

Monmouthshire Replacement Local Development Plan 2018-2033
EXAMINATION

AGENDA

for

Hearing Session 10 on Tuesday 6th October 2026 commencing at 10.00am

Virtual Hearing

Site Allocations

Issue - Are the allocated sites soundly based and capable of delivering development over the Plan period?

1. Introduction

2. Inspectors' questions regarding the following site allocations¹:

- a. Policy HA4 – Land at Leasbrook, Monmouth
 - i. Effect on the Forest of Dean and Wye Valley Bat Sites Special Area of Conservation (SAC)
 - ii. Effect on the Wye Valley National Landscape
 - iii. Flood risk
 - iv. Setting of historic assets
 - v. Policy requirements
 - vi. Delivery timescale
 - vii. Proposed amendments relevant to Policy HA4 (including ED29 Updated Deposit RLDP Schedule of Proposed Changes (August 2026))
- b. Policy HA6 – Land at Rockfield Road, Monmouth
 - i. Policy requirements
 - ii. Delivery timescale
 - iii. Proposed amendments relevant to Policy HA6 (including ED29 Updated Deposit RLDP Schedule of Proposed Changes (August 2026))
- c. Policy HA7 – Land at Drewen Farm, Monmouth
 - i. Flood risk
 - ii. Development viability
 - iii. Proposed amendments relevant to Policy HA7 (including ED29 Updated Deposit RLDP Schedule of Proposed Changes (August 2026))
- d. Policy HA8 – Land at Tudor Road, Wyesham, Monmouth
 - i. Proposed amendments relevant to Policy HA8 (including ED29 Updated Deposit RLDP Schedule of Proposed Changes (August 2026))

- e. Policy HA10 – Land South of Monmouth Road, Raglan
 - i. Implications of the Welsh Minister's previous decision (ref. APP/E6840/V/18/3218503)
 - ii. Policy requirements
 - iii. Proposed amendments relevant to Policy HA10 (including ED29 Updated Deposit RLDP Schedule of Proposed Changes (August 2026))
- f. Policy EA1c – Land North of Wonastow Road, Monmouth
 - i. Expected demand
- g. Policy EA1i / W3a – Raglan Enterprise Park, Raglan
- h. Policy EA1j / W3b – Land West of Raglan, Raglan
 - i. Implications of the Welsh Minister's previous decision (ref. APP/E6840/V/18/3218503)
- i. Policy CC2 – Renewable Energy Allocation (Land at Raglan Enterprise Park, Raglan)
 - i. Current site use
 - ii. Site area
 - iii. Grid connection

3. Closing

Action Point(s) Discussion

ⁱ Should the Council have site-specific information to provide in relation to the effect of the allocations on phosphorus levels in riverine Special Areas of Conservation, and any implications for site delivery, it should raise this under the appropriate agenda item. Otherwise, the Inspectors will proceed on the basis that the Council's plan-wide approach to the matter, as set out in its previous hearing statements and discussed at Hearing Session 1, constitutes its complete response and need not be repeated in Hearing Session 10.