

Monmouthshire RLDP Examination
Archwiliad Cynllun Datblygu Lleol Newydd Sir Fynwy
Hearing Statements/Clyw Datganiadau

Matter 1: Plan Preparation & Plan Strategy	
M1/1	Statement by Monmouthshire County Council
M1/1a	Lower River Wye Assessment (No Deterioration Assessment - River Wye) (AECOM, April 2026)
M1/1b	Nutrient Mitigation Action Plan (AECOM, April 2026)
M1/1c	RLDP Habitats Regulations Assessment - Nutrient Neutrality Addendum (AECOM, April 2026)
M1/1d	Strategic Mitigation Opportunities Report (AECOM, April 2026)
M1/1e	Strategic Mitigation Opportunities Report Volume II Technical Appendices (AECOM, April 2026)
M1/1f	Technical Note on the Monmouthshire RLDP 2018-2033 Nutrient Budget Calculations for the Usk and Wye Catchments (AECOM, February 2026)
M1/1g	Deposit RLDP Schedule of Proposed Changes (June 2026)
M1/1h	Housing Trajectory Position Paper - April 2026
M1/1i	Further Statement by Monmouthshire County Council
M1/2	Statement by Bannau Brycheiniog National Park Authority (ID1061)
M1/2a	Further Statement by Bannau Brycheiniog National Park Authority
M1/2b	Catchment Nutrient Recovery Plan Summary Note
M1/3	Statement by the Home Builders Federation (ID1255)
M1/3a	Further Statement by the Home Builders Federation
M1/4	Statement by the Welsh Government (ID1356) (also listed as ED21)
M1/5	Statement on behalf of Taylor Wimpey (ID1383) (Boyer)
M1/6	Statement on behalf of Barratt Redrow (Previously Redrow Homes (South Wales) Ltd) (ID1503)
M1/7	Statement on behalf of Llanover Estates (ID1683) Hedyn (RSL) (ID2952) Trion Homes (Community Benefit Society) (ID2951)
M1/8	Statement on behalf of Taylor Wimpey (ID2394) (Savills)
M1/8a	Further Statement on behalf of Taylor Wimpey
M1/9	Statement on behalf of Edenstone Homes (ID2419) (Highlight Planning)
M1/9a	Further Statement on behalf of Edenstone Homes
M1/10	Statement by Councillor Paul Pavia (ID2497)
M1/11	Statement by Jonty Pearce (ID3215)
M1/11a	Appendix to Statement by Jonty Pearce (ID3215)
M1/12	Statement by Frank Brehany (ID3349)
M1/13	Statement by Gateway to Wales Action Group (ID3562)
M1/13a	Further Statement by Gateway to Wales Action Group (question 6)
M1/13b	Further Statement by Gateway to Wales Action Group (question 7)

Matter 2: Plan Strategy	
M2/1	Statement by Monmouthshire County Council
M2/1a	Housing Background Paper April 2026
M2/1b	Deposit RLDP Schedule of Proposed Changes (June 2026)
M2/1c	Housing Trajectory Position Paper - April 2026
M2/1d	Further Statement by Monmouthshire County Council

M2/2	Statement by Ann Langford (ID1029)
M2/3	Statement by the Home Builders Federation (ID1255)
M2/3a	Further Statement by the Home Builders Federation
M2/4	Statement on behalf of Barratt Redrow (Previously Barratt David Wilson Homes) (ID1281)
M2/5	Statement on behalf of Taylor Wimpey (ID1383) (Boyer)
M2/5a	Further Statement on behalf of Taylor Wimpey
M2/6	Statement on behalf of Edenstone Homes (ID1480) (Boyer)
M2/6a	Further Statement on behalf of Edenstone Homes
M2/7	Statement on behalf of Barratt Redrow (Previously Redrow Homes (South Wales) Ltd.) (ID1503)
M2/7a	Further Statement on behalf of Barratt Redrow (Previously Redrow Homes (South Wales) Ltd.)
M2/8	Statement on behalf of Monmouthshire Housing Association (ID1596) (Boyer)
M2/9	Statement on behalf of Richborough (ID1663)
M2/10	Statement on behalf of Llanover Estates (ID1683) Hedyn (RSL) (ID2952) Trion Homes (Community Benefit Society) (ID2951)
M2/11	Statement on behalf of Bellway Homes (ID1736)
M2/11a	Further Statement on behalf of Bellway Homes
M2/12	Statement by Councillor Dr Louise Brown (ID1803)
M2/13	Statement on behalf of Taylor Wimpey (ID2394) (Savills)
M2/13a	Further Statement on behalf of Taylor Wimpey
M2/14	Statement on behalf of Edenstone Homes (ID2419) (Highlight Planning)
M2/14a	Further Statement on behalf of Edenstone Homes
M2/15	Statement by Councillor Paul Pavia (ID2497)
M2/15a	Further Statement by Councillor Paul Pavia
M2/16	Statement by Gateway to Wales Action Group (ID3562)
M2/17	Statement by George Ashworth (ID3632)

Matter 3: Plan Strategy	
M3/1	Statement by Monmouthshire County Council
M3/1a	Housing Background Paper April 2026
M3/1b	Deposit RLDP Schedule of Proposed Changes (June 2026)
M3/1c	Further Statement by Monmouthshire County Council
M3/2	Statement by Ann Langford (ID1029)
M3/3	Statement on behalf of Barratt Redrow (Previously Barratt David Wilson Homes) (ID1281)
M3/4	Statement on behalf of Taylor Wimpey (ID1383) (Boyer)
M3/4a	Further Statement on behalf of Taylor Wimpey
M3/5	Statement on behalf of Hallam Land (ID1502) (Asbri)
M3/6	Statement on behalf of Barratt Redrow (Previously Redrow Homes (South Wales) Ltd.) (ID1503)
M3/7	Statement on behalf of Monmouthshire Housing Association (ID1596) (Boyer)
M3/8	Statement on behalf of Richborough (ID1663)
M3/9	Statement on behalf of Llanover Estates (ID1683) Hedyn (RSL) (ID2952) Trion Homes (Community Benefit Society) (ID2951)
M3/10a	Statement by Councillor Dr Louise Brown (ID1803)
M3/10b	Statement by Councillor Dr Louise Brown (ID1803)
M3/11	Statement on behalf of Taylor Wimpey (ID2394) (Savills)

M3/11a	Further Statement on behalf of Taylor Wimpey
M3/12	Statement on behalf of Edenstone Homes (ID2419) (Highlight Planning)
M3/12a	Further Statement on behalf of Edenstone Homes
M3/13	Statement by Councillor Paul Pavia (ID2497)
M3/13a	Further Statement by Councillor Paul Pavia
M3/14	Statement by Jonty Pearce (ID3215)
M3/15	Statement by Gateway to Wales Action Group (ID3562)
M3/16	Statement by Wye Valley National Landscape Team (ID3588)
M3/17	Statement on Further Questions on behalf of Edenstone Homes (ID1480) (Boyer)

Matter 4: Housing & Community Infrastructure	
M4/1	Statement by Monmouthshire County Council
M4/1a	Housing Background Paper April 2026
M4/1b	Deposit RLDP Schedule of Proposed Changes (June 2026)
M4/1c	Further Statement by Monmouthshire County Council
M4/2	Statement on behalf of Taylor Wimpey (ID1383) (Boyer)
M4/2a	Further Statement on behalf of Taylor Wimpey
M4/3	Statement on behalf of Monmouthshire Housing Association (ID1596) (Boyer)
M4/4	Statement on behalf of Bellway Homes (ID1736)
M4/4a	Further Statement on behalf of Bellway Homes
M4/5	Statement on behalf of Monmouthshire Housing Association (ID1965) (GJP)
M4/5a	Further Statement on behalf of Monmouthshire Housing Association
M4/6	Statement by George Ashworth (ID3632)
M4/7	Statement on Further Questions on behalf of Edenstone Homes (ID1480) (Boyer)
M4/8	Statement on Further Questions by the Home Builders Federation
M4/9	Statement on Further Questions by Natalie Sandercock (ID3763)

Matter 5: Affordable Housing & Gypsy and Travellers	
M5/1	Statement by Monmouthshire County Council
M5/1a	Housing Background Paper April 2026
M5/1b	Deposit RLDP Schedule of Proposed Changes (June 2026)
M5/1c	Further Statement by Monmouthshire County Council
M5/2	Statement by Councillor Lisa Dymock (ID2489)
M5/3	Statement on behalf of Taylor Wimpey (ID1383) (Boyer)
M5/4	Statement on behalf of Bellway Homes (ID1736)

Matter 6: Employment & Economy	
M6/1	Statement by Monmouthshire County Council
M6/1a	Cardiff Capital Region Investment Prospectus (2026)
M6/1b	Cultural Strategy for Monmouthshire 2025-2030
M6/1c	Monmouthshire Destination Management Plan 2025-2030
M6/1d	Monmouthshire Gateway to Growth Prospectus (2026)
M6/1e	Monmouthshire RLDP Economic Review (Lichfields, October 2024)
M6/1f	Monmouthshire RLDP Review of Employment Evidence and Strategy (Lichfields, November 2022)
M6/1g	Deposit RLDP Schedule of Proposed Changes (June 2026)

M6-1h	Further Statement by Monmouthshire County Council
M6/2	Statement on behalf of Richborough (ID1663)
M6/3	Statement on behalf of Monmouthshire Housing Association (ID1965) (GJP)

Matter 7: Climate Change, Green Infrastructure, Landscape and Nature Recovery	
M7/1	Statement by Monmouthshire County Council
M7/1a	MCC Draft Local Flood Risk Management Strategy (September 2025)
M7/1b	Monmouthshire's Countryside Access Improvement Plan (2020-2030)
M7/1c	Deposit RLDP Schedule of Proposed Changes (June 2026)
M7/1d	Further Statement by Monmouthshire County Council
M7/2	Statement by the Home Builders Federation (ID1255)
M7/2a	Further Statement by the Home Builders Federation
M7/3	Statement on behalf of Taylor Wimpey (ID1383) (Boyer)
M7/3a	Further Statement on behalf of Taylor Wimpey
M7/4	Statement on behalf of Hallam Land (ID1467) (Boyer)
M7/5	Statement on behalf of Barratt Redrow (Previously Redrow Homes (South Wales) Ltd.) (ID1503)
M7/6	Statement on behalf of Monmouthshire Housing Association (ID1596) (Boyer)
M7/7	Statement on behalf of Richborough (ID1663)
M7/8	Statement on behalf of Bellway Homes (ID1736)
M7/8a	Further Statement on behalf of Bellway Homes
M7/9	Statement on behalf of Monmouthshire Housing Association (ID1965) (GJP)
M7/10	Statement on behalf of Edenstone Homes (ID2419) (Highlight Planning)
M7/10a	Further Statement on behalf of Edenstone Homes
M7/11	Statement by Councillor Paul Pavia (ID2497)
M7/12	Statement by Wye Valley National Landscape Team (ID3588)

Matter 8: Infrastructure, Transport, Minerals & Waste	
M8/1	Statement by Monmouthshire County Council
M8/1a	Andrew Burrows note on Phosphorus Mitigation and Viability May 2026
M8/1b	Deposit RLDP Schedule of Proposed Changes (June 2026)
M8/1c	Further Statement by Monmouthshire County Council
M8/2	Statement by the Home Builders Federation (ID1255)
M8/2a	Further Statement by the Home Builders Federation
M8/3	Statement on behalf of Taylor Wimpey (ID2394) (Savills)
M8/3a	Further Statement on behalf of Taylor Wimpey

Matter 9: Site Allocations	
M9/1.1	Statement by Monmouthshire County Council – EA1a
M9/1.1a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M9/1.2	Statement by Monmouthshire County Council – HA1
M9/1.2a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M9/1.2b	Housing Trajectory Position Paper - April 2026
M9/1.3	Statement by Monmouthshire County Council – HA5
M9/1.3a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M9/1.3b	Housing Trajectory Position Paper - April 2026
M9/1.4	Statement by Monmouthshire County Council – HA11

M9/1.4a	MCC Cabinet Report (20th May 2026) Recommendation to Revoke the Usk AQMA
M9/1.4b	Proposal Note for the Revocation of Usk's Air Quality Management Area (AQMA)
M9/1.4c	Deposit RLDP Schedule of Proposed Changes (June 2026)
M9/1.4d	Housing Trajectory Position Paper - April 2026
M9/1.5	Statement by Monmouthshire County Council – HA12
M9/1.5a	Alternative Access Feasibility Option Plan - Land West of Trem Yr Ysgol Penperlleni (HA12)
M9/1.5b	Deposit RLDP Schedule of Proposed Changes (June 2026)
M9/1.5c	Housing Trajectory Position Paper - April 2026
M9/1.6	Statement by Monmouthshire County Council – HA15
M9/1.6a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M9/1.6b	Housing Trajectory Position Paper - April 2026
M9/1.7	Statement by Monmouthshire County Council – HA16
M9/1.7a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M9/1.7b	Housing Trajectory Position Paper - April 2026
M9/1.8	Statement by Monmouthshire County Council HA17
M9/1.8a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M9/1.8b	Housing Trajectory Position Paper - April 2026
M9/2	Statement by Abergavenny Civic Society (HA1) (ID1367)
M9/3	Statement on behalf of Taylor Wimpey (HA1) (ID1383) (Boyer)
M9/4	Statement on behalf of Edenstone Homes (HA5) (ID1480) (Boyer)
M9/5	Statement on behalf of Bellway Homes (HA1) (ID1736)
M9/6	Statement on behalf of Monmouthshire Housing Association (HA1) (ID1965) (GJP)
M9/7	Statement on behalf of Edenstone Homes (HA12) (ID2419) (Highlight Planning)
M9/8	Statement on behalf of Coldbrook Estates (HA1) (ID3028)
M9/9	Statement by George Ashworth (HA1) (ID3632)

Matter 10: Site Allocations	
M10/1.1	Statement by Monmouthshire County Council – CC2
M10/1.1a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M10/1.2	Statement by Monmouthshire County Council – EA1c
M10/1.3	Statement by Monmouthshire County Council – EA1i & W3a
M10/1.3a	MCC Cabinet Report (20th May 2026) Recommendation to Revoke the Usk AQMA
M10/1.3b	Proposal Note for the Revocation of Usk's Air Quality Management Area (AQMA)
M10/1.3c	Deposit RLDP Schedule of Proposed Changes (June 2026)
M10/1.4	Statement by Monmouthshire County Council - EA1j & W3b
M10/1.4a	MCC Cabinet Report (20th May 2026) Recommendation to Revoke the Usk AQMA
M10/1.4b	Proposal Note for the Revocation of Usk's Air Quality Management Area (AQMA)
M10/1.5	Statement by Monmouthshire County Council – HA4
M10/1.5a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M10/1.5b	Housing Trajectory Position Paper - April 2026
M10/1.6	Statement by Monmouthshire County Council – HA6
M10/1.6a	Deposit RLDP Schedule of Proposed Changes (June 2026)

M10/1.6b	Housing Trajectory Position Paper - April 2026
M10/1.7	Statement by Monmouthshire County Council – HA7
M10/1.7a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M10/1.7b	Housing Trajectory Position Paper - April 2026
M10/1.8	Statement by Monmouthshire County Council – HA8
M10/1.8a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M10/1.8b	Housing Trajectory Position Paper - April 2026
M10/1.9	Statement by Monmouthshire County Council – HA10
M10/1.9a	MCC Cabinet Report (20th May 2026) Recommendation to Revoke the Usk AQMA
M10/1.9b	Proposal Note for the Revocation of Usk's Air Quality Management Area (AQMA)
M10/1.9c	Deposit RLDP Schedule of Proposed Changes (June 2026)
M10/1.9d	Housing Trajectory Position Paper - April 2026
M10/2	Statement by Ann Langford (HA4) (ID1029)
M10/3	Statement by Natural Resources Wales (HA4) (ID1412)
M10/4	Statement on behalf of Barratt Redrow (Previously Redrow Homes (South Wales) Ltd.) (HA4) (ID1503)
M10/5	Statement on behalf of Richborough (HA10 & EC1c) (ID1663)
M10/6	Statement by James Duncan (HA4) (ID1709)
M10/7	Statement by Councillor Jane Lucas (HA4) (ID2484)
M10/8	Statement by Susan White (HA4) (ID2612)
M10/9	Statement by Jonty Pearce (HA4) (ID3215)
M10/10	Statement by Robert Elliott (HA4) (ID3287)
M10/11	Statement by Frank Brehany (HA4) (ID3349)
M10/12	Statement by Mairwen Harris (HA4) (ID3422)
M10/13	Statement by Brigid O'Hara (HA4) (ID3485)
M10/14	Statement by Pam Pearce (HA4) (ID3542)
M10/15	Statement by Glyn Edmunds (HA4) (ID3559)
M10/16	Statement by Gateway to Wales Action Group (HA4) (ID3562)
M10/17	Statement by Wye Valley National Landscape Team (HA4) (ID3588)
M10/18	Statement by Monmouth Town Council (HA4) (ID3591)
M10/19	Statement by Mr Williams (HA7) (ID3606)
M10/20	Statement by George Ashworth (HA10 & EA1j) (ID3632)
M10/21	Statement by Dave Cantle (HA4) (ID3644)
M10/22	Statement by Elizabeth and Peter Larnar (HA4) (ID3655)

Matter 11: Site Allocations	
M11/1.1	Statement by Monmouthshire County Council - EA1d & W3c
M11/1.1a	DM_2022_01155 Planning Application Report - Land at Newhouse Industrial Estate Chepstow (EA1d & W3c)
M11/1.1b	Marketing Brochure - Land at Newhouse Industrial Estate (EA1d & W3c)
M11/1.2	Statement by Monmouthshire County Council – HA3
M11/1.2a	Monmouthshire County Council's Air Quality Progress Report 2025
M11/1.2b	Transport for CCR- Regional Transport Plan for South East Wales (June 2025)
M11/1.2c	Position Statement with Welsh Government Highways - Highbeech Roundabout
M11/1.2d	Ken Skates Ministerial letter - M48 Link Road (20 March 2026)
M11/1.2e	Deposit RLDP Schedule of Proposed Changes (June 2026)

M11/1.2f	Housing Trajectory Position Paper - April 2026
M11/1.3	Statement by Monmouthshire County Council – HA9 & EA1.I
M11/1.3a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M11/1.3b	Housing Trajectory Position Paper - April 2026
M11/1.4	Statement by Monmouthshire County Council – HA13
M11/1.4a	Regionally Important Geodiversity Site (RIGS) Report – Land adjacent to Piercefield Pub, St Arvans (HA13)
M11/1.4b	Deposit RLDP Schedule of Proposed Changes (June 2026)
M11/1.4c	Housing Trajectory Position Paper - April 2026
M11/1.5	Statement by Monmouthshire County Council – HA14
M11/1.5a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M11/1.5b	Housing Trajectory Position Paper - April 2026
M11/2	Statement on behalf of Monmouthshire Housing Association (HA14) (ID1305) (LRM)
M11/3	Statement on behalf of Monmouthshire Housing Association (HA13 (ID1596) (Boyer)
M11/4	Statement on behalf of Redi 205 Ltd (HA9 & EA1I) (ID1745)
M11/5	Statement by Councillor Dr Louise Brown (HA3) (ID1803)
M11/6	Statement on behalf of Barwood Development Securities Ltd (HA3) (ID2463)
M11/7	Statement by Councillor Paul Pavia (HA3) (ID2497)
M11/8	Statement by Gavin Payn (HA3) (ID3158)
M11/9	Statement by Richard Liddell (HA3) (ID3172)
M11/10	Statement by Wye Valley National Landscape Team (HA3) (ID3588)

Matter 12: Site Allocations	
M12/1.1	Statement by Monmouthshire County Council – EA1e
M12/1.1a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M12/1.2	Statement by Monmouthshire County Council – HA2 & EA1m
M12/1.2a	Transport for CCR- Regional Transport Plan for South East Wales (June 2025)
M12/1.2b	Position Statement with Welsh Government Highways - Highbreech Roundabout
M12/1.2c	Ken Skates Ministerial letter - M48 Link Road (20 March 2026)
M12/1.2b	Housing Trajectory Position Paper - April 2026
M12/1.3	Statement by Monmouthshire County Council – HA18
M12/1.3a	Deposit RLDP Schedule of Proposed Changes (June 2026)
M12/1.3b	Housing Trajectory Position Paper - April 2026
M12/2	Statement on behalf of Redrow Barratt South Wales (Previously Barratt David Wilson Homes) (HA2) (ID1281)
M12/3	Statement on behalf of MCC Estates (HA2 & EA1m) (ID1461)
M12/4	Statement by Janet Horton (HA18) (ID1575)
M12/5	Statement on behalf of Richborough (HA2) (ID1663)
M12/6	Statement by Stephen Arnell (HA18) (ID1685)
M12/7	Statement on behalf of Taylor Wimpey (HA2) (ID2394) (Savills)
M12/8	Statement on behalf of Edenstone Homes (HA2) (ID2419) (Highlight Planning)
M12/9	Statement by Councillor Lisa Dymock (HA2, EA1m and EA1e) (ID2489)