

Monmouthshire Replacement Local Development Plan 2018-2033
EXAMINATION

AGENDA

for

Hearing Session 3 on Thursday 10 September 2026 commencing at 10.00am

Virtual Hearing

Plan Strategy

Issue - Does the Plan provide a framework for the spatial distribution and management of development that will achieve sustainable placemaking and high quality design? Is it soundly based, justified, consistent with the requirements of national policy and deliverable?

Policies included in this Hearing Session [Draft Hearings Programme (Revision F)]:

- Strategic Policy S2 - Spatial Distribution of Development - Settlement Hierarchy¹
- Policy OC1 - New built development in the Open Countryside
- Policy GW1 - Green Wedge Designations
- Strategic Policy S3 - Sustainable Placemaking & High-Quality Design
- Policy PM1 - Creating well-designed places
- Policy PM2 - Environmental Amenity
- Policy PM3 - Advertisements
- Policy HE1 – Conservation Areas

1. Introduction

2. Matters:

- a. Council's proposed amendments to Strategic Policy S2²
 - Council to talk through post-submission changes; and
 - Consideration of post-deposit changes.
- b. Council's response (M3/1c) to Inspectors' Further Question 22 (ED25)
- c. Response to Inspectors' Further Question 22 (ED25) in Hearing Statement M3/12a.
- d. Response to Inspectors' Further Question 23 (ED25) in Hearing Statement M3/12a.
- e. Responses (M3/12a & M/13a) to Inspectors' Further Question 24 (ED25) on issue of Best & Most Versatile Agricultural Land (BMV)
- f. Response to Inspectors' Further Question 20 in Hearing Statement M3/13a

¹ see Hearing Sessions 9-12 inclusive for discussion of individual site allocations Policies HA1 HA18 inc.

² See ED29 Updated Deposit RLDP Schedule of Proposed Changes (August 2026).

- g. Forest of Dean District Local Plan 2046
- h. Development limit for Devauden – Rep. No. 2398
- i. Inspectors' suggested amendments to Strategic Policy S2
- j. Proposed amendments to Policy OC1 - New built development in the Open Countryside
- k. Policy GW1 - Green Wedge Designations

Abergavenny, Llanfoist and the BBNP boundary

- Council's response to Inspectors' Further Question 26 in Hearing Statement M3/1c
- Council's response to Inspectors' Further Question 27 in Hearing Statement M3/1c

Chepstow/Pwllmeyric/Mathern Green Wedge

- Distinction between parcels CPM9 and CPM10 in the Green Wedge Assessment Submission Document (SD) 154
- Response to Inspectors' Further Question 29 in Hearing Statement M3/13a.

Lack of GW between Monmouth and Wye Valley National Landscape

- Council's response to Inspectors' Further Question 30 in Hearing Statement M3/1c including consideration of Appendix 2
- Council's response to Inspectors' Further Question 31 in Hearing Statement M3/1c
- Council's response to Inspectors' Further Question 32 in Hearing Statement M3/1c

- l. Proposed amendment to Strategic Policy S3
- m. Policy PM1 - Creating well-designed places
- n. Policy PM2 - Environmental Amenity
- o. Policy PM3 - Advertisements
- p. Policy HE1 – Conservation Areas

3. Closing

4. Action Point(s) Discussion