Monmouthshire County Council

Monmouthshire Replacement Local Development Plan 2018-2033

EXAMINATION

Action Points Hearing Session 9 – Site Allocations

Thursday 1st October 2026

Ref.	Action	Deadline	Council Response
AP9/1	Council to implement amendments set out in ED29 'Deposit RLDP Schedule of Proposed Changes (August 2026)' unless otherwise amended by specific Action Points		
AP9/2	Representor no. 1965 (Monmouthshire Housing Association) to provide a plan and overlay plan illustrating the basis of pre-application discussion in relation to Policy HA1, with comments in response to be provided by Representor no. 3028 (Coldbrook Estates) within 2 weeks	16.10.2026	
AP9/3	Council to review the wording of Policy HA1 criterion q) for necessity and consistency with other housing allocation policies	16.10.2026	Policy HA1 – Land to the East of Abergavenny, has been amended to remove criterion q) relating to air quality measures as this is considered to be sufficiently addressed by Policies PM2 – Environmental Amenity and Strategic Policy S8 – Site Allocation Placemaking Principles.

			The amendment is included in the Matters Arising Changes Schedule.
AP9/4	Council to provide wording for the inclusion of a criterion regarding noise mitigation in Policy HA1	16.10.2026	It is proposed to add the following wording to Policy HA1 – Land to the East of Abergavenny: ***'Residential Amenity*** *The incorporation of appropriate noise and vibration mitigation measures reflecting the site's proximity to the A465 and railway line on its western boundary.'* The amendment is included in the Matters Arising Changes Schedule.
AP9/5	Council to review the use of 'should' and 'must' within housing allocation policies to ensure consistency	16.10.2026	The Council has reviewed references to 'should' and 'must' within housing allocation policies HA1 – HA18 to ensure they are used consistently and to distinguish between mandatory requirements and matters of expectation or guidance. The following changes are therefore proposed. Policies HA1 – HA18: the word 'should' has been replaced with 'must' within the second sentence of introductory text (in dark blue box). The sentence will read as follows: *'Development of the site must accord with the following parameters, placemaking principles and development requirements, which must be delivered in an appropriately phased manner and be formally tied to planning consents.'*

			Site Specific Criteria The word 'should' has been replaced with 'must' in the following site-specific criteria: **HA1 – Land to the East of Abergavenny** Criterion c) will read: *'c) The site design and masterplanning must create an exemplar of residential and GI-led placemaking, establishing clear parameters and principles to be followed by site developers.'* Criterion g) will read: *'g) Densities and layout must respect the changes in levels within the site.'* **HA2 – Land to the East of Caldicot/North of Portskewett** Criterion c) will read: *'c) The design and masterplanning of the site must create an exemplar residential and GI-led placemaking, establishing clear parameters and principles to be followed by site developers.'* Criterion f) will read: *'f) Development must consider and respond positively to the setting of the Grade II Listed Building, the Conservation Area, Country Park and views to the nearby Scheduled Ancient Monument. No built development will take place within these sensitive areas.'* Criterion l) will read: *'l) The proposal will be accompanied by a lighting scheme. Dark corridors must be maintained and light spillage onto*

			wildlife corridors minimised, with particular reference to corridors and priority habitats used by bats and dormice present on the site.' Criterion n) will read: *'n) The site must incorporate on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages both to and within the new development area. Key connections include an active travel route to Caldicot Town Centre. Connections must also be made to the former MOD railway cycle and walking route.'* **HA3 – Land at Mounton Road, Chepstow** Criterion b) will read: *'b) A street hierarchy comprising a legible, permeable and connected network of street, footpaths and cycleways must be developed to inform the character of different parts of the site.'* **HA4 – Land at Leasbrook, Monmouth** Criterion d) will read: *'d) The proposal must be accompanied by a lighting scheme. Dark corridors must be maintained and light spillage onto wildlife corridors minimised, with particular regard to the Greater Horseshoe Bat Core Sustenance Zone and corridors used by bats.'* **HA10 – Land South of Monmouth Road, Raglan** Criterion a) will read: '*a) Development must not have a significant adverse impact on the settings of Raglan Castle Scheduled Ancient Monument and Registered Park and Garden.*'

			Criterion b) will read: '*b) The site's location bordering Raglan Conservation Area and positioning alongside the main access into the Conservation Area must be reflected in the site's masterplanning.'* The amendments are included in the Matters Arising Changes Schedule.
AP9/6	Council to review the wording of Policy HA5 criterion h) for necessity and consistency with other housing allocation policies	16.10.2026	It is proposed to amend Policy HA5 – Land at Penlanlas Farm, Abergavenny by removing criterion h) relating to air quality measures, as this matter is considered to be sufficiently addressed by Policies PM2 – Environmental Amenity and Strategic Policy S8 – Site Allocation Placemaking Principles. The amendment is included in the Matters Arising Changes Schedule.
AP9/7	Council to provide wording for the inclusion of a criterion regarding noise mitigation in Policy HA5	16.10.2026	The following wording has been added to Policy HA5 – Land at Penlanlas Farm, Abergavenny: ***'Residential Amenity*** *The incorporation of appropriate noise and vibration mitigation measures reflecting the site's proximity to the electrical sub-station on its north-western boundary.'* The amendment is included in the Matters Arising Changes Schedule.

AP9/8	Council to provide a map of suggested public viewpoints in relation to Policy HA5	16.10.2026	Documents AP9.8a HA5 Viewpoints Visual Assessment and AP9.8b HA5 Wider Visual Assessment have been submitted for information.
AP9/9	Representor no. 3763 (Ms N. Sandercock) to provide a map of suggested public viewpoints in relation to Policy HA5	16.10.2026	
AP9/10	Council to review the wording of Policy HA11 criterion e) for necessity and consistency with other housing allocation policies	16.10.2026	It is proposed to amend Policy HA11 – Land East of Burrium Gate by removing the sub-title 'Residential Amenity' and criterion e) relating to air quality measures, as this matter is considered to be sufficiently addressed by Policies PM2 – Environmental Amenity and Strategic Policy S8 – Site Allocation Placemaking Principles. The removal of criterion e) will result in a consequential change to the re-lettering of subsequent criteria. The amendment is included in the Matters Arising Changes Schedule.
AP9/11	Council to amend the site area in RLDP paragraph 14.17.1 to accord with the site area given in Policy HA15		Paragraph 14.17.1 has been amended to correct the site area, changing it from '*4.1 hectares'* to *'1.68 hectares'*. The amendment is included in the Minor Editing Changes Schedule.
AP9/12	Council to delete 'exploration of' in Policy HA17 criterion b) bullet point 3		The reference to *'exploration of'* has been removed from Policy HA17, criterion b) bullet point 3. The amendment is included in the Matters Arising Changes Schedule.