

Monmouthshire Replacement Local Development Plan 2018-2033
EXAMINATION

AGENDA

for

Hearing Session 12 on Thursday 8th 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 allocationsⁱ:

a. Policy HA2 – Land to the East of Caldicot/North of Portskewett

- i. Proposed amendments to Policy HA2 in Deposit RLDP Schedule of Proposed Changes (August 2026) [ED29], page 33
- ii. Best and Most Versatile Agricultural Land: How would allocation of this specific site comply with paragraph 3.59 of Planning Policy Wales
- iii. Housing trajectory/deliverability
 - Council's response to Hearing Statement M12/7
 - Council's response to Hearing Statement M12/8
 - Proposed amendments relevant to Policy HA2 in Deposit RLDP Schedule of Proposed Changes (August 2026) [ED29] at page 72

b. EA1m - Land to the east of Caldicot/North of Portskewettⁱⁱ

- i. Clarification of whether MCC Estates (1461) and Richborough's (1663) objections have been superseded by events

c. Policy HA18 - Land West of Redd Landes, Shirenewtonⁱⁱⁱ

- i. Proposed amendments relevant to Policy HA18 in Deposit RLDP Schedule of Proposed Changes (August 2026) [ED29]
- ii. Infrastructure (including capacity of Shirenewton Primary School)
- iii. Ecology
- iv. Landscape
- v. Shirenewton Conservation Area – vantage points & perceived harm to character or appearance.
- vi. Archaeology – need for additional criterion in Policy HA18

d. Policy EA1e - Land adjoining Oak Grove Farm, Caldicott

- i. Proposed amendments relevant to Policy EA1e in Deposit RLDP Schedule of Proposed Changes (August 2026) [ED29]
- ii. Clarification of Cllr Dymock's concerns at Section 2, 'EA1e' of hearing Statement M12/9

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, constitute its complete response and need not be repeated in Hearing Session 12.

ⁱⁱ Participants are asked to familiarise themselves with the:

- Statement by Monmouthshire County Council – HA2 (M12/1.2);
- Statement of Common Ground between Monmouthshire County Council (Local Planning Authority), Monmouthshire County Council Estates and Richborough – HA2 Land to the East of Caldicot/North of Portskewett (SOCG23); and
- The Council's response to their representation(s) in Report of Consultation; Appendix 12 Deposit RLDP Representation Responses Volume 9a – Residential Allocations (SD41).

ⁱⁱⁱ Participants are asked to familiarise themselves with the:

- Statement by Monmouthshire County Council – HA18 (M12/1.3);
- Statement of Common Ground between Monmouthshire County Council and Powells – HA18 Land West of Redd Landes, Shirenewton (SOCG18); and
- The Council's response to their representation(s) in Report of Consultation; Appendix 12 Deposit RLDP Representation Responses Volume 9d – Residential Allocations (SD44).