Monmouthshire County Council

Monmouthshire Replacement Local Development Plan 2018-2033

EXAMINATION

Action Points Hearing Session 10 – Site Allocations

Tuesday 6th October 2026

Ref.	Action	Deadline	Council Response
AP10/1	Council to implement amendments set out in ED29 'Deposit RLDP Schedule of Proposed Changes (August 2026)' unless otherwise amended by specific Action Points		
AP10/2	Council to provide a copy of the North Somerset Council guidance regarding bats, in relation to Policy HA4	16.10.2026	Document AP10.2 North Somerset and Mendip Bats Special Area of Conservation (SAC) Supplementary Planning Document has been submitted for information.
AP10/3	Representor no. 3215 (Mr J Pearce) to provide a copy of the research paper regarding bat foraging, in relation to Policy HA4	9.10.2026	
AP10/4	Council to review the need to include reference to protection of hedgerows in Policy HA4	16.10.2026	It is proposed to amend criterion f) of Policy HA4 – Land at Leasbrook, Monmouth to include reference to species rich hedgerows. Criterion f) will read as follows: *'f) Protect, buffer and maintain existing TPO trees, significant trees and species rich hedgerows by including*

			within the Green Infrastructure provision and enhance by including new planting of native species of local provenance.' The amendment is included in the Matters Arising Changes Schedule.
AP10/5	Council to review the need to include reference to the Wye Valley National Landscape in Policy HA4	16.10.2026	It is proposed to include reference to the Wye Valley National Landscape in criterion a) of Policy HA4 – Land at Leasbrook, Monmouth. Criterion a) will read as follows: *'a) Creation of a high-quality and well-connected extension to Monmouth, which responds to its edge of settlement location and the setting of the Wye Valley National Landscape.'* The amendment is included in the Matters Arising Changes Schedule.
AP10/6	Council to provide a map of suggested key public viewpoints in relation to Policy HA4	16.10.2026	Documents AP10.6a HA4 Key Public Viewpoints Location Plan and AP10.6b HA4 Key Public Viewpoints have been submitted for information.
AP10/7	Representor no. 3588 (Wye Valley National Landscape team) to provide a map of suggested key public viewpoints in relation to Policy HA4	16.10.2026	
AP10/8	Representor no. 2484 (Cllr J Lucas) to provide a map of suggested key public viewpoints in relation to Policy HA4	16.10.2026	

AP10/9	Council to provide an amended proposals and inset map showing the proposed emergency access route in relation to Policy HA4	16.10.2026	Amended Proposals Map and Inset Map submitted to address AP10.9 – documents AP8.6 & AP10.9 Proposals Map and AP8.6 & AP10.9 Inset Maps refer. Please note the amended maps show the changes for both AP8.6 and AP10.9 for completeness. The amendments are included in the Matters Arising Changes Schedule.
AP10/10	Council to provide a copy of the consultation response from Cadw in relation to Policy HA4	16.10.2026	The following documents have been submitted for information: • Document AP10.10a - Redacted email correspondence between MCC and Cadw in relation to Policy HA4 – Land at Leasbrook, Monmouth. • AP10.10b - Cadw response to EIA Screening Request DM_2024_01250. • AP10.10c - Cadw response to EIA Scoping Request DM_2025_01067.
AP10/11	Council to review the need for reference to air quality in Policy HA4, in light of AP9/3, AP9/6 and AP9/10	16.10.2026	The Council does not consider it necessary to include an additional criterion relating to air quality within Policy HA4 – Land at Leasbrook, Monmouth. Air quality considerations are sufficiently addressed through Strategic Policy S8 - Site Allocation Placemaking Principles, which applies to all site allocations and Policy PM2 - Environmental Amenity. Together, these policies provide a clear and effective framework for the assessment and mitigation of air quality impacts. The inclusion of a site-specific air quality criterion within Policy HA4 would therefore result in unnecessary duplication.

AP10/12	Council to provide a copy of the Minister's decision letter for APP/E6840/V/18/3218503, in relation to Policy HA10	16.10.2026	Document AP10.12 DM_2018_01050 Welsh Minister Decision Letter has been submitted for information.
AP10/13	Council to review Policy HA10 criterion g) bullet point 4 in the interests of necessity and avoiding repetition	16.10.2026	It is proposed to amend Policy HA10 – Land South of Monmouth Road, Raglan by removing bullet point 4 of criterion g) which relates to financial contributions associated with improvements to the local and strategic highway network, to avoid repetition of policy requirements within Policy HA10. The amendment is included in the Matters Arising Changes Schedule.