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fao. The Inspectors

address. Monmouthshire LDP Examination

By Email: Programme Officer : helen@programmeofficers.co.uk

Examination (Hearing Session 9)
Action Point AP9/2
Land East of Abergavenny

As discussed in the recent Examination (Hearing Session 9), and as per the Action Point to arise (Action Point AP9/2), please find attached and explained below the following:

- The LDP 'Key Diagram' / Illustrative M'Plan (as contained in the Deposit Plan);
- The MHA Indicative Masterplan produced and submitted alongside the Pre-App process that MHA have embarked on with MCC;
- The Alternative Masterplan produced by Coldbrook and submitted as an Alternative Site; and
- An Overlay Plan – overlaying all of the above, and prepared to allow an appreciation of the similarities and differences in the developable areas of both promoter's plans and proposals, and relative to the LDP Key Diagram.

Please note that the first three of these drawings are already publicly available as supporting evidence to the RLDP. They are available and can be located as follows:

- RLDP Masterplan – within the RLDP itself;
- Abergavenny East Development Framework Masterplan is submission document SD267 and forms part of the evidence base for the HA1 allocation: Site Allocations Information - Monmouthshire
- Coldbrook Estate Masterplan forms part of the Coldbrook Estate representation to the Deposit Plan – representor 3028: Volume 20

Insofar as the Overlay Plan is concerned, this has been produced specifically for the purposes of the Action Point. Please note that it does not contain, to avoid becoming too cluttered and obscure the detail that it has been prepared to illustrate, all of the detail set out in the others. All of the plans should be read as a whole accordingly. Afterall, the overlay plan is derived from, and is based on, the others, and does not introduce new detail or differences. Its purpose is to illustrate and explain the broad overlap, relationship, and any differences between the various plans and the extent of developable area proposed by each. The additional detail in the other plans that particularly needs to be taken into account are the off site details i.e. connections and works – including active travel provisions, existing and additional crossings and connections, and other off site improvements. This includes connections to and along the extensive PROW network that exists, at the main access points and frontage to the highway, and the works to off-site routes and structures (bridges etc) – all of which combine to allow movement to and from the site, and to and from the train station and the town. These are not shown in the Overlay Plan, albeit are set out within the LDP 'Key Diagram' / Illustrative M'Plan and the corresponding Indicative Masterplan produced by each party, and are denoted in the Keys to each.

Having explained the attached, and by way of reminder, the Action Point is, for ease of reference:

"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."

To explain the attached and the position, the respective Indicative Masterplans prepared independently by each promoting party (MHA and Coldbrook) depict the same general arrangement for the 'triangle land' (that part of the Coldbrook land within the allocation boundary as defined by the Plan). This position is agreed and confirmed by the Statement of Common Ground prepared for the site (para 4.4).

The largest difference between both the MHA and Coldbrook masterplans, and relative to the LDP 'Key Diagram' / Illustrative M'Plan is the drawing back of the eastern flank of the developable area (green shaded area in the Overlay Plan – extract below). The largest difference between MHA's and Coldbrook's Masterplans is the suggested omission (by Coldbrook) of some parcels to the eastern side (some permanently, and some for the plan period only – with potential future expansion in the next plan period into these), with the 'lost' dwellings displaced into their southern alternative site parcel(s) (to the south).

The key different area (omission of a few developable parcels from MHA's and displacement into Coldbrook's), is the light orange shaded area at the site's eastern boundary (see area circled black):



The other differences and suggested changes relate to the omission of parcels at this time (mostly at the site's northern end). The suggested omissions are not omissions per se, rather being suggested future plan period allocations / expansion. By inclusion of these parcels within both Masterplans, these parcels are not considered fundamentally constrained or unsuitable – in that they are shown for future growth / as a direction of expansion as part of a future plan period (as the Coldbrook Land to the south is indicated to be by the site specific policy – para 14.3.1 of the Deposit Plan : October 2025 (as amended with track changes)).

Hopefully the above explanation explains how the proposed development extent has evolved (as a result of extensive pre application dialogue) from the LDP 'Key Diagram' / Illustrative M'Plan (as contained in the Deposit Plan), and that the overlaying of all of the various Masterplan Iterations allows an appreciation of the similarities and differences in the developable areas of both promoter's plans and proposals.

Yours sincerely,

[redacted]

Geraint John
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