0147 is extended to provide alternative to SAH8(iv) for a smaller development (if affordable housing is required) on the grounds that it is an infill site, would not impact on agricultural land, has access from main highway</td> </tr> </tbody> </table>						<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>	2163.D2	Action for Sustainable Grosmont	<input checked="" type="checkbox"/>	Propose that candidate site CS/0147 is extended to provide alternative to SAH8(iv) for a smaller development (if affordable housing is required) on the grounds that it is an infill site, would not impact on agricultural land, has access from main highway
<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>										
2163.D2	Action for Sustainable Grosmont	<input checked="" type="checkbox"/>	Propose that candidate site CS/0147 is extended to provide alternative to SAH8(iv) for a smaller development (if affordable housing is required) on the grounds that it is an infill site, would not impact on agricultural land, has access from main highway										
ASN106			Land north of St. Teilos Church, Llantilio Pertholey	Abergavenny									
<table border="1"> <thead> <tr> <th><i>REPRESENTATION</i></th> <th><i>Representor</i></th> <th><i>SA?</i></th> <th><i>Summary</i></th> </tr> </thead> <tbody> <tr> <td>2182.D1</td> <td>Nicholls, Mr Bryan</td> <td><input type="checkbox"/></td> <td>New site for a residential use to make full use of the potential of the land and to enable fulfilment of accommodation requirements of local residents.</td> </tr> </tbody> </table>						<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>	2182.D1	Nicholls, Mr Bryan	<input type="checkbox"/>	New site for a residential use to make full use of the potential of the land and to enable fulfilment of accommodation requirements of local residents.
<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>										
2182.D1	Nicholls, Mr Bryan	<input type="checkbox"/>	New site for a residential use to make full use of the potential of the land and to enable fulfilment of accommodation requirements of local residents.										
ASN107			Land to the south of the A466, Llandogo	Llandogo									
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<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>										
2343.D2	Jones, Mr Simon	<input checked="" type="checkbox"/>	New site proposed as an alternative to SAH8(vii) with advantage of being closer to the centre of the village including school, village hall and pub, has an established pavement to enable walking to village and is better in landscape terms.										

Part 2 - New Sites

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
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ASN113			Land adjacent to The Hall Inn, Gwehelog	Gwehelog	
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<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
2348.D1	Morgan & Davies	<input checked="" type="checkbox"/>	New site for residential use which is deliverable, viable, has limited visual and landscape impact, has no known constraints, meets housing demand for village and is well located.

PART 3

PART 4

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASD001	CS0099	SAH1	Deri Farm	Abergavenny	8.5ha of site allocated for a residential development of 300 dwellings, to be phased over the LDP period.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
10.D1//SAH1	Western Power Distribution	<input type="checkbox"/>	No objection in principle to considering feasibility of undergrounding but objects to the inclusion of criterion a) of policy SAH1as it imposes an action on WPD, which cannot guarantee that undergrounding will be technically possible or financially viable
27.D1//SAH1	Countryside Council for Wales	<input type="checkbox"/>	Raise concerns re. site's proximity to the BBNP boundary. Recommend that the policy and allocation is amended to recognise the environmental sensitivity of the area - need for landscape buffer and connectivity links to be included in the development
58.D2//SAH1	Persimmon Homes Wales	<input type="checkbox"/>	Propose to reduce the number of dwellings on site to 220 units. Studies indicate site may have a lower capacity than allocation taking into account landscape/ecology.
61.D1//SAH1	Dwr Cymru/Welsh Water	<input type="checkbox"/>	Sets out requirements for further assessment of water / sewerage systems
86.D6//SAH1	Hallam Land Management Ltd	<input type="checkbox"/>	Questions deliverability, viability and suitability in landscape terms of Deri Farm site which emphasises need to provide smaller scale and deliverable sites like CS/0153 which is a better alternative.
89.D1//SAH1	Williams, R J	<input type="checkbox"/>	Delete site on grounds such as lack of robust /credible evidence base, inadequate transport and amenity provision
174.D1//SAH1	Coleg Gwent	<input type="checkbox"/>	Deliliverability of site is questionalbe given viability issues related to undergrounding of cables and transport improvements. Is a greenfield site in an area of landscape merit adjacent to national park. CS/0177 is a more sustainable alternative.
207.D2//SAH1	Jones, Mr & Mrs B	<input type="checkbox"/>	Deliverability and viability of Deri Farm site is questioned in cpmparison with Grove Farm site that is unconstrained and can fully contribute to Section 106 requirements.
226.D2//SAH1	Ewers, Mr B E	<input type="checkbox"/>	Delete site on the grounds that a proposed alternative site, Land adjoining Old Hereford Road, is better suited to meeting Abergavenny's housing needs.
284.D1//SAH1	Abergavenny & District Civic Society	<input type="checkbox"/>	Delete site on grounds such as economic feasibility and impact on setting of BBNP
385.D1//SAH1	Llantilio Pertholey Community Council	<input type="checkbox"/>	Delete site on such grounds as inadequate sewerage, services /amenities (including public transport), access, biodiversity and need to underground powerlines. Recommend MCC revisit alternative sites.
419.D1//SAH1	Welsh Government	<input type="checkbox"/>	Object to policy as contains ceiling/restriction on the number of dwellings that can come forward which could exacerbate limited flexibility of plan. Noted site constraints to be overcome which could benefit from flexibility numerically in delivery.

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
705.D1//SAH1			Dale, Mr Paul		<input type="checkbox"/> Delete site on such grounds as impact on landscape, BBNP and biodiversity, traffic. Supports the submission by Mardy Against Deri Development.
809.D1//SAH1			Hawker, Mr Simon		<input type="checkbox"/> Delete site on such grounds as inappropriate strategy to focus on a single strategic site, excessive housing number requirements and not meeting sustainability criteria for accessibility to services.
833.D1//SAH1			Hawker, Sandra		<input type="checkbox"/> Delete site on such ground as lack of sustainability and service accessibility, impact on landscape and wildlife. Criticises description of site as 'least bad option'.
839.D1//SAH1			, Philippa Hodgkiss		<input type="checkbox"/> Delete site. Submission of MADD is supported and additional objections are raised to traffic assessments provided by developers. Site does not meet sustainable transportation requirements.
853.D1//SAH1			Griffiths, Mr & Mrs S		<input type="checkbox"/> Delete site on grounds of insufficient school capacity to accommodate proposed development. Endorse the submission by Mardy Against Deri Development.
946.D1//SAH1			Hawker, Mr Graham		<input type="checkbox"/> Delete site on grounds set out by MADD and such further grounds as adverse impact on setting of listed building, proximity to national park, adverse landscape impact, lack of sustainability on transport issues, increased traffic, loss of wildlife habitat.
993.D1//SAH1			Browning, Mr Thomas		<input type="checkbox"/> Delete site on similar grounds as in precedent set by Inspector's decision on Cwrt-y-Gollen site in the Brecon Beacons National Park. The impact of the site on the setting of the Brecon Beacons National Park raises similar issues.
1038.D1//SAH1			Miles, Richard & Ann		<input type="checkbox"/> Delete sites on such grounds as development would result in urban sprawl, non-compliance with policies, landscape and environmental impacts, limited employment opportunities in Abergavenny
1047.D1//SAH1			Field, Mr Robin		<input type="checkbox"/> Delete site on such grounds as site viability, sustainability, habitat and landscape. Supports the submission by Mardy Against Deri Development. Raise concerns re. attitude of MCC
1068.D1//SAH1			Dale, Hannah		<input type="checkbox"/> Delete site on such grounds as outside town development boundary, proximity to Brecon Beacons, greenfield level 3 farming land, biodiversity, traffic and lack of local infrastructure and facilities.
1083.D1//SAH1			Dale, Mrs Beverley		<input type="checkbox"/> Delete site on such grounds as flooding, impact on amenity, landscape, biodiversity/ habitat. Supports the submission by Mardy Against Deri Development. Raises concerns over consultation process.
1823.D1//SAH1			Allchurch, Messers L and J		<input type="checkbox"/> Delete site on such grounds as location adjacent BBNP, deliverability, viability and also to allow for additional or extended allocations elsewhere in the LDP.
2159.D1//SAH1			Mardy Against Deri Development (MADD)		<input type="checkbox"/> Delete site on such grounds as sustainability, access deprivation, landscape and environment, traffic/site access, habitat and site viability; inadequate consultation /engagement. Representor has submitted a 100 page document.

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
2168.D4//SAH1	Harrow Estates Plc				<input type="checkbox"/> Object to the site on such grounds as greenfield /agricultural land, landscape impact, biodiversity and site viability /deliverability.
2195.D1//SAH1	Dale, Mrs Audrey				<input type="checkbox"/> Delete site on such grounds as traffic, impact on biodiversity, landscape and nearby listed buidings. Supports the submission by Mardy Against Deri Development.
2196.D1//SAH1	Dale, Mr Peter				<input type="checkbox"/> Delete site on such grounds as traffic, sustainability, habitat / wildlife. Supports the submission by Mardy Against Deri Development.
2213.D1//SAH1	Patterson, Mr Nigel				<input type="checkbox"/> Delete site on such grounds as inappropriate to have single mega site in Abergavenny, transport problems, remote from services, inadequate transport survey.
2281.D1//SAH1	Jacques, Mr & Mrs				<input type="checkbox"/> Delete site on grounds such as environmental and community impacts and inadequate roads / schools
2296.D1//SAH1	Llewellyn, Mrs Kate				<input type="checkbox"/> Delete site on such grounds as traffic, flooding, biodiversity, greenfield land, distance to basic services, no large local employer and proximity to Brecon Beacons National Park.
2312.D1//SAH1	Hodgkiss, Mrs Joan				<input type="checkbox"/> Delete site on such grounds as flooding and surface water drainage, impact of increased traffic on neighbouring older buildings and loss of privacy to dwellings at a lower level to the development.
2314.D1//SAH1	Hawker, Miss Sally				<input type="checkbox"/> Delete site on such grounds as adverse effects on setting of Brecon Beacons National Park and the landscape.
2315.D1//SAH1	Belcham, Mr & Mrs C J				<input type="checkbox"/> Delete site on such grounds as greenfield site, impact on landscape/ habitat / BBNP, adverse effect on tourism. Supports the submission made by Mardy Against Development.
2336.D1//SAH1	Treanor, Mr Michael				<input type="checkbox"/> Delete site on grounds of inadequate feasibility study (understates costs re. undergrounding powerlines, access, sewerage and waste water, and overstates income) and traffic impact assessment.
2351.D1//SAH1	Vicary, Mr Ian S				<input type="checkbox"/> Delete site on such grounds as lack of infrastructure, traffic and lack of consideration of brownfield sites within the town centre.

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASD002	CS0253	SAH2	Land at Crick Road	Portskewett	9.6ha allocated for mixed use residential and employment development. No more than 250 dwellings to be phased over the Plan period. Provision to be made for 2ha of serviced land for industrial and business development.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
27.D2//SAH2	Countryside Council for Wales	<input type="checkbox"/>	Concern that the site has potential to affect the Severn Estuary SAC/SPA/Ramsar, however, consider that issues can be addressed through detailed design. Need to ensure adequate sewerage capacity is available.
61.D2//SAH2	Dwr Cymru/Welsh Water	<input type="checkbox"/>	Sets out requirements for further assessment of water / sewerage systems
86.D8//SAH2	Hallam Land Management Ltd	<input type="checkbox"/>	Deliverability of this site is questioned on such grounds as surface water, foul drainage, landscape, conservation and biodiversity issues which emphasises need to provide smaller scale and deliverable sites like CS/0153 which is a better alternative.
110.D1//SAH2	Caldicot Town Council	<input type="checkbox"/>	Delete the site because of the impact of drainage in the Castle Lea area of Caldicot due to surface water flooding.
123.D5//SAH2	Taylor Wimpey	<input type="checkbox"/>	Questions de-allocation of employment land, allocation for residential is likely to increase out-commuting levels.
163.D2//SAH2	Darlow & Diane Batchelor, Tracey	<input type="checkbox"/>	Delete site on such grounds as being a greenfield site in a visible location that would blur separation between Portskewett and Caldicot. Land at Garthalan Drive is better located and is brownfield.
171.D1//SAH2	Cancer Research UK	<input type="checkbox"/>	Delete site as the Council has not fully considered and assessed the alternatives. Also, allocation is not supported by robust and detailed evidence base, particularly in respect of traffic and flooding.
419.D2//SAH2	Welsh Government	<input type="checkbox"/>	Object to policy as contains ceiling/restriction on the number of dwellings that can come forward which could exacerbate limited flexibility of plan. Noted site constraints to be overcome which could benefit from flexibility numerically in delivery.
419.D6//SAH2	Welsh Government	<input type="checkbox"/>	Questions decision to allocate site for residential development in absence of a justification under provisions of PPW 4.9.1 relating to agricultural land quality.
670.D1//SAH2	Bosley, D	<input type="checkbox"/>	Delete site on such grounds as flood risk, inadequate infrastructure, lack of employment, traffic, recent overdevelopment of village, adverse effect on village character
728.D1//SAH2	Turner, Mr G M	<input type="checkbox"/>	Delete site on such grounds as it is a greenfield site of agricultural importance, contrary to PPW and there are 2 alternative brownfield sites that provide sufficient housing options. Raises concerns re.flooding, transport and traffic light assessments.

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
744.D1//SAH2	Farrands, Mr & Mrs				<input type="checkbox"/> Delete site on such grounds as flooding, traffic, employment, education, access, class 2 agricultural land and level of recent development.
775.D1//SAH2	Lewis, Mr & Mrs A				<input type="checkbox"/> Delete site on such grounds as agricultural land, flooding, sustainability, capacity of local amenities, flawed 'traffic light' assessment in terms of traffic flow/flooding and lack of consideration of alternative brownfield sites
798.D1//SAH2	Bosley, Marilyn				<input type="checkbox"/> Delete site on such grounds as increased risk of surface water flooding, lack of school places, lack of places at doctors surgery, lack of shops, traffic impact and safety to children and lack of need in Portskewett due to recent housing developments.
824.D1//SAH2	Illsley, Miss Rosemary				<input type="checkbox"/> Delete site on such grounds as loss of agricultural land, alternative brownfield sites available, landscape impact, contrary to PPW, traffic, inadequate services /employment, impact on village character. Site should be designated greenbelt/greenwedge,
977.D1//SAH2	Smith, Mr & Mrs G				<input type="checkbox"/> Delete site on such grounds as agricultural land, flooding, sewerage, sustainability, capacity of local services, traffic, lack of consideration of alternative brownfield sites and flawed site selection assessment.
1103.D4//SAH2	Bovis Homes Ltd				<input type="checkbox"/> Concern that the site has a number of constraining factors which may either make the site unviable or unsustainable. Alternative site proposal at Vinegar Hill would in part address housing shortfall in the local market area should the site not be included
1103.D6//SAE2	Bovis Homes Ltd				<input type="checkbox"/> Requests that Policy SAE2c /paragraph 7.13 are amended to more fully recognise the need to maintain a balance between housing and employment.
1184.D1//SAH2	Jones, Mr & Mrs Barry				<input type="checkbox"/> Delete site on such grounds as greenfield agricultural land, infrastructure, traffic, biodiversity, flooding and levels of recent development
1185.D1//SAH2	Shere-Massey, Mr Michael				<input type="checkbox"/> Delete site on such grounds as contrary to PPW, lack of evidence of affordable housing targets, housing development not matched by employment, inadequate infrastructure /facilities, flooding, agricultural land, traffic, alternative sites not considered
1201.D1//SAH2	Wright, Mrs Christine				<input type="checkbox"/> Delete site on such grounds as traffic congestion, loss of grade 2 agricultural land, and the loss of village character.
1224.D1//SAH2	Bell, Mr & Mrs S H				<input type="checkbox"/> Delete site on such grounds as flooding, traffic, local infrastructure, employment and level of recent development.
1236.D1//SAH2	Turner, Sarah				<input type="checkbox"/> Delete site on such grounds as agricultural land, impact on village, flawed site selection criteria, traffic, flooding, inadequate infrastructure/services (sewerage, transport, employment, schools), lack of consideration of 2 alternative brownfield sites
1240.D1//SAH2	Morrissey, Mrs J				<input type="checkbox"/> Delete site on such grounds as contrary to PPW, lack of consideration of alternative brownfield sites, sustainability, flooding, amenities and traffic. Raises concerns over the consultation process.

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
1245.D1//SAH2			Behenna, Elizabeth		<input type="checkbox"/> Delete site on such grounds as traffic and impact on facilities.
1247.D1//SAH2			Jones, Carys & Andrew		<input type="checkbox"/> Delete site on such grounds as traffic, impact on village character, flooding, inadequate local services and alternative brownfield sites should be considered. Request further information on population and household projections.
1248.D1//SAH2			Sarah Marsh, Jane Carter &		<input type="checkbox"/> Delete site on such grounds as traffic, insufficient school capacity, greenfield - the focus for new housing development should be on brownfield sites.
1252.D1//SAH2			Trow, Mrs K N		<input type="checkbox"/> Delete site on such grounds as significant increase in housing in past 10 years, no demand for additional housing, inadequate infrastructure, lack of employment, traffic, flooding and impact on village identity.
2072.D1//SAH2			Crowley, Mrs Lynda M		<input type="checkbox"/> Delete site on such grounds as lack of need, recent developments in Portskewett, greater pressure on roads, burden on facilities, increased environmental impact, danger of construction traffic to pedestrians, brownfield sites should be addressed first.
2080.D1//SAH2			Wright, Mr John		<input type="checkbox"/> Delete site on such grounds as traffic, lack of employment, council owned land, grade 2 agricultural land and impact on rural character of the village
2168.D2//SAH2			Harrow Estates Plc		<input type="checkbox"/> Delete site on such grounds as high grade agricultural land, access, pedestrian links and site viability. Suggest site is better suited to employment development.
2168.D9//SAE1			Harrow Estates Plc		<input type="checkbox"/> Request that site allocation SAH2 is amended to an employment allocation under Policy SAE1.
2273.D1//SAH2			Gardener, Michelle		<input type="checkbox"/> Delete site on such grounds as traffic, green belt land, village infrastructure and level of recent development.
2282.D1//SAH2			Chell, Mr T G		<input type="checkbox"/> Delete site on grounds such as inadequate infrastructure (transport and schools), sewerage, surface water flooding, employment and failure to consider brownfield sites
2291.D1//SAH2			McNamara, Lisa		<input type="checkbox"/> Delete site on such grounds as lack of room at doctors surgery, lack of room at school, pressure on roads, flood plain and sea levels.
2325.D2//SAH2			Taylor Wimpey		<input type="checkbox"/> Delete site on such grounds as the de-allocation of the employment site would leave the settlement short of future supply and development of the site for residential use could also cause a potential increase in out-commuting.
2329.D1//SAH2			Blyth, Mrs Victoria		<input type="checkbox"/> Delete site on such grounds as flooding, traffic, impact on facilities and village identity, proposal is excessive. Question the need for 250 dwellings in Portskewett.
2333.D1//SAH2			Harwood, Mrs Sue		<input type="checkbox"/> Delete site on such grounds as traffic, insufficient school capacity, inadequate services, flooding and impact on character of Portskewett.

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
2335.D1//SAH2			Marshall, Cllr John		<input type="checkbox"/> Delete site on such grounds as sustainability, agricultural land, alternative brownfield sites available, potential flood risk to estates in Caldicot (Castle Lea /Jolyon's Court) and impact on Neddern Brook
2337.D1//SAH2			Jones, Mrs Jeanette		<input type="checkbox"/> Delete site on such grounds as traffic, flooding, water, sewerage, insufficient school capacity and impact on village character.
2338.D1//SAH2			Jones, Mrs Denise		<input type="checkbox"/> Delete site on such grounds as traffic, capacity of local facilities, flooding, impact on village character and landscape. Focus should be on brownfield sites.
2339.D1//SAH2			Morris, Ms S		<input type="checkbox"/> Delete sites on such grounds as greenfield, oversupply of housing, sustainability, public transport, lack of employment, flooding, sewerage, access (including pedestrian), inadequate amenities/ services, traffic
2340.D1//SAH2			Lengyel, Mrs Siobhan		<input type="checkbox"/> Delete site on such grounds as traffic, flooding, insufficient nursery/school capacity, impact on landscape and village character. Brownfield sites should be identified.
2349.D1//SAH2			Marr, Pam & Ian		<input type="checkbox"/> Delete site on such grounds as inadequate local infrastructure and services (surface water drainage, traffic), no local employment, loss of green land/ creep towards Caldicot.

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASD003	CS0158	SAH3	Fairfield Mabey Site	Chepstow	16.1ha allocated for a mixed use residential and employment development. No more than 240 dwellings to be provided during the LDP period. Provision to be made within the site for 3ha of serviced land for industrial and business development.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
6.D2//SAH3	Wyelands Estates Limited	<input type="checkbox"/>	Delete site on such grounds as traffic, including development in Lydney not being taken fully into account in the assessment of the proposed development. Loss of employment land, unlikely that job creation will take place. Better site at CS/0076
6.D4//SAE2	Wyelands Estates Limited	<input type="checkbox"/>	Amend SAE2 to replace allocation SAE2b by alternative site, CS/076 as new site better than allocation on such grounds as traffic and Fairfield being an unsuitable location for office development so job creation unlikely to take place.
20.D1//SAH3	Gwent Wildlife Trust	<input type="checkbox"/>	Object to the omission from the policy of S42 and UKBAP Priority Habitats - these should be considered within the proposal. Developer needs to be aware of nature conservation interests beyond the adjacent protected site.
27.D3//SAH3	Countryside Council for Wales	<input type="checkbox"/>	Concern the allocation has potential for adverse effects on the River Wye SAC. Request information in the policy/text to state how development will protect the corridor to minimise impacts/avoid affecting integrity of SAC, and amendment to criterion (g)
28.D1//SAH3	Chepstow Town Council	<input type="checkbox"/>	Concern that infrastructure is inadequate to serve the development and requests improvement to road network and good pedestrian access to town centre.
29.D1//SAH3	The Chepstow Society	<input type="checkbox"/>	Concerned that no provision is made to improve the road system to carry increase in traffic or address air quality issues. Footpath access to town centre and station is required. Concerned that employment land could be used for housing.
61.D3//SAH3	Dwr Cymru/Welsh Water	<input type="checkbox"/>	Sets out requirements for further assessment of water / sewerage systems
86.D10//SAH3	Hallam Land Management Ltd	<input type="checkbox"/>	Deliverability of this site is questioned on such grounds as remedial works needed and provision to be after plan period which emphasises need to provide smaller scale and deliverable sites to meet housing need like CS/0153 which is a better alternative.
91.D1//SAH3	Chepstow Friends of the Earth	<input type="checkbox"/>	Requests additional wording to site allocation policy SAH3 Fairfield Mabey and associated text - proposes a largely car-free development and designation of Old Beaufort Quarry as a SINC
105.D7//SAH3	Environment Agency Wales	<input type="checkbox"/>	Object to site on grounds that part of northern and south eastern areas of site are in Zone C2 and lack of evidence to demonstrate that the risks and consequences of flooding can be acceptably managed.

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
105.D8//SAE2			Environment Agency Wales		<input type="checkbox"/> Object to allocation SAE2b on grounds that part of northern and eastern areas of site are in Zone C2 and lack of evidence to demonstrate that the risks and consequences of flooding can be acceptably managed.
419.D3//SAH3			Welsh Government		<input type="checkbox"/> Object to policy as contains ceiling/restriction on the number of dwellings that can come forward which could exacerbate limited flexibility of plan. Noted site constraints to be overcome which could benefit from flexibility numerically in delivery.
579.D1//SAH3			Transition Chepstow		<input type="checkbox"/> Raises concerns over the site's sustainability, including such issues as oil, renewable energy, recycling, design/layout, traffic and flooding.
731.D1//SAH3			Jones, Richard		<input type="checkbox"/> Delete site on such grounds as traffic congestion
888.D1//SAH3			Hamilton, Mr Guy		<input type="checkbox"/> Delete site on such grounds as significant effect of traffic congestion on local roads and A48 , detrimental effect on air quality, inadequate measures for pedestrian access, potential loss of town centre parking, lack of strategic approach to Chepstow.
1380.D1//SAH3			Morgan, Peter & Lynne		<input type="checkbox"/> Amend policy to reduce proposed number of dwellings due to the impact on the infrastructure and existing traffic congestion. Provision should be made on site for the co-location of the bus and train station.
2168.D5//SAH3			Harrow Estates Plc		<input type="checkbox"/> Raises concerns over highway issues and subsequent impact on site deliverability.
2169.D2//S3			Turley Associates		<input type="checkbox"/> Concern over deliverability, site is heavily constrained by such issues as highways, contamination and ecology/biodiversity. Too much reliance on one strategic development site that is potentially not viable. Second deliverable site at Mounton Road needed
2346.D1//SAH3			Down, Cllr Graham		<input type="checkbox"/> Concern that the LDP fails to address infrastructure problems associated with the site, specifically additional traffic on A48 and air quality issues

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASD004	CS0219	SAH4	Wonastow Road	Monmouth	26.9ha allocated for a mixed use residential and employment development. No more than 370 dwellings to be provided phased over the LDP period. Provision within the site for 6.5ha of serviced land for high quality industrial and business development.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D2//SAH4	Gwent Wildlife Trust	<input type="checkbox"/>	Object on the grounds that the site includes a SINC, contrary to policies S13/ NC1 and distance from town centre /associated facilities. Recommend that the site boundary is re-drawn to exclude the SINC.
27.D4//SAH4	Countryside Council for Wales	<input type="checkbox"/>	Request amendments to policy wording, including the need to avoid development on the SINC (criterion a), ensure appropriate provision for open space and protection of the existing right of way. Recommend SINC boundaries are identified on proposals map
61.D4//SAH4	Dwr Cymru/Welsh Water	<input type="checkbox"/>	Sets out requirements for further assessment of water / sewerage systems. Dependent on scale and pace of development there will eventually be a need for increased water supply capacity.
68.D2//SAH4	Hoare, Mrs I M	<input type="checkbox"/>	Object to the site on such grounds as it does not compare favourably with other options and is more isolated from other residential areas, and would result in significant landscape impact.
77.D3//SAH4	MWH & H Ward Estates	<input type="checkbox"/>	Delete site on such grounds as insufficient evidence to demonstrate the site is viable/ deliverable, contrary to PPW, TAN15 and TAN12, site constraints include highways and flooding. No objection to proposed employment allocation. TIA submitted.
77.D4//S3	MWH & H Ward Estates	<input type="checkbox"/>	Site should be deleted from Policy S3 on the basis that there is insufficient evidence to demonstrate that it is deliverable and would provide an acceptable form of development (see objection to Policy SAH4)
77.D5//SAH4	MWH & H Ward Estates	<input type="checkbox"/>	Landscape appraisal submitted for CS/0199/0200/0201 questions suitability of Wonastow Road site on landscape grounds.
78.D1//SAH4	Jones, Mr Michael	<input type="checkbox"/>	Delete site on grounds of flood risk, inadequate evidence that flooding can be overcome and inadequate evidence on transport issues. Additional evidence on flood risk is provided in representation.
78.D2//SAE2	Jones, Mr Michael	<input type="checkbox"/>	Delete site on grounds of flood risk, inadequate evidence that flooding can be overcome and inadequate evidence on transport issues. Additional evidence on flood risk is provided in representation.
86.D12//SAH4	Hallam Land Management Ltd	<input type="checkbox"/>	Deliverability and suitability of this site is questioned on such grounds as flooding, landscape and infrastructure needs which emphasises need to provide smaller scale and deliverable sites to meet housing need like CS/0153 which is a better alternative.

Part 4 - Delete or Amend a Site Allocation Policy

Monmouthshire County Council Local Development Plan

<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
88.D1//SAH4	Currie, Richard				<input type="checkbox"/> Object to the size of development - considers that the 400 allocated dwellings proposed in Monmouth is in excess of what is reasonable
92.D1//SAH4	Jones, Lesley				<input type="checkbox"/> Delete site on such grounds as traffic, flooding and better alternative sites.
92.D2//SAE2	Jones, Lesley				<input type="checkbox"/> Delete site on such grounds as traffic, flooding and better alternative sites.
105.D9//SAH4	Environment Agency Wales				<input type="checkbox"/> Object on the grounds that the site lies partially within Zone C1 and criterion c of the policy is contrary to the advice of TAN15. Concern that the policy may result in inappropriate development being included on this site.
105.D10//SAE2	Environment Agency Wales				<input type="checkbox"/> Object to allocation SAE2a on the grounds that the site lies partially within Zone C1 and criterion c of the policy is contrary to the advice of TAN15. Concern that the policy may result in inappropriate development being included on this site.
123.D1//SAH4	Taylor Wimpey				<input type="checkbox"/> Delete site on such grounds as lack of credible evidence base on deliverability, contrary to LDP objectives and policies S6, S7, S12, S9, S16, RET2, MV2 and DES1. Challenges Council's appraisal and flooding, traffic and landscape evidence.
123.D3//S9	Taylor Wimpey				<input checked="" type="checkbox"/> No evidence is provided on how site is to be delivered, the site is not eligible for funding from RIFW and policy wording does not guarantee the delivery of service employment land.
175.D2//SAH4	Matharu OBE, Dr M S				<input type="checkbox"/> Objects to site on grounds such as flooding and inadequate infrastructure
396.D1//SAH4	Monmouth Chamber of Trade & Commerce				<input type="checkbox"/> Delete site on such grounds as distance from town centre and schools, increased congestion, safety, parking problems as a result, proximity to industrial estate, better alternative sites, lack of evidence that traffic and flooding issues can be overcome.
419.D4//SAH4	Welsh Government				<input type="checkbox"/> Object to policy as contains ceiling/restriction on the number of dwellings that can come forward which could exacerbate limited flexibility of plan. Noted site constraints to be overcome which could benefit from flexibility numerically in delivery.
419.D7//SAH4	Welsh Government				<input type="checkbox"/> Part of site could be of high agricultural land quality requiring a justification under provisions of PPW 4.9.1 to allocate for residential. Should the site be extended onto Drewen Farm then there would be impact on high grade agricultural land.
843.D1//SAH4	Owen, Dr Anthony				<input type="checkbox"/> Delete site on such grounds as no local need for the increase in housing, impact on traffic congestion, education and health facilities. Development should be nearer to centres of employment.
860.D1//SAH4	Hall, Mr W R				<input type="checkbox"/> Delete site on such grounds as affect on AONB and Wye Valley, housing in excess of local need, flooding, lack of local employment and lack of local facilities and infrastructure.
924.D1//SAH4	Porter-Davison, Mr & Mrs				<input type="checkbox"/> Delete site on such grounds as flooding issues and lack of infrastructure to accommodate increase in population from development.

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957.D1//SAH4	Meadows, Georgina				<input type="checkbox"/> Delete site on such grounds as development on floodplain, ignores need to use brownfield sites, need for housing in Monmouth, inadequate infrastructure and traffic, lack of car parking discouraging people to shop in Monmouth, better alternative site.
994.D1//SAH4	Page, C A B				<input type="checkbox"/> Delete site on such grounds as flooding, distance from town centre and access. Consideration should be given to other sites.
999.D1//SAH4	Dyche, Mr P F				<input type="checkbox"/> Delete site on such grounds as impact on existing traffic and parking problems, education and health provision.
1029.D1//SAH4	Watkins, Matthew, Carole & David				<input type="checkbox"/> Delete site on such grounds as flooding and surface water drainage.
1039.D1//SAH4	Davis, Mr Robert A				<input type="checkbox"/> Delete site on such grounds as flood risk, lack of site viability because of insurance issues, inadequate infrastructure, transport facilities and employment opportunities in Monmouth.
1168.D1//SAH4	James, Mrs Lyn				<input type="checkbox"/> Delete site on such grounds as flooding and infrastructure.
1290.D1//SAH4	Shaw, Dr Stephen				<input type="checkbox"/> Delete site on such grounds as flooding, greenbelt land, lack of infrastructure, pressure on facilities, traffic and impact on historic market town. Other sites have not been fully considered.
2026.D1//SAH4	Powell, Mr I T				<input type="checkbox"/> Delete site on such grounds as flooding, surface water drainage, inadequate width of Wonastow Road, traffic problems, better alternative sites at Oakfield, Hereford Road and Vauxhall Fields
2030.D1//SAH4	Howells, Mr G				<input type="checkbox"/> Delete site on such grounds as town infrastructure and concerns about local flooding.
2060.D1//SAH4	Allin, Mrs Jayne				<input type="checkbox"/> Delete site on such grounds as flooding, inadequate infrastructure, lack of evidence regarding drainage and transport, lack of consideration of alternative sites
2115.D2//SAH4	Taylor Wimpey UK Ltd Strategic Land				<input type="checkbox"/> Object to the site on such grounds as it does not compare favourably with other options and is more isolated from other residential areas, and would result in significant landscape impact.
2168.D6//SAH4	Harrow Estates Plc				<input type="checkbox"/> Object to the site on such grounds as greenfield /agricultural land, landscape impact, biodiversity, site viability and it does not represent a logical settlement extension.
2232.D1//SAH4	Matthews, Mr A V				<input type="checkbox"/> Delete site on such grounds as location adjacent and potentially within part of a floodplain, viability of development due to flood alleviation, section 106 benefits to community likely to be minimal. Prefers development of an alternative site.
2290.D1//SAH4	Monmouth Civic Society				<input type="checkbox"/> Delete site on such grounds as lengthening the town on a north-south axis, placing residents on a site liable to flooding, more preferable alternative site.
2299.D1//SAH4	Blake, Mrs Karen				<input type="checkbox"/> Delete site on grounds such as flooding, inadequate infrastructure, transport, access and lack of consideration of alternative sites. Questions the sufficiency of 'reasonable flexibility' (test CE4)

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2299.D2	SAE2		Blake, Mrs Karen		<input type="checkbox"/> Objects to employment allocation SAE2a (Wonastow Road) on grounds such as flooding, transport, access and lack of consideration of alternative sites
2300.D1	SAH4		Wale, Ms Jo		<input type="checkbox"/> Delete site on grounds of flooding, transport and access
2300.D2	SAE2		Wale, Ms Jo		<input type="checkbox"/> Objects to employment allocation SAE2a (Wonastow Rd) on grounds of flooding, transport and access
2306.D1	SAH4		Daisley, Miss Mary		<input type="checkbox"/> Delete site on grounds such as flooding, inadequate infrastructure / facilities and lack of consideration of alternative sites in Monmouth
2306.D2	SAE2		Daisley, Miss Mary		<input type="checkbox"/> Delete site on grounds such as flooding, inadequate infrastructure / facilities and lack of consideration of alternative sites in Monmouth
2306.D3	SAE2		Daisley, Miss Mary		<input type="checkbox"/> Objects to employment allocation SAE2a (Wonastow Road) on such grounds as flooding, inadequate infrastructure /facilities and lack of consideration of alternative sites
2328.D1	SAH4		Clinch, Mr Ian		<input type="checkbox"/> Recognises that although site allocation SAH4 Wonastow Road is the most appropriate site for development in Monmouth (given the alternatives) it should not be to the scale currently proposed. Concern that large scale housing dev will increase out commuting
2341.D1	SAH4		Adun, Mr Andy		<input type="checkbox"/> Delete site on such grounds as flooding, sewerage and traffic. Alternative sites should be considered. Undemocratic to go ahead with the proposal.
2341.D2	SAE2		Adun, Mr Andy		<input type="checkbox"/> Delete employment allocation SAE2a Wonastow Road on such grounds as flooding, sewerage and traffic. Alternative sites should be considered. Undemocratic to go ahead with the proposal.

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ASD005	CS0244	SAH 5	Rockfield Farm	Undy	10.4ha allocated for a mixed use residential and employment development. No more than 200 dwellings to be provided during the LDP period. Provision within the site for 4ha of land for industrial and business development.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D3//SAH5	Gwent Wildlife Trust	<input type="checkbox"/>	Object on the grounds that the site includes a candidate SINC and is contrary to policies S13 and NC1. Recommend that the site boundary is re-drawn to exclude the candidate SINC.
27.D5//SAH5	Countryside Council for Wales	<input type="checkbox"/>	Concern the allocation has potential to affect Gwent Levels/SSSI water quality. Recommend policy amendments - a requirement for proposals to show how potential adverse impacts have been avoided/mitigated and protection of existing rights of way
34.D1//SAH5	Magor with Undy Community Council	<input type="checkbox"/>	Delete site on such grounds as traffic congestion, inadequate public transport system, biodiversity protection, air quality, inadequate open space and community facilities, inadequate sewage infrastructure
34.D2//SAE2	Magor with Undy Community Council	<input type="checkbox"/>	Delete site on such grounds as traffic congestion, inadequate public transport system, biodiversity protection, air quality and inadequate sewerage infrastructure
61.D5//SAH5	Dwr Cymru/Welsh Water	<input type="checkbox"/>	Sets out requirements for further assessment of water / sewerage systems
86.D15//SAH5	Hallam Land Management Ltd	<input type="checkbox"/>	Deliverability and suitability of this site is questioned on such grounds as flooding, landscape and infrastructure needs which emphasises need to provide smaller scale and deliverable sites to meet housing need like CS/0153 which is a better alternative.
123.D6//SAH5	Taylor Wimpey	<input type="checkbox"/>	Policy does not guarantee delivery of employment land and allocation for residential is likely to lead to out-commuting.
163.D3//SAH5	Darlow & Diane Batchelor, Tracey	<input type="checkbox"/>	More proactive approach to this site is required that is not restricted to single ownership boundaries and which could be more appropriately related to urban boundary, topography and opportunities to provide Magor/Undy by-pass.
171.D2//SAH5	Cancer Research UK	<input type="checkbox"/>	Delete site as the Council has not fully considered and assessed the alternatives. Also, allocation is not supported by robust and detailed evidence base, particularly in respect of traffic.
419.D5//SAH5	Welsh Government	<input type="checkbox"/>	Object to policy as contains ceiling/restriction on the number of dwellings that can come forward which could exacerbate limited flexibility of plan. Noted site constraints to be overcome which could benefit from flexibility numerically in delivery.
678.D1//SAH5	Magor with Undy Sports & Leisure Association	<input type="checkbox"/>	Comments on allocation in relation to the need for open green space for recreation and sports use and the general lack of recreation and community facilities in Magor/Undy to support further development.

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900.D1//SAH5	Conjoice, Judith				<input type="checkbox"/> Delete site on such grounds as traffic, greenfield site, lack of infrastructure and local facilities and destruction of village identity. Site in residential area and so is unsuitable for non-residential use.
975.D1//SAH5	Smith, Mr A G				<input type="checkbox"/> Delete site on such grounds as flooding, surface water drainage, anti-social behaviour, impact on farmland access.
1103.D5//SAH5	Bovis Homes Ltd				<input type="checkbox"/> Although support allocation SAH5 Rockfield Farm, concerned that the proposed development is too limited in scale to satisfactorily meet the area's housing needs and will deliver a very limited element of specified infrastructure improvements.
2168.D3//SAH5	Harrow Estates Plc				<input type="checkbox"/> Delete site on such grounds as agricultural land, landscape impact, could lead to significant pressure for further greenfield releases north of Undy, does not represent a logical settlement extension and concerns over site viability.
2269.D1//SAH5	Jones, Mrs Amanda				<input type="checkbox"/> Object to the employment element of the allocation.
2269.D2//SAE2	Jones, Mrs Amanda				<input type="checkbox"/> Employment would lead to an increase in traffic in a residential area. The site should not be used for employment until other employment sites in the area have been fully developed and utilised.
2272.D1//SAH5	Wixcey, Anne				<input type="checkbox"/> Delete site on such grounds as increased traffic, education, poor infrastructure and level of development in the village in the past 20 years.
2274.D1//SAH5	Felton, William & Jaqueline				<input type="checkbox"/> Delete site on such grounds as Magor/Undy is already over developed, further development would increase traffic flow through existing inadequate infrastructure.
2325.D3//SAH5	Taylor Wimpey				<input type="checkbox"/> Delete site on such grounds as no guarantee the delivery of 4 hectares of serviced employment land and could lead to increased out-commuting.
2344.D1//SAH5	Russon, Mr & Mrs M R				<input type="checkbox"/> Delete site on such grounds as inadequate local infrastructure/facilities and traffic. Raises concerns over the consultation process.

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<i>Alt Site No</i>	<i>Candidate Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASD006	CS0238	SAH6	Land off Tudor Road	Monmouth	2.05ha allocated for a residential development of around 35 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D4//SAH6	Gwent Wildlife Trust	<input type="checkbox"/>	Object on grounds that part of the site is a SINC and development would be contrary to policies S13/NC1. Recommend that site boundary is re-drawn to exclude the SINC and policy includes provision for retaining/compensating for loss of nature conservation
27.D6//SAH6	Countryside Council for Wales	<input type="checkbox"/>	Welcomes the requirement for a landscape buffer between the development and AONB boundary. Recommends policy is amended to make provision for protection of trees/hedgerows and includes a requirement for development to avoid harming SINC interests.
68.D3//SAH6	Hoare, Mrs I M	<input type="checkbox"/>	Concern that the site is at a higher elevation than candidate site CS/0008 and as such is visible from more view points within the AONB.
86.D17//SAH6	Hallam Land Management Ltd	<input type="checkbox"/>	Delete site as it is semi-rural, affects AONB and important biodiversity interests and makes limited contribution to housing land supply. Other sites like CS/0153 have better relationship with urban area
88.D2//SAH6	Currie, Richard	<input type="checkbox"/>	Object to the size of development - considers that the 400 allocated dwellings proposed in Monmouth is in excess of what is reasonable
103.D1//SAH6	Wye Valley AONB	<input type="checkbox"/>	Delete site on such grounds as impact on AONB/landscape and biodiversity, traffic, inadequate public transport and employment opportunities. Suggest directing any housing to an alternative site.
843.D2//SAH6	Owen, Dr Anthony	<input type="checkbox"/>	Delete site on such grounds as no local need for the increase in housing, impact on traffic congestion, education and health facilities. Development should be nearer to centres of employment.
860.D2//SAH6	Hall, Mr W R	<input type="checkbox"/>	Delete site on such grounds as affect on AONB and Wye Valley, housing in excess of local need, flooding, lack of local employment and lack of local facilities and infrastructure.
2010.D1//SAH6	Bradley, Mr R W	<input type="checkbox"/>	Delete site on such grounds as impact on area of outstanding natural beauty, access and impact on existing residents.
2034.D1//SAH6	O'Neill, Mr M J	<input type="checkbox"/>	Delete site on such grounds as exacerbation of existing traffic problems, prominence of site and biodiversity.
2075.D1//SAH6	Vick, Mr & Mrs Stuart	<input type="checkbox"/>	Delete site on such grounds as access, traffic congestion, flooding and water pressure
2168.D7//SAH6	Harrow Estates Plc	<input type="checkbox"/>	Object to site on such grounds as greenfield /agricultural land, landscape and biodiversity impact.

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ASD007	CS0162	SAH7(i)	Site of Cwrt Burrium (Option 2)	Usk	0.66ha allocated for 20 dwellings.																
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ASD008	CS0197	SAH7(ii)	Land to South of Penperlleni	Penperlleni	1.34ha allocated for 40 dwellings.																
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2286.D1//SAH7 (ii)	(not provided), Mrs Lisa	<input type="checkbox"/>	Delete site on such grounds as access and impact on facilities/local services.																		
ASD009	PV28	SAH8(i)(a)	Land adjacent to village hall, Cross Ash	Cross Ash	Residential allocation for a maximum of 10 dwellings.																
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ASD010	PV32	SAH8(i)(b)	Land adjacent Cross Ash Garage	Cross Ash	Residential allocation for a maximum of 5 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
27.D8//SAH8(i)(b)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the lack of a defensible boundary at the site. Recommend amendment to the policy/text to specify a requirement for development to make provision for a landscape buffer to provide a recognisable physical boundary and minimise landscape impacts.
61.D7//SAH8(i)(b)	Dwr Cymru/Welsh Water	<input type="checkbox"/>	Advise there are no public sewers in vicinity of site and that the proposal needs to accord with Policy S7 or developers could consider private drainage arrangement.
1709.D2//SAH8(i)(b)	Jones, P A & K E	<input type="checkbox"/>	Delete site on such grounds as amenity, traffic, access, landscape and environmental impacts, flooding and drainage.

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ASD011	PV37	SAH8(ii)	Land at Well Lane Devauden	Devauden	Residential allocation for a maximum of 15 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D7//SAH8(ii)	Gwent Wildlife Trust	<input type="checkbox"/>	Delete site on the grounds that it contains UKBAP/S42 priority habitat of lowland meadow, road widening for access improvements would negatively affect species-rich hedgerows and is contrary to policies S13 and NC1.
61.D8//SAH8(ii)	Dwr Cymru/Welsh Water	<input type="checkbox"/>	Advise that the total density proposed for Devauden will exceed the theoretical design of the WwTW and that the proposal needs to accord with Policy S7.
182.D1//SAH8(i)	Leathdunn Limited	<input type="checkbox"/>	Delete site as not best option in village, will not provide a safe and easy access, contrary to Policy MV1, and is sensitive in visual terms. CS/0024 is considered the most appropriate site in the village.
1142.D1//SAH8(ii)	Plant, Mr Andrew	<input type="checkbox"/>	Delete site on grounds that pedestrian access cannot be provided
1341.D1//SAH8(ii)	Kirby, Mrs J	<input type="checkbox"/>	Delete site on such grounds as problems within village with sewerage, gas, water, electricity and internet. Further development would put a serious strain on these services.
1342.D1//SAH8(ii)	Kirby, Mr P L	<input type="checkbox"/>	Delete site on such grounds as problems within village with sewerage, gas, water, electricity and internet. Further development would put a serious strain on these services.
1823.D2//SAH8(ii)	Allchurch, Messers L and J	<input type="checkbox"/>	Delete site on such grounds as poor relation to existing village form, unacceptable intrusion into the open countryside, substandard access due to visibility and is of a dangerous nature
1905.D1//SAH8(ii)	Williams, Mr Hwyl	<input type="checkbox"/>	Delete site on such grounds as it has historically been refused planning permission, lack of consultation, flawed traffic light assessment /evidence and inability to provide pedestrian access.
2094.D1//SAH8(ii)	Owens, Mr Geoffrey L	<input type="checkbox"/>	Delete site on such grounds as lack of local facilities and employment, landscape, adjacent the AONB, access and site viability. Site already dismissed on appeal for residential development.
2127.D1//SAH8(ii)	Thomas, James & Elizabeth	<input type="checkbox"/>	Delete site on such grounds as visual impact on the village and access difficulties. PV04 is a better alternative site.
2318.D1//SAH8(ii)	Clark, Patricia	<input type="checkbox"/>	Delete site - strongly oppose development proposed and unwilling to sell land for the proposal.

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Alt Site No *Canddte Site No* *LDP Policy Ref* *Name* *Settlement* *LDP Proposed Use*

ASD012 CS0136 SAH8(iii) **Land to S E of Dingestow** Dingestow Residential allocation for a maximum of 15 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
27.D17//SAH8(ii)	Countryside Council for Wales	<input type="checkbox"/>	Object to the site on grounds that it does not represent a well-integrated extension to Dingestow, would be relatively isolated from the village core and contribute to a fragmented development pattern, contrary to PPW.
1494.D1//SAH8(iii)	Beacham, Mr C J	<input type="checkbox"/>	Delete site on such grounds as existing facilities and infrastructure being already stretched. Low cost housing should be built in/near large centres of population where employment opportunities exist and there is a need.
2313.D1//SAH8(iii)	Spencer, Mrs Beryl	<input type="checkbox"/>	Delete site on such grounds as overlooking, loss of privacy , loss of green field in AONB

ASD013 PV05 SAH8(iv) **Land to the west of Grosmont** Grosmont Residential allocation for a maximum of 15 dwellings, subject to provision of community open space.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
27.D9//SAH8(iv)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the lack of a defensible boundary at the site. Recommend amendment to the policy/text to specify a requirement for development to make provision for a landscape buffer to provide a recognisable physical boundary and minimise landscape impacts.
191.D1//SAH8(v)	Bevan, Misses S L & C E	<input type="checkbox"/>	Delete site as CS/0147 offers a better alternative on such grounds as allocated site results in loss of greenfield land, adverse landscape impact and effect on conservation area and has poor access.
357.D1//SAH8(v)	Grosmont Community Council	<input type="checkbox"/>	Delete site on grounds such as access, traffic, public transport, facilities and employment. Suggest other sites / villages are considered.
1146.D1//SAH8(iv)	McGowan, Dr & Mrs Alistair	<input type="checkbox"/>	Delete site on such grounds as greenfield site (has potential for community space), lack of facilities and insufficient consideration has been given to alternative sites and infill development - focus should be on infill.
2163.D1//SAH8(iv)	Action for Sustainable Grosmont	<input type="checkbox"/>	Delete site on such grounds as flawed initial assessment of sites, limited housing need/oversupply of market housing, greenfield site of high landscape value, outside village boundary, access and better site available.

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ASD014	PV06	SAH8(v)	Land to the north of Little Mill	Little Mill	Residential allocation for a maximum of 15 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
27.D10//SAH8(v)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the lack of a defensible boundary at the site. Recommend amendment to the policy/text to specify a requirement for development to make provision for a landscape buffer to provide a recognisable physical boundary and minimise landscape impacts.
1367.D1//SAH8(v)	Winterborn, Mr & Mrs K	<input type="checkbox"/>	Delete site on such grounds as agricultural land, biodiversity, prominent in the landscape, sewerage capacity, local infrastructure and facilities, traffic and affect on property values.
1394.D1//SAH8(v)	Davies, Mrs F M O'Shea & Mrs C	<input type="checkbox"/>	Delete sites on grounds such as no demand for additional housing, inadequate infrastructure, environmental impacts, traffic /access
1401.D1//SAH8(v)	Robinson, Dr Margaret & Dr Derek	<input type="checkbox"/>	Delete site on such grounds as lack of facilities and infrastructure in village, no evidence of local need, loss of agricultural land and biodiversity, traffic and access problems.
1743.D1//SAH8(v)	Deakins, Mr Colin	<input type="checkbox"/>	Delete site on such grounds as traffic, proximity to railway, landscape impacts and better alternative sites available.
1748.D1//SAH8(v)	Deakins, Mrs S	<input type="checkbox"/>	Delete site on such grounds as traffic /highway safety, proximity to railway, landscape impact and better sites available
1825.D1//SAH8(v)	Smith, Mrs A	<input type="checkbox"/>	Delete site on such grounds as traffic, water, sewerage, drainage, impact on environment and landscape, inadequate facilities and public transport
2210.D1//SAH8(v)	Frewin, J & P	<input type="checkbox"/>	Delete site on such grounds as access, traffic and inadequate sewerage

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ASD015	PV08	SAH8(vi)	Land rear Village hall Llanddewi Rhydderch	Llanddewi Rhydderch	Residential allocation for a maximum of 5 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D26//SAH8(vi)	Gwent Wildlife Trust	<input type="checkbox"/>	Object to the site on grounds that the provision of safe access or road widening could negatively affect hedgerows (UKBAP/S42 priority habitat). Appears to have been no assessment or cross reference of these issues.
27.D11//SAH8(vi)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the lack of a defensible boundary at the site. Recommend amendment to the policy/text to specify a requirement for development to make provision for a landscape buffer to provide a recognisable physical boundary and minimise landscape impacts.
216.D2//SAH8(vi)	Sharp, Mr & Mrs IM & GH Cattroll, Mr & Mrs JW & J	<input type="checkbox"/>	Delete site on such grounds as Llanddewi Rhydderch should not be a Mian Village and flooding issues
1153.D1//SAH8(vi)	Harris, Ms Donna	<input type="checkbox"/>	Delete site on such grounds asflooding and local highway network.
1321.D1//SAH8(vi)	Tucker, Mr & Mrs Ian	<input type="checkbox"/>	Delete site on grounds such as access, traffic and flooding
1699.D1//SAH8(vi)	Tod, Mr David	<input type="checkbox"/>	Delete site on such grounds as impact on village character, access and traffic.
2304.D1//SAH8(vi)	Nicholls, Professor P	<input type="checkbox"/>	Delete site on such ground as no local need for affordable housing, loss of agricultural land, little local employment, surface water drainage sewerage capacity and lack of local facilities.
2305.D1//SAH8(vi)	Ricketts, Mrs M M	<input type="checkbox"/>	Delete site on such grounds as greenfield site, traffic, access, inadequate public transport, facilities and sewerage
2311.D1//SAH8(vi)	Lavis, Mr & Mrs	<input type="checkbox"/>	Propose the development be reduced to a maximum of 3 houses given the size of the village and lack of adequate infrastructure /amenities. Also raise concerns about the nature of ownership.

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ASD016	PV09	SAH8(vii)	Land to the east of Llandogo	Llandogo	Residential allocation for a maximum of 15 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D27//SAH8(vii)	Gwent Wildlife Trust	<input type="checkbox"/>	Object to the site on grounds that the provision of safe access or road widening could negatively affect hedgerows (UKBAP/S42 priority habitat). Appears to have been no assessment or cross reference of these issues.
27.D7//SAH8(i)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the site's impact on the visual amenity of the area / character of the AONB and the lack of evidence of need for the number of dwellings proposed.
63.D1//SAH8(i)	Trellech United Community Council	<input type="checkbox"/>	Delete site on such grounds as would represent ribbon development, create risk of future development in fields behind and to back of village, inconsistent with MCC's aims of preserving character of landscape.
103.D3//SAH8(vii)	Wye Valley AONB	<input type="checkbox"/>	Concern that proposal would affect the rurality of the area, lead to ribbon development and be prominent in landscape. Alternative site within the built up area is preferable but concern village has reached capacity.
1480.D1//SAH8(vii)	Dodds, Mr M J & Mrs H	<input type="checkbox"/>	Delete site on such grounds as greenfield site within the AONB, limited local employment, distance from village services, biodiversity and landscape and existing impact of recent developments on village.
1990.D1//SAH8(vii)	Thomas, Mr Ashley	<input type="checkbox"/>	Delete site on such grounds as lack of need for affordable housing, landscape implications, adverse impact on Wye Valley AONB and Llandogo Conservation Area, need for long term vision and appraisal of conservation area, undesirable ribbon development
2343.D1	Jones, Mr Simon	<input type="checkbox"/>	Delete site on such grounds as distance from existing intense poultry farm, potential for offending smells and noise.
2359.D1//SAH8(vii)	Doody, Mr Alistair	<input type="checkbox"/>	Delete site on such grounds as impact on the AONB and conservation area, undesirable linear development, precedent, 40% of existing houses are affordable and village at capacity. 2-storey dwellings out of character with bungalows.

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ASD017	PV11	SAH8(viii)	Land north west of Llanellen	Llanellen	Residential allocation for a maximum of 15 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D8//SAH8(vi ii)	Gwent Wildlife Trust	<input type="checkbox"/>	Delete site on grounds that it was not fully surveyed, records indicate it could support a UKBAP/S42 priority habitat, road widening for access improvements would negatively affect species-rich hedgerows and is contrary to policies S13 and NC1.
378.D1//SAH8(viii)	Llanfoist Fawr Community Council	<input type="checkbox"/>	Delete site on such grounds as no need for affordable housing, sewerage capacity, nature conservation and inadequate local services /facilities
553.D1//SAH8(viii)	Lewis, Jake	<input type="checkbox"/>	Delete site on such grounds as increase in traffic on Gypsy Lane, risk to pedestrians and cyclists, lack of supporting infrastructure ie. shops, schools, medical services, capability of sewerage system, flooding on A4042 causing traffic diversions.
576.D1//SAH8(viii)	Newton & Mr & Mrs Brannon, G H H	<input type="checkbox"/>	Delete site on such grounds as potential for larger scale of development, adverse landscape impact and effect on tourism, loss of biodiversity, increased traffic on highways at overcapacity
1368.D1//SAH8(viii)	Church, Mr George	<input type="checkbox"/>	Delete site on such grounds as traffic, lack of local infrastructure and facilities, no local need and security of existing residents. Impact on biodiversity and landscape.
1392.D1//SAH8(viii)	Brown, Mr & Mrs M	<input type="checkbox"/>	Delete site on such grounds as access, sewerage, greenfield site, lack of local facilities leading to increased travel and affect on tourism.
1402.D1//SAH8(viii)	Russell, B	<input type="checkbox"/>	Delete site on such grounds as traffic, facilities and overdevelopment of village.
1413.D1//SAH8(viii)	Pudney, Mr & Mrs John	<input type="checkbox"/>	Delete site on such grounds as contrary to local/national environmental policies, landscape and biodiversity impacts and unsuitable access.
1462.D1//SAH8(viii)	Faragher, J R & Mrs Kathryn	<input type="checkbox"/>	Delete site on such grounds as contrary to local /national environmental policies, landscape impacts and unsuitable access. Raise concerns re. MCC's assessment of 'traffic light' criteria 5, 6, 7, 8, 10 and 21
1465.D1//SAH8(viii)	Panting, Mr & Mrs	<input type="checkbox"/>	Delete site on such grounds as inadequate infrastructure / facilities (including sewerage and schools), traffic /access, environmental impacts. Site is only suitable for a couple of rural houses. Lack of consideration of previous reports.
1519.D1//SAH8(viii)	Davies, Mr Norman	<input type="checkbox"/>	Delete site on grounds such as inadequate sewerage and amenities, flooding, access / traffic, environmental impacts.
1544.D1//SAH8(viii)	Watkins, Bryn & Marilyn	<input type="checkbox"/>	Delete site on such grounds as no evidenced local need, security, sewerage, education, affect on tourism, surface water drainage and access.
1767.D1//SAH8(viii)	Roberts, Dr D E	<input type="checkbox"/>	Delete the site on such grounds as landscape, biodiversity, infrastructure, sewerage, archaeology and access. Errors in the 'traffic light assessment' have not been addressed.

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1833.D1//SAH8	(viii)		Emma Daley, Mark Taylor &		<input type="checkbox"/> Delete site on such grounds as unrealistic proposal and evidence base not robust/credible on a number of points including, need for affordable housing, sustainability, landscape, highways, infrastructure and amenities.
2276.D1//SAH8	(viii)		Sansom, Mr & Mrs G & H		<input type="checkbox"/> Delete site on such grounds as traffic and overdevelopment of village.
2283.D1//SAH8	(viii)		Salmons, Mr & Mrs A & J		<input type="checkbox"/> Delete site on such grounds as lack of need, access onto Gypsy Lane, no school in the village, potential increase in crime and issues with sewerage and drainage.
2332.D1//SAH8	(viii)		McLean, Mr Ian		<input type="checkbox"/> Delete site on such grounds as sewerage capacity, traffic /safety, landscape impact and insufficient village amenities

ASD018	CS0055	SAH8(ix)	Land at Ton Road	Llangybi	Residential allocation for a maximum of 10 dwellings.
<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>		
51.D1//SAH8(ix)	Llangybi Fawr Community Council	<input type="checkbox"/>	Delete site on such grounds as surface water flooding, inadequate sewerage and infrastructure (including public transport), landscape impact and lack of demand for affordable housing in the village		
1302.D1//SAH8	Thompson, Janet	<input type="checkbox"/>	Delete site on such grounds as inadequate infrastructure, facilities and transport links in village, flooding of site, poor access, loss of green land, overlooking, better alternative sites available.		
1334.D1//SAH8	Johnson, Mr & Mrs B	<input type="checkbox"/>	Delete site		
1511.D1//SAH8	Waters, Mr Will	<input type="checkbox"/>	Delete site on such grounds as no local demand for further housing (including affordable), environmental /landscape/biodiversity impacts, traffic, sustainability, inadequate facilities, flooding, sewerage capacity, access, lack of public transport		
1570.D1//SAH8	Waters, Jane	<input type="checkbox"/>	Delete site on such grounds as lack of need for additional housing (including affordable), greenfield site, lack of public transport, inadequate facilities, flooding, access, sewerage /water capacity and landscape /biodiversity impacts		
1609.D1//SAH8	Thompson, Mr John	<input type="checkbox"/>	Delete site on such grounds as inadequate infrastructure, facilities and transport links in village, flooding of site, poor access, loss of green land, overlooking, better alternative sites available.		
2063.D1//SAH8	Lankshear, Ian & Annette	<input type="checkbox"/>	Delete site on such grounds as biodiversity, productive agricultural land, impact of surface water run-off, sewerage, lack of local facilities and infrastructure, no evidence of local need.		
2270.D1//SAH8	Williams, Mr John	<input type="checkbox"/>	Criticises site allocation process for Llangybi		

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ASD019	CS0189	SAH8(x)(a)	Land to the rear of The Carpenters Arms	Llanishen	Residential allocation for a maximum of 5 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
217.D1//SAH8(x)(a)	Davies, Mr & Mrs M & B	<input type="checkbox"/>	Support the policy, however request that further flexibility is incorporated in order that the site could accommodate a further 2 units.

ASD021	PV17	SAH8(xi)	Land north Llanvair Kilgeddin	Llanfair Kilgedden	Residential allocation for a maximum of 5 dwellings.
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<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
27.D12//SAH8(xi)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the lack of a defensible boundary at the site. Recommend amendment to the policy/text to specify a requirement for development to make provision for a landscape buffer to provide a recognisable physical boundary and minimise landscape impacts.
383.D1//SAH8(xi)	Llanover Community Council	<input type="checkbox"/>	Delete site on grounds of drainage and access
1488.D1//SAH8(xi)	Cadman, John & Denise	<input type="checkbox"/>	Delete site on such grounds as capacity of settlement to accommodate proposed development, insufficient infrastructure/ amenities, flooding, landscape impact, lack of evidence of local need for affordable housing / robust evidence base.
1791.D1//SAH8(xi)	Robertson, S W	<input type="checkbox"/>	Delete site on such grounds as limited capacity for development, flooding, access, greenfield, inadequate public transport / services /employment opportunities, outdated evidence of need for affordable housing, landscape impact, flawed site selection
2192.D1//SAH8(xi)	Harley, Pam	<input type="checkbox"/>	Delete site on such grounds as flooding, access, greenfield/ agricultural land, transport, no employment opportunities, landscape impact, lack of evidence of need for affordable housing. Village should be re-categorised as a minor village.

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<i>Alt Site No</i>	<i>Candidate Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
ASD022	CS0046	SAH8(xii)	Land at Mathern abutted by Baileys Hay	Mathern	Residential allocation for a maximum of 15 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
93.D1//SAH8(xi)	Mathern Community Council	<input type="checkbox"/>	Delete site on grounds that it would open up the area for future development and better alternative sites available.
234.D1//SAH8(xii)	Vaughan-Hughes, Mr G W	<input type="checkbox"/>	Delete site on such grounds as beyond logical defensible boundaries, no physical relationship to village, adverse landscape impact, lack of local need. CS/0172 is a better alternative, being a more logical extension and having less landscape impact.
983.D1//SAH8(xii)	Mission Estates (Wyelands) Ltd	<input type="checkbox"/>	Delete site on such grounds as lying beyond defensible boundaries, no physical relationship with village, major impact on landscape and no proven need. Candidate sites CS/0165, 0164 and 0163 are considered to be better alternatives.
1380.D2//SAH8(xii)	Morgan, Peter & Lynne	<input type="checkbox"/>	Amend policy to reduce the proposed number of dwellings. Improved infrastructure should be in place before any further development in the village.
1415.D1//SAH8(xii)	Utting, A R	<input type="checkbox"/>	Amend Policy, full allocation of housing development to be for 'shared ownership' for local people.
1500.D1//SAH8(xii)	Frances Travis, Nick Scott-Ram &	<input type="checkbox"/>	Delete site on such grounds as no justification for development in Mathern, visual impact on village and surrounding landscape, lack of evidence utilities can support further expansion.
1665.D2//SAH8(xii)	Richards, Mr Noel	<input type="checkbox"/>	Delete site on such grounds as lack of demand, damage to countryside, unemployment levels, lack of availability of mortgage finance and lack of need due to nearby site for 400 houses in Chepstow.
1729.D1//SAH8(xii)	Phelps, Mr Donald J	<input type="checkbox"/>	Delete site on such grounds as greenfield site and flawed site selection process. Raises concerns re. MCC traffic light assessment in relation to proximity to schools (8) and utility services (10), loss of open space (9) and agricultural land (3)
1891.D1//SAH8(xii)	Crossley, Mr Roy	<input type="checkbox"/>	Objects to site on such grounds as inadequate employment opportunities, access, traffic, greenfield site, too many dwellings proposed and views of community ignored. Object to Mathern and Pwllmeyric being considered as separate entities in selecting sites
1910.D1//SAH8(xii)	Webb, Sian	<input type="checkbox"/>	Delete site on grounds that there are other better sites in Mathern that are not good farm land and because of drainage problems.
2323.D1//SAH8(xii)	Healy, Mr Patrick	<input type="checkbox"/>	Raises concerns over the provision of affordable housing and limited public transport services
2346.D2//SAH8(xii)	Down, Cllr Graham	<input type="checkbox"/>	Delete site on such grounds as landscape impacts, traffic, sewerage and no demonstrated need for further development

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ASD023	PV22	SAH8(xiii)	Land south west of Penallt	Penallt	Residential allocation for a maximum of 10 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D28//SAH8(xiii)	Gwent Wildlife Trust	<input type="checkbox"/>	Object to the site on grounds that the provision of safe access or road widening could negatively affect hedgerows (UKBAP/S42 priority habitat). Appears to have been no assessment or cross reference of these issues.
61.D9//SAH8(xi ii)	Dwr Cymru/Welsh Water	<input type="checkbox"/>	Advise that Penallt has no public sewers, accordingly developers may wish to consider private drainage arrangement.
63.D2//SAH8(xi ii)	Trellech United Community Council	<input type="checkbox"/>	Delete site on such grounds as location being surrounded by agricultural land not even adjoining existing houses, could create later opportunities for infill, drainage issues, water supply issues and reliance on cars due to limited bus service.
103.D5//SAH8(xiii)	Wye Valley AONB	<input type="checkbox"/>	Objects to site on such grounds as landscape impact and precedent for garden development in nearby properties. Previously suggested that development would be better directed to site PV25.
808.D1//SAH8(xiii)	Murray, Tessa	<input type="checkbox"/>	Delete site on such grounds as development of a greenfield site, location within Wye Valley AONB, density of development too high, highways access, biodiversity & surface water issues, infrastructure in village not up to date, questions viability & demand.
1315.D1//SAH8(xiii)	Jordan, Mr Andrew	<input type="checkbox"/>	Delete site on such grounds as impact of development outside the immediate area, increased risk of flooding to property down stream.
1325.D1//SAH8(xiii)	Kimber, Mr V F	<input type="checkbox"/>	Delete site on such ground as infrastructure and facilities, sewerage, drainage, lack of local employment and no evidence of demand for affordable housing in the area.
1332.D1//SAH8(xiii)	Tudgay, Mr & Mrs J	<input type="checkbox"/>	Delete site on such grounds as no evidence of need for affordable housing; inadequate facilities and infrastructure; traffic and environmental impacts
1478.D1//SAH8(xiii)	Jackson, W & C	<input type="checkbox"/>	Delete site on grounds such as environmental impact, access, sewerage and flood risk.
1603.D1//SAH8(xiii)	Mr George Lancaster, Mrs S M Phillips &	<input type="checkbox"/>	Delete site on such grounds as inadequate infrastructure / amenities, lack of evidence of need for affordable housing, impact on village character, flooding, potential conflict with AONB policies
1698.D1//SAH8(xiii)	Jones, Dr karen	<input type="checkbox"/>	Delete site on such grounds as previous appeal on the site was refused, landscape, lack of local employment, increased risk of flooding and traffic
1745.D1//SAH8(xiii)	Noirit, Mr John	<input type="checkbox"/>	Delete site on such grounds as inadequate drainage, water supply and broadband, greenfield agricultural site, access, flooding, biodiversity and landscape impacts. Raises concerns about the site selection and consultation processes.

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<i>Alt Site No</i>	<i>Canddte Site No</i>	<i>LDP Policy Ref</i>	<i>Name</i>	<i>Settlement</i>	<i>LDP Proposed Use</i>
1805.D1//SAH8 (xiii)			Rees, Clive & Valerie		<input type="checkbox"/> Delete site on such grounds as inaccessibility to transport, jobs and social amenities, lack of improvements to road network, friction with social housing and retired home owners, lack of police cover, location on top of a hill.
1862.D1//SAH8 (xiii)			Holton, Anne Stratton & Cindy		<input type="checkbox"/> Delete site on such grounds as contrary to planning policy in terms of sustainability (limited facilities, employment opportunities and public transport) and affordable housing, lack of evidence of need for new dwellings
1864.D1//SAH8 (xiii)			Massey, Ruth		<input type="checkbox"/> Delete site on such grounds as sewerage capacity, surface water drainage, infrastructure and access.
2003.D1//SAH8 (xiii)			Woodman, Nick & Penny		<input type="checkbox"/> Delete site on such grounds as greenfield site, could set precedent for further development outside village boundary, access and drainage.
2013.D1//SAH8 (xiii)			Skinner, Mr Andy		<input type="checkbox"/> Delete site on such grounds as development of a greenfield site, location within Wye Valley AONB, density of development too high, highways access, biodiversity & surface water issues, infrastructure in village not up to date, questions viability & demand.
2018.D1//SAH8 (xiii)			Skinner, Mrs O		<input type="checkbox"/> Delete site on such grounds as greenfield site, impact on approach to village, high density, access, biodiversity, surface water drainage, financial viability and lack of demand for affordable housing.
2070.D1//SAH8 (xiii)			Birkett, Mr L E		<input type="checkbox"/> Delete site on such grounds as encroaches beyond settlement boundary, impact on village amenity, biodiversity and landscape, inadequate infrastrucutre and public transport, lack of employment
2071.D1//SAH8 (xiii)			Birkett, B J		<input type="checkbox"/> Delete site on such grounds as encroaches beyond settlement boundary, impact on village amenity, biodiversity and landscape, inadequate infrastrucutre and public transport, lack of employment
2089.D1//SAH8 (xiii)			Noirit, Mrs Janet		<input type="checkbox"/> Delete site on such grounds as it is a greenfield site in the AONB, high density development, access, biodiversity and landscape impacts, inadequate infrastructure
2090.D1//SAH8 (xiii)			Harper, Mrs L M		<input type="checkbox"/> Delete site on such grounds as within the AONB, outside the village boundary, dangerous access, drainage, sewerage capacity and lack of local services.
2104.D1//SAH8 (xiii)			Mr Christopher Thomas, Dr Emma Thomas &		<input type="checkbox"/> Delete site on such grounds as sustainability, lack of evidence of the need for affordable housing, impact on landscape, environment and village footprint, access, flooding, infrastructure and site viability.
2268.D1//SAH8 (xiii)			Frost, Mr L M & Mrs C		<input type="checkbox"/> Delete site on such grounds as surface water run-off and sewerage capacity.
2280.D1//SAH8 (xiii)			Porter, Mr Michael		<input type="checkbox"/> Delete site on such grounds as no mains gas / sewerage and inadequate public transport, telecommunications, local facilities / employment.

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2288.D1//SAH8 (xiii)			Smith, Mr Adrian		<input type="checkbox"/> Delete site on such grounds as biodiversity issues including removal of hedgerow, drainage issues,lack of infrastructure for young families,no employment opportunities,potential for traffic accidents in winter months,could set precedent for development.
2289.D1//SAH8 (xiii)			Cornish, Terry		<input type="checkbox"/> Delete site on such grounds as biodiversity issues including removal of hedgerow, drainage issues,lack of infrastructure for young families,no employment opportunities,potential for traffic accidents in winter months,could set precedent for development.
2302.D1//SAH8 (xiii)			Haeffner, Mrs S		<input type="checkbox"/> Delete site on such grounds as flooding and impact of septic tanks on natural springs in the area.
2327.D1//SAH8 (xiii)			Thomas, Dr Emma		<input type="checkbox"/> Delete site on such grounds as sustainability, lack of evidence of the need for affordable housing, impact on landscape, environment and village footprint, access, flooding, infrastructure and site viability.

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ASD024	CS0159	SAH(xiv)	Hill Farm Cottage	Pwllmeyric	Residential allocation of a maximum of 15 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D9//SAH8(xi v)	Gwent Wildlife Trust	<input type="checkbox"/>	Delete site on the grounds that it contains the UKBAP/S42 priority habitat of lowland meadow and is contrary to the recommendations of the ecological assessment and policies S13 and NC1.
27.D13//SAH8(xiv)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the lack of a defensible boundary at the site. Recommend amendment to the policy/text to specify a requirement for development to make provision for a landscape buffer to provide a recognisable physical boundary and minimise landscape impacts.
27.D18//SAH8(xiv)	Countryside Council for Wales	<input type="checkbox"/>	Recommend amendment to policy/text to require development to make provision for the protection of existing linear landscape features and protection of the existing right of way
46.D1//SAH8(xi v)	Thomas, Emrys	<input type="checkbox"/>	Delete site on such grounds as the failure to justify its allocation in the context of policies S1 and S4. A Development brief is needed to confirm the suitability of the site before the allocation is confirmed. Disturbance to neighbours.
69.D1//SAH8(xi v)	Lindsay, Mr A J J	<input type="checkbox"/>	Delete site on such grounds as no justification for allocation in the context of Policies S1 and S4, landscape and lack of local facilities. Detailed planning briefs should have been prepared prior to inclusion in the LDP.
93.D2//SAH8(xi v)	Mather Community Council	<input type="checkbox"/>	Delete site on grounds of inadequate access and infrastructure
1665.D1//SAH8(xiv)	Richards, Mr Noel	<input type="checkbox"/>	Delete site on such grounds as lack of demand, damage to countryside, unemployment levels, lack of availability of mortgage finance and lack of need due to nearby site for 400 houses in Chepstow.
1729.D2//SAH8(xiv)	Phelps, Mr Donald J	<input type="checkbox"/>	Delete site on such grounds as greenfield site and flawed site selection process.
1891.D2//SAH8(xiv)	Crossley, Mr Roy	<input type="checkbox"/>	Objects to site on such grounds as inadequate employment opportunities, access, traffic, greenfield site, too many dwellings proposed and views of community ignored. Object to Mather and Pwllmeyric being considered as separate entities in selecting sites
2285.D1//SAH8(xiv)	Ash, Mr Stuart	<input type="checkbox"/>	Delete site on such grounds as access, lack of local facilities to support site, reliance on Chepstow and erratic street lighting resulting in a potentially dangerous and unpleasant walk
2342.D1//SAH8(xiv)	Harden, Mr B G	<input type="checkbox"/>	Delete site on grounds of access and traffic. Suggest an alternative access at Mounton House/ Bayfields.
2346.D3//SAH8(xiv)	Down, Cllr Graham	<input type="checkbox"/>	Delete site on such grounds as access and no demonstrated need for further development

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2352.D1//SAH8(xiv)			Roberts, Mr Anthony		

Delete site on such grounds as access and traffic.

ASD025 PV01 SAH8(xv)(a) **Land East Shirenewton (south of road)** Shirenewton Residential allocation of a maximum of 5 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D29//SAH8(xv)(a)	Gwent Wildlife Trust	<input type="checkbox"/>	Object to the site on grounds that the provision of safe access or road widening could negatively affect hedgerows (UKBAP/S42 priority habitat). Appears to have been no assessment or cross reference of these issues.
27.D14//SAH8(xv)(a)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the lack of a defensible boundary at the site. Recommend amendment to the policy/text to specify a requirement for development to make provision for a landscape buffer to provide a recognisable physical boundary and minimise landscape impacts.
85.D1//SAH8(xv)(a)	Shirenewton Community Council	<input type="checkbox"/>	Delete site on such grounds as landscape, level of proposed development combined with other recent development, access, impact on approach to village and services. The two villages should be considered separately.
1318.D1//S4	Adams, Mr & Mrs D M	<input type="checkbox"/>	Object to requirement for 60% affordable housing requirement, suggest that it should be 40%
1751.D1//SAH8(xv)(a)	Kirkham, Mrs Lucy	<input type="checkbox"/>	Delete site on grounds such as scale/ style of development, traffic, surface water drainage and inability to meet affordable housing requirements
1907.D1//SAH8(xv)(a)	Sugar, Mr & Mrs	<input type="checkbox"/>	Delete site on such grounds as lack of established local need for new housing development, biodiversity, lack of services and public transport, impact on views of conservation area and potential for coalescence of settlements.
2346.D4//SAH8(xv)(a)	Down, Cllr Graham	<input type="checkbox"/>	Delete site on such grounds as landscape impacts, sustainability/ lack of public transport. Lack of consideration given to sites with extant planning permission and infill sites which could meet any housing need.

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ASD026	CS0075	SAH8(xv)(b)	Field on eastern edge of Shirenewton	Shirenewton	Residential allocation of a maximum of 5 dwellings.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D30//SAH8(xv)(b)	Gwent Wildlife Trust	<input type="checkbox"/>	Object to the site on grounds that the provision of safe access or road widening could negatively affect hedgerows (UKBAP/S42 priority habitat). Appears to have been no assessment or cross reference of these issues.
27.D15//SAH8(xv)(b)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the lack of a defensible boundary at the site. Recommend amendment to the policy/text to specify a requirement for development to make provision for a landscape buffer to provide a recognisable physical boundary and minimise landscape impacts.
85.D2//SAH8(xv)(b)	Shirenewton Community Council	<input type="checkbox"/>	Delete site on such grounds as landscape, level of proposed development combined with other recent development, access, impact on approach to village and services. The two villages should be considered separately.
1907.D2//SAH8(xv)(b)	Sugar, Mr & Mrs	<input type="checkbox"/>	Delete site on such grounds as lack of established local need for new housing development, biodiversity, lack of services and public transport, impact on views of conservation area and potential for coalescence of settlements.
2346.D5//SAH8(xv)(b)	Down, Cllr Graham	<input type="checkbox"/>	Delete site on such grounds as landscape impacts, sustainability/ lack of public transport. Lack of consideration given to sites with extant planning permission and infill sites which could meet any housing need.

ASD027	CS0265	SAH8(xvi)	Land adjacent Trellech School	Trellech	Residential allocation for a maximum of 15 dwellings, subject to vehicular access being from the B4293 only, improved pedestrian facilities and provision of car parking for the school.
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<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D31//SAH8(xvi)	Gwent Wildlife Trust	<input type="checkbox"/>	Object to the site on grounds that the provision of safe access or road widening could negatively affect hedgerows (UKBAP/S42 priority habitat). Appears to have been no assessment or cross reference of these issues.
27.D16//SAH8(xvi)	Countryside Council for Wales	<input type="checkbox"/>	Concern re. the lack of a defensible boundary at the site. Recommend amendment to the policy/text to specify a requirement for development to make provision for a landscape buffer to provide a recognisable physical boundary and minimise landscape impacts.
61.D10//SAH8(xvi)	Dwr Cymru/Welsh Water	<input type="checkbox"/>	Advise that the total density proposed for Trellech will exceed the theoretical design of the WwTW and that the proposal needs to accord with Policy S7.
103.D6//SAH8(xvi)	Wye Valley AONB	<input type="checkbox"/>	Objects to site on landscape grounds and site size. Notes the importance of design for this site.

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ASD028	CS0125	SAH8(xvii)	Land adj Wern Gifford	Pandy	Residential allocation for a maximum of 15 dwellings, subject to development avoiding flood plain, protection and enhancement of Scheduled Ancient Monument and provision of community open space.

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D10//SAH8(xvii)	Gwent Wildlife Trust	<input type="checkbox"/>	Delete site on the grounds that it contains UKBAP/S42 priority habitat of lowland meadow, is identified as a borderline SINC and is contrary to the recommendations of the ecological assessment and policies S13 and NC1.
27.D19//SAH8(xvii)	Countryside Council for Wales	<input type="checkbox"/>	Object to site on grounds that it does not represent a well-integrated extension, impact on village character and biodiversity value. Recommend amendment to policy/text to require development to provide mitigation/compensation measures re biodiversity.
105.D11//SAH8(xvii)	Environment Agency Wales	<input type="checkbox"/>	Object on grounds that site not included in SFCA - no evidence to demonstrate that the risks/consequences of flooding can be managed. Extent of flood risk to small part of site in Zone C2 is unknown and vulnerable development proposed -contrary to TAN15.
323.D1//SAH8(xvii)	Crucorney Community Council	<input type="checkbox"/>	Delete site as such grounds as sustainability, lack of employment, inadequate services, access, sewerage, landscape impact, no need for additional housing development in the village
1469.D1//SAH8(xvii)	Scholefield, Mr Paul	<input type="checkbox"/>	Delete site on such grounds as access /traffic, flooding, inadequate sewerage/drainage and impact on the BBNP
1527.D1//SAH8(xvii)	Moore, Mrs G M	<input type="checkbox"/>	Delete site on such grounds as flooding, access, inadequate sewerage, facilities and public transport, traffic and lack of demand for housing.
1541.D1//SAH8(xvii)	Rees, Mrs J A	<input type="checkbox"/>	Delete site on such grounds as inadequate drainage, sewerage, water pressure and facilities; traffic; lack of need for additional affordable housing.
1545.D1//SAH8(xvii)	Meredith, Ms P V M	<input type="checkbox"/>	Delete site on such grounds as flooding, access water and sewerage.
1568.D1//SAH8(xvii)	Watson, Claire	<input type="checkbox"/>	Delete site on such grounds as access and traffic.
1613.D1//SAH8(xvii)	Newcombe, M	<input type="checkbox"/>	Delete site on such grounds as access, traffic, lack of public transport, sewerage/water, unnecessary development if required for rural workers and sets precedent for further development and
1622.D1//SAH8(xvii)	Griffiths, Mr Brian	<input type="checkbox"/>	Delete site on such grounds as traffic problems, inadequate access through estate, danger to school children, potential for more dwellings.

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2295.D1//SAH8 (xvii)			Llanvihangel Crucorney Primary School		
					<input type="checkbox"/> Raises concerns over access to the proposed site

ASD038 **Chepstow**

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D23//SAW1	Gwent Wildlife Trust	<input type="checkbox"/>	Object to waste allocation SAW1f on the grounds that it has not been through a transparent assessment process. Recommend that the site is assessed for sustainability and biodiversity impacts and excluded if minimum criteria not met.
93.D3//SAW1	Matherm Community Council	<input type="checkbox"/>	Objects to waste allocation site SAW1f (Newhouse Farm) on grounds that there is an existing waste site at Five Lanes which could be extended

ASD047 **Westgate Business Park** **Llanfoist**

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D21//SAW1	Gwent Wildlife Trust	<input type="checkbox"/>	Object to waste allocation SAW1d on the grounds that it has not been through a transparent assessment process. Recommend that the site is assessed for sustainability and biodiversity impacts and excluded if minimum criteria not met.
27.D22//SAE1	Countryside Council for Wales	<input type="checkbox"/>	Recommend amendment to employment allocation policy/text SAE1d for a requirement for development proposals to be supported by an appropriate species survey in relation to Great Crested Newts.
27.D27//SAW1	Countryside Council for Wales	<input type="checkbox"/>	Recommend amendment to waste allocation policy/text SAW1d Westgate Business Park Llanfoist, for a requirement for development proposals to be supported by an appropriate species survey in relation to Great Crested Newts.
378.D2//SAW1	Llanfoist Fawr Community Council	<input type="checkbox"/>	Objects to waste allocation SAW1(d) Westgate Business Park on such grounds as lack of consultation, business use is needed, unsuitable location for waste management site - there is an existing transfer/ recycling station which is proposed for expansion
2326.D1//SAE1	Johnsey Estates 1990 Ltd	<input type="checkbox"/>	Proposes to either delete employment allocation SAE1(d) Westgate Business Park or amend the policy to include uses classes A, C and D, given the extant hybrid planning permission on the site which includes commercial and residential development
2326.D2//SAW1	Johnsey Estates 1990 Ltd	<input type="checkbox"/>	Delete waste allocation SAW1(d) Westgate Business Park, given the extant hybrid planning permission on the site which includes residential development

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Alt Site No *Canddte Site No* *LDP Policy Ref*

Name

Settlement

LDP Proposed Use

ASD048

Wales One, Magor

Magor

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D11//SAE1	Gwent Wildlife Trust	<input type="checkbox"/>	Object to employment allocation SAE1a on the grounds that it has not been through a transparent assessment process. Recommend that the site is assessed for sustainability and biodiversity impacts and excluded if minimum criteria not met.
34.D3//SAE1	Magor with Undy Community Council	<input type="checkbox"/>	Delete site on such grounds as traffic congestion and pollution, loss of green open space and inadequate sewerage infrastructure

ASD057

Quay Point, Magor

Magor

<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D12//SAE1	Gwent Wildlife Trust	<input type="checkbox"/>	Object to employment allocation SAE1b on the grounds that it has not been through a transparent assessment process. Recommend that the site is assessed for sustainability and biodiversity impacts and excluded if minimum criteria not met.
20.D20//SAW1	Gwent Wildlife Trust	<input type="checkbox"/>	Object to waste allocation SAW1b on the grounds that it has not been through a transparent assessment process. Recommend that the site is assessed for sustainability and biodiversity impacts and excluded if minimum criteria not met.
27.D20//SAE1	Countryside Council for Wales	<input type="checkbox"/>	Recommend amendment to employment allocation policy SAE1b to include requirement for development to demonstrate how any adverse impacts on SSSI have been avoided/mitigated. Site should be assessed for cumulative effects with SAE3o / SAE1c
34.D4//SAE1	Magor with Undy Community Council	<input type="checkbox"/>	Delete site on such grounds as traffic congestion and pollution, loss of green open space and inadequate sewerage infrastructure.
34.D6//SAW1	Magor with Undy Community Council	<input type="checkbox"/>	Delete site on such grounds as traffic congestion and pollution, loss of green open space and inadequate sewerage infrastructure. Insufficient information regarding the proposed in-building waste management facility.
2353.D4//SAW1	INBEV UK	<input type="checkbox"/>	Concern that the proposed allocation for waste management facilities could have implications on the existing or proposed expansion of the InBev Brewery site. Any future expansion should not be hindered by this allocation.

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ASD058		Gwent Europark, Magor	Magor
<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D13//SAE1	Gwent Wildlife Trust	<input type="checkbox"/>	Delete employment allocation SAE1c on the grounds that it is within Gwent Levels SSSI, has not been through a transparent assessment process, not developed during last plan period and contrary to national policy and policies S13 /NC1.
27.D21//SAE1	Countryside Council for Wales	<input type="checkbox"/>	Concern that development on employment allocation SAE1c has potential to adversely impact on SSSI. Recommend amendment to policy for a requirement for development proposals to demonstrate how potential adverse impacts on SSSI have been avoided/mitigated
34.D5//SAE1	Magor with Undy Community Council	<input type="checkbox"/>	Delete site on such grounds as traffic congestion and pollution, loss of green open space and inadequate sewerage infrastructure.
105.D1//SAE1	Environment Agency Wales	<input type="checkbox"/>	Object to employment allocation SAE1c on the grounds that the site lies within Zone C1 and lack of evidence to demonstrate that the consequences of flood risk can be acceptably managed. Recommend further assessment is carried out to justify allocation.

ASD109		Land to south of Woodside Industrial Estate, Usk	Usk
<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
20.D14//SAE1	Gwent Wildlife Trust	<input type="checkbox"/>	Object to employment allocation SAE1g on the grounds that it has not been through a transparent assessment process. Recommend that the site is assessed for sustainability and biodiversity impacts and excluded if minimum criteria not met.
105.D2//SAE1	Environment Agency Wales	<input type="checkbox"/>	Object to employment allocation SAE1g on the grounds that the site lies within Zone C1 and lack of evidence to demonstrate that the consequences of flood risk can be acceptably managed. Recommend further assessment is carried out to justify allocation.
572.D1//SAE1	Morgans of Usk	<input checked="" type="checkbox"/>	The site should be removed from Policy SAE1g and instead included as a mixed use allocation under Policy SAE2 for a mixed use comprising B1 and/or retail use.
572.D2//SAE2	Morgans of Usk	<input checked="" type="checkbox"/>	The site should be removed from Policy SAE1g and instead included as a mixed use allocation under Policy SAE2 for a mixed use comprising B1 and/or retail use.

ASD114		Pill Row, Caldicot	Caldicot
<i>REPRESENTATION</i>	<i>Representor</i>	<i>SA?</i>	<i>Summary</i>
105.D3//SAE1	Environment Agency Wales	<input type="checkbox"/>	Object to employment allocation SAE1h on the grounds that the site lies within Zone C1/C2 and lack of evidence to demonstrate that the consequences of flood risk can be acceptably managed. Recommend further assessment is carried out to justify allocation.

PART 5

