

MONMOUTHSHIRE
REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

SCHEDULE OF MATTERS, ISSUES AND QUESTIONS

Important Notes:

- The purpose of the examination is to determine whether the Monmouthshire Replacement Local Development Plan 2018-2033 (LDP) is sound in accordance with the Development Plan Manual, Edition 3, 2020 (the Manual). **To be sound the Plan must meet the tests set out in the Manual. These are: (1) Does the plan fit? (is it clear that the LDP is consistent with other plans), (2) Is the plan appropriate? (is the plan appropriate for the area in the light of the evidence), and (3) Will the plan deliver? (is it likely to be effective).**
- In addition, the LDP must have been prepared in compliance with legal and regulatory procedural requirements.
- Participants should only respond to the questions below which directly relate to their previously submitted written representations on the Plan. Please clearly indicate in your statement(s) the question(s) you are answering.
- Further statements should be proportionate in length to the number of questions being answered and should not, in total, exceed 3,000 words per matter.
- Statements must be received electronically by the Programme Officer by **12 noon on Tuesday 2 June 2026**. Late submissions are unlikely to be accepted. Any statements that are of excessive length or contain irrelevant or repetitious material may be returned.
- We are examining the Deposit LDP as submitted by the County Council. Therefore, we will not, at this stage, be considering the merits for development of sites not included in the plan.
- PEDW issued some preliminary questions (PQs) about the LDP and its preparation prior to submission of the Plan for Examination. The Council's detailed answers to the PQs are on the website and may be of interest to participants. For clarity, where the PQs have been replicated in this document, the Council will not be required to provide an additional response, a reference to the earlier answer will be sufficient.
- If you have questions in respect of this document or any aspect of the examination please contact the Programme Officer, Helen Wilson, by email at helen@programmeofficers.co.uk, or telephone on 01432 639547 / 07879 443035.

The Council has responded to all representations in its Deposit RLDP Consultation Report (October 2025) [SD31] and its associated Appendices [SD32 to SD58a inclusive].

Participants should appraise themselves of what the Council has said in response to their representation(s) when preparing any statement and for further participation in the Examination.

Matter 1: Plan Preparation & Plan Strategy

Issue – Is the LDP legally compliant, and is the Plan’s Strategy justified and likely to be effective in ensuring that the development needs of Monmouthshire can be met in a way that contributes to the achievement of sustainable development?

Plan Preparation & legislative compliance

1. Has the LDP been prepared in accordance with the requirements of:
 - a) The approved Delivery Agreement, including the Community Involvement Scheme?
 - b) The Well-being of Future Generations Act (Wales) (2015), including the well-being goals and ways of working? and
 - c) The Equality Act (2010)?
2. Has the Plan been subject to a robust Sustainability Appraisal/Strategic Environmental Assessment? and have all the ‘likely significant environmental effects’ of the Plan and all ‘reasonable alternatives’ been identified, described and evaluated?
3. Is the Plan in general conformity with Future Wales: The National Development Framework?
4. Is the Plan in general conformity with other plans/strategies? Has its preparation been informed by joint-working?
5. Have there been any significant changes in national policy or local circumstances since the LDP was placed on deposit? If there have, what are the implications of these changes for the Plan?
 - a) Are there implications following the publication (March 2026) of a revised Section 7 list of species and habitats under the Environment (Wales) Act 2016?
 - b) Are there implications following the publication (March 2026) of a revised Technical Advice Note 24 ‘The Historic Environment’?

Key Issues, Challenges & Opportunities

6. How have the Key Issues and Challenges been identified? What is the relationship between the Key Issues and Challenges, and Key Opportunities? Are they all addressed directly and adequately by the vision and objectives?

Vision & objectives

7. Is the Plan's Vision sufficiently aspirational and locally specific to form the basis for planning to 2033? And how will it be delivered?
8. Are the Plan's objectives SMART and capable of delivering on the identified Vision?

Plan period

9. Does the Plan provide for an appropriate period of time having regard to the anticipated remaining lifetime following adoption?

HRA including Council's additional evidence on phosphates

10. Has the Plan been subject to a robust Habitats Regulations Assessment (HRA)? Where 'likely significant environmental effects' have been identified, has an adequate Appropriate Assessment been undertaken?
11. Has the HRA and Plan strategy been produced in accordance with Welsh Government's Interim Planning Policy Statement on Development in Special Areas of Conservation (SAC) Rivers (5 August 2025) and relevant national guidance regarding development affecting nutrient sensitive SACs?
12. Are the Plan strategy and delivery timescales, supported by robust evidence in relation to potential constraints resulting from additional nutrients in the County's riverine SACs? Are amendments to the Plan required as a result of the Council's latest evidence?
13. Where applicable, are the Council's suggested amendments to sections 1-5 of the Plan [SD16] needed to comply with the soundness tests set out in the Manual?

Matter 2: Plan Strategy

Issue - Is the growth strategy coherent and based on a clear and robust preparation process? Is it realistic and appropriate in the light of relevant alternatives and is it based on robust and credible evidence?

14. Does the growth strategy represent a sustainable approach to growth over the Plan period?
 - a) How do the key components of employment and residential growth interact?
 - b) Does the growth strategy take account of the County's physical and environmental constraints, including infrastructure?
 - c) Have alternative growth scenarios been considered? If so, why have they been discounted?

- d) Does the growth strategy take account of the strategies of neighbouring authorities? What are the main cross boundary issues and how have these been addressed?
- 15. Are the housing requirement and provision figures identified in Strategic Policy S1 appropriate?
 - a) How have they been derived and are they based on robust and credible evidence? Has adequate regard been given to the most recent (2022-based) Welsh Government household and population projections?
 - b) What is the make-up of the housing land supply?
 - c) Is the Plan over reliant on the delivery of the strategic housing allocations, and should more non-strategic sites be allocated?
 - d) What is the justification for including allocations rolled forward from the current LDP?
 - e) Is the estimated yield of units from committed and windfall sites realistic and based on robust evidence? Has a non-delivery allowance been defined and applied?
 - f) How has the flexibility allowance of 15% been defined, and is it based on robust and credible evidence?
- 16. Will the Plan deliver the housing requirement?
 - a) Are the allocations supported by a robust and comprehensive site assessment methodology, assessments of development constraints/requirements and evidence of economic viability?
 - b) Should committed sites be allocated? If not, what will happen to such sites if planning permission lapses?
 - c) Is the Plan's housing strategy sufficiently flexible to respond to changing circumstances?
 - d) Is the rate of delivery contained in the housing trajectory realistic, and based on robust and credible evidence?
- 17. Is the employment provision figure of a minimum of 38ha in Strategic Policy S1 appropriate? How has it been derived and is it based on robust and credible evidence?
- 18. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of the growth strategy needed to comply with the soundness tests set out in the Manual?

Matter 3: 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?

Spatial Distribution of Development - Settlement Hierarchy*

19. In respect of spatial options, do the following documents provide a robust and credible basis for Strategic Policy S2:
 - Growth and Spatial Options Paper (September 2022) [SD4];
 - Preferred Strategy (December 2022) [SD5];
 - Preferred Strategy Update (September 2023) [SD6]; and
 - Sustainable Settlement Appraisal (December 2022) [SD160]?
20. Is the spatial distribution of new housing development sustainable and coherent?
 - a) How will new windfall development within each tier of the settlement hierarchy be assessed and managed?
 - b) Is the spatial distribution of housing allocations and windfall opportunities consistent with the identified settlement hierarchy?
21. Has account has been taken of the Welsh Government's representation that it would be beneficial that further technical work is undertaken to demonstrate that the broad scale of growth can be accommodated on the Caldicot and Monmouth sites where there could be issues relating to built heritage, potential Gwent Levels (National Nature Resource Area) impacts etc? Is the chosen spatial option consistent with national policy in these respects?
22. Are consideration and justification of the principle of the scale of loss of Best and Most Versatile Agricultural Land:
 - a) supported by robust, proportionate and credible evidence?
 - b) consistent with national planning policy?
23. Are the Council's suggested amendments to the Plan [SD16] in respect of Strategic Policy S2 and Table 2 needed to comply with the soundness tests set out in the Manual?

Managing Settlement Form

24. Does Policy OC1 provide an appropriate framework for managing new built development in the open countryside?
25. Is the Council's suggested amendment to the Plan [SD16] in respect of Policy OC1 needed to comply with the soundness tests set out in the Manual?
26. Do the Green Wedge Assessment [SD154] and Green Wedge Review [SD155] provide a robust and credible basis for Policy GW1?
27. Is Policy GW1 consistent with national policy?

Placemaking and Design

28. Does Strategic Policy S3 provide an appropriate framework for achieving sustainable placemaking and high quality design?

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

29. Is the Council's suggested amendment to the Plan [SD16] in respect of the Strategic Policy S3 needed to comply with the soundness tests set out in the Manual?
30. Are the requirements of Policy PM1 clearly expressed and consistent with national planning policy?
31. Are the requirements of Policy PM2 clearly expressed and consistent with national planning policy?
32. Are the requirements of Policy PM3 consistent with the applicable RLDP Objectives?
33. Is the Council's suggested amendment to the Plan [SD16] in respect of Policy PM3 needed to comply with the soundness tests set out in the Manual?
34. Is the wording of Policy HE1 consistent with the statutory duty to preserve or enhance the character or appearance of Conservation Areas and national policy?

Matter 4: Housing & Community Infrastructure

Issue - Does the Plan provide a framework for the provision of housing and community and recreation facilities that is soundly based, justified, consistent with the requirements of national policy and deliverable?

Housing

35. Are the requirements of Strategic Policy S8 clear and consistent with national planning policy?
 - a) Is the policy locally distinct or is there duplication of national policy?
 - b) Taking account of paragraph 1.2.12 of the RLDP, is Strategic Policy S8 needed to achieve the RLDP's Objectives?
36. Are the requirements of Policy H1 clearly expressed and consistent with the requirements of national planning policy?
37. Are the defined settlement boundaries flexible enough to allow the anticipated level of growth to be delivered in Primary and Secondary Settlements?*
38. Are the requirements of Policy H2 clearly expressed and consistent with the requirements of national planning policy?
39. Are the defined settlement boundaries flexible enough to allow the anticipated level of growth to be delivered in Main Rural Settlements?*
40. Are the requirements of Policy H3 appropriate and consistent with the requirements of national planning policy?
41. Is Policy H3 consistent with Strategic Policy S2?
42. Are the defined settlement boundaries flexible enough to allow the anticipated level of growth to be delivered in Minor Rural Settlements?
43. Is Policy H4 consistent with the requirements of national planning policy?

* See Hearing Sessions 9-12 inclusive for discussion of individual site allocations Policies HA1-HA18 inclusive

44. Are the requirements of Policy H8 consistent with the requirements of national planning policy?
 - a) Will Policy H8 ensure a balanced range and mix of house types, tenure and sizes?
 - b) What consideration has been given to its impact on the viability and deliverability of new housing?
45. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of the policies concerned with site allocation placemaking principles and housing needed to comply with the soundness tests set out in the Manual?

Community and Recreation Facilities

46. Do Strategic Policy S15 and Policies CI1, CI2, CI3 and CI4 provide an effective framework for the protection of existing, and delivery of future, community and recreation facilities?
47. Does the Areas of Amenity Importance Review [SD142] provide a robust and credible basis for Policy CI4?
48. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of the policies concerned with community and recreation needed to comply with the soundness tests set out in the Manual?

Matter 5: Affordable Housing & Gypsy and Travellers

Issue – Are the requirements for affordable housing, and Gypsy and Travellers accommodation, supported by robust and credible evidence and consistent with national policy? Will the requirements be met during the Plan period?

Affordable Housing

49. Is the Local Housing Market Assessment (LHMA) based on robust and credible evidence? Are the findings sufficient to inform the Plan's affordable housing strategy?
 - a) What scale of housing need has been identified in the LHMA, taking account of the latest LHMA Refresh (February 2026) [ED13]? What mix of tenure and type/size of dwellings are required?
 - b) Is the affordable housing target of 1,595-2,000 homes adequate given the scale of local housing need? What is the expected supply from other mechanisms available to meet this need?
50. Is the Plan-wide viability assessment based on robust and credible evidence?
 - a) Are the assumptions made in relation to values, costs and profits realistic and justified?
 - b) Does the study's methodology take account of variations in building costs, planning obligations, Sustainable Drainage Systems (SuDS), net zero carbon measures, and any other requirements?

- c) Is sufficient detail provided within the viability assessment to support the conclusions reached?
- 51. How have the affordable housing targets and thresholds in Policy S7 been defined?
 - a) Is the affordable housing target of 1,595-2,000 homes based on robust evidence? Should this be amended to reflect the updated supply figures in the Housing Background Paper (October 2025) [SD103]?
 - b) Does the viability evidence support the thresholds?
 - c) To what extent is delivery dependent upon Welsh Government policy position changes (Deposit LDP paragraph 6.3.4)?
- 52. How will financial contributions for affordable housing be secured and managed? What mechanisms are in place to ensure that the level of contributions sought are appropriate?
- 53. Is implementation of the policy reliant on the adoption of Supplementary Planning Guidance on affordable housing? How will the policy be applied in the intervening period?
- 54. To what extent does the spatial distribution of affordable housing reflect local needs?
- 55. Are the requirements of Policy H9 appropriate and consistent with the requirements of national planning policy?
 - a) How have the maximum numbers of homes in each settlement tier been derived? Are these realistic and appropriate?
 - b) Is there sufficient control over growth levels in the event multiple sites come forward?
- 56. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of affordable housing needed to comply with the soundness tests set out in the Manual?

Gypsy and Traveller Accommodation

- 57. Is the Gypsy and Travellers Accommodation Assessment (GTAA) based on a robust and credible evidence base and sufficient to inform the Plan's strategy?
 - a) What is the status of the most recent GTAA?
 - b) How has the need for 7 new Gypsy and Traveller pitches over the plan period been identified? What is the status of the Llancayo planning permission (LDP paragraph 15.1.2)?
- 58. Is the site allocated at Bradbury Farm, Crick sound and capable of being delivered during the plan period?
 - a) Is the site allocation supported by a robust site assessment methodology?
 - b) What are the constraints affecting the site, and are these significant obstacles to development within the Plan period?
 - c) What are the mechanisms and timescales for delivering the site?
 - d) Is the allocation essential to ensure the soundness of the Plan?

- e) Does the Plan provide sufficient clarity regarding the site requirements, particularly given the references within the Council's responses in document SD45 to masterplanning opportunities in connection with allocation HA2?
59. Does Policy GT1 provide a clear and consistent framework for assessing proposals for additional sites? Is it consistent with national policy?

Matter 6: Employment & Economy

Issue – Is the employment and economic strategy coherent and based on a clear and robust preparation process? Will it address the Key Issues, Challenges and Opportunities effectively and efficiently? Are the policies realistic and appropriate in the light of relevant alternatives and are they based on robust and credible evidence?

- 60. What are the key drivers for change in Monmouthshire's employment market? How has the Plan addressed these considerations?
- 61. Do the Employment Land Review Updates comprise proportionate, robust and credible evidence? Are the findings sufficient to inform the Plan's employment and economy strategy?
- 62. What proportion of the existing jobs within Monmouthshire are filled by employees from outside the County? How many of Monmouthshire's residents travel to work outside the County? How has this movement been accounted for in its employment forecasts?
- 63. Is the amount of employment land provision identified in Strategic Policy SP10 appropriate?
 - a) How has the overall figure of 57 hectares (ha) been derived? Is the amount of employment land provision fully justified and supported by proportionate, robust and credible evidence?
 - b) Is the figure reasonable and deliverable compared to the baseline Oxford Economics forecasts in respect of anticipated employment growth during the plan period?
 - c) How many new jobs are estimated to be created as a consequence of the Plan's employment and economy strategy? In what sectors?
- 64. What is the Plan's strategy for the distribution of employment land? Does it have regard to the requirements of Future Wales – The National Plan and other regeneration initiatives?
 - a) Are the sites allocated under Policy EA1 based on robust and credible evidence? Are the sites realistic and economically viable? Are they free from significant constraint and deliverable over the Plan period? Should they be subject to specific policies which provide a clear framework for development? Does Policy EA1 clearly differentiate between allocated and committed sites?
 - b) Is the Plan's approach to the allocation of employment sites in Monmouth, set out in the Employment Land Review Update (November

2022), appropriate considering what is said about employment allocations in the Council's "Phosphate Position Paper" (February 2026)?

65. What is the rationale and justification for phasing of the employment allocations as set out in Appendix 10?
66. Does the Plan provide an appropriate framework for the safeguarding of existing employment sites and land?
67. Are the Council's suggested amendments to the Plan [SD16] in respect of the policies concerned with employment and economy needed to comply with the soundness tests set out in the Manual?
68. How will the Plan support the rural economy?
69. Are the requirements of Strategic Policy S11 clearly expressed and consistent with national planning policy?
70. How will the Plan maintain and enhance the County's tourism, culture and leisure offer?
71. Are the Council's suggested amendments to the Plan [SD16] in respect of Visitor Economy needed to comply with the soundness tests set out in the Manual?
72. Will Policy T1 provide an appropriate mechanism for the management of new or extended tourism accommodation and facilities in the open countryside?
73. How will the Plan maintain and enhance the County's retail and commercial offer?
74. Will Policy RC1 achieve a diversity of uses within the County's central shopping and commercial areas whilst safeguarding the vitality, attractiveness or viability of centres?
75. Is Policy RC4 consistent with Welsh Government's 'Town Centre First' approach?
76. Are the Council's suggested amendments to the Plan [SD16] in respect of Retail & Commercial Centres needed to comply with the soundness tests set out in the Manual?

Matter 7: Climate Change, Green Infrastructure, Landscape and Nature Recovery

Issue – Does the Plan provide a framework for the management of climate change, green infrastructure, landscape and nature recovery that is soundly based, justified and consistent with the requirements of national policy?

Climate Change and Renewable Energy

77. Does Strategic Policy S4 provide an appropriate framework for ensuring that development proposals respond to, and minimise the causes and effects of climate change? Is it consistent with the requirements of national planning policy?
78. Does the Renewable and Low Carbon Energy Assessment [SD145 - SD149 inclusive] provide a robust and credible evidence basis for Strategic Policy S4?

79. Is Policy NZ1 consistent with the requirements of national planning policy?
80. Do the following documents represent a proportionate, robust and credible evidence base for Policy NZ1:
 - MCC Net Zero Carbon Homes Feasibility Study and Cost Assessment – Work Stage 1 Policy Review (September 2024) [ED14a];
 - MCC Net Zero Carbon Homes Feasibility Study and Cost Assessment – Work Stage 1 Policy Review (September 2024) [ED-14b];
 - MCC Net Zero Carbon Homes Feasibility Study and Cost Assessment – Work Stage 2.1 Technical Feasibility (October 2024) [ED- 14c]; and
 - MCC Net Zero Carbon Homes Feasibility Study and Cost Assessment – Work Stage 3 Cost Analysis (April 2025) [ED- 14d].
81. Are the requirements of Policy NZ1 clearly expressed?
82. Are all the requirements of Policy NZ1 necessary; do they duplicate other statutory obligations such as the Building etc (Amendment) (Wales) Regulations 2026?
83. Is Policy CC1:
 - a) Based on proportionate, robust and credible evidence?
 - b) Necessary and locally distinct?
 - c) Is there tension between the policy and its supporting/explanatory text; if so, what clarification is required?
84. Does the Plan provide an appropriate balance between realising the potential for renewable energy production and the protecting the landscape, natural and historic environment of the county?
85. Does Policy CC3 provide an appropriate policy framework for realising Monmouthshire's potential for renewable energy generation?
86. Are the targets for energy generation contained in Table 3 of the RLDP appropriate; should they be more ambitious?
87. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of the policies concerned with climate change needed to comply with the soundness tests set out in the Manual?
88. Do the aforementioned suggested changes address Natural Resources Wales concerns about the draft policies and supporting text?

Green Infrastructure, Landscape and Nature Recovery

89. Does Strategic Policy S5 provide a clear and consistent framework for maintaining, protecting and enhancing the natural environment?
 - a) Is it consistent with national policy?
 - b) Is it locally distinct or does it replicate the requirements of national policy?
 - c) Are the requirements of the policy clearly expressed?
90. Has consideration been given to Natural Resources Wales strategic concern that there does not appear to be any high-level assessment or analysis demonstrating that residential site allocations have a sufficient envelope to deliver the quantum of development and its green infrastructure requirements such as landscape screening, retained and new habitats and dark wildlife

- corridors of sufficient size and suitable location that can connect into the wider landscape?
91. Is Policy GI1 locally distinct or does it replicate the requirements of national policy?
 92. Does Policy GI2 provide an appropriate mechanism for managing the impact of development on trees, woodland and hedgerow?
 93. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of the policies concerned with green infrastructure needed to comply with the soundness tests set out in the Manual?
 94. Do the aforementioned suggested changes address Natural Resources Wales concerns about the draft policies and supporting text?
 95. Is Policy PROW1 locally distinct or do elements replicate statutory requirements?
 96. Does Policy LC1 provide an appropriate mechanism for managing the impact of development on the county's landscape character?
 97. Is Policy LC4 compatible with the statutory duty to have regard to the purposes of the Wye Valley National Landscape? Does it provide an appropriate mechanism for managing the impact of development on its special qualities?
 98. Are the requirements of Policy LC5 clear and are they consistent with national policy?
 99. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of the policies concerned with landscape needed to comply with the soundness tests set out in the Manual?
 100. Are the suggested amendments to the wording of paragraph 10.7.2 and criterion a) of Policy LC3 as set out in the Statement of Common Ground between Monmouthshire County Council (Local Planning Authority) and Bannau Brycheiniog National Park Authority (Local Planning Authority) [SOCG1] needed to comply with the soundness tests set out in the Manual?
 101. Does Policy NR1 provide a clear and consistent framework for managing the impact of development on biodiversity or ecosystem resilience? Is it consistent with national policy?
 102. Is Policy NR2 consistent with national policy, legislation and associated case law?
 103. Does Policy NR3 provide a clear and consistent framework for managing the impact of development on the water environment and associated land?
 104. a) Where applicable, are the Council's suggested amendments [SD16] in respect of the policies concerned with nature recovery and the water environment needed to comply with the soundness tests set out in the Manual?
 b) Suggested changes to the wording of Policy NR3 and its supporting text are set out in the Council's 'Phosphate Position Paper' (April 2026) [ED15c] at Appendix 6, page 3-5 inclusive. Are these needed to comply with the soundness tests set out in the Manual?

Matter 8: Infrastructure, Transport, Minerals & Waste

Issue – Does the Plan provide a framework for the provision of infrastructure and transport, and the management of minerals and waste, that is soundly based, justified and consistent with the requirements of national policy?

Infrastructure

- 105. Does Strategic Policy S6 provide an appropriate mechanism for securing new infrastructure? Is it based on robust and credible evidence and consistent with national planning policy?
- 106. Does the Plan provide a clear and consistent framework for securing planning obligations and the delivery of infrastructure? How will competing priorities be managed?
- 107. Is the approach taken to the Infrastructure Delivery Plan robust? Is it sufficiently detailed and consistent with requirements identified elsewhere in the Plan? Has its requirements been adequately addressed in the viability evidence supporting the Plan?
- 108. Does Policy IN1 provide a clear and appropriate framework for telecommunication, broadband and other digital infrastructure proposals?
- 109. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of infrastructure needed to comply with the soundness tests set out in the Manual?

Transport

- 110. Do Strategic Policy S13 and Policy ST1 provide a clear and consistent framework for the integration and coordination of sustainable transport measures and land use planning? Do they adequately promote active travel and reduce the need to travel? Does the Plan make provision for transport schemes not identified in Policy ST5 to come forward?
- 111. Does Policy ST2 provide a robust framework for the assessment of development proposals?
- 112. Does Policy ST3 provide a robust framework for the assessment of freight development proposals?
- 113. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of transport needed to comply with the soundness tests set out in the Manual?

Minerals

- 114. Does Strategic Policy S16 provide a robust framework for the management of mineral resources, and is it consistent with national policy? How will the position regarding sub-regional apportionment figures be monitored and what are the implications for the Plan?

115. Does Policy M2 provide a robust framework for development proposals and are the minerals safeguarding areas justified? Is the policy consistent with national policy?
116. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of minerals needed to comply with the soundness tests set out in the Manual?

Waste

117. Are Policies W1 and W2 sufficiently clear and robust, and are they consistent with national policy?
118. Where applicable, are the Council's suggested amendments to the Plan [SD16] in respect of waste needed to comply with the soundness tests set out in the Manual?

Matter 9: Site Allocations

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

HA1 – Land to the East of Abergavenny
 HA5 – Land at Penlanlas Farm, Abergavenny
 HA11 – Land East of Burrium Gate, Usk
 HA12 – Land West of Trem yr Ysgol, Penperlleni
 HA15 – Land East of Little Mill
 HA16 – Land North of Little Mill
 HA17 – Land adjacent to Llanellen Court Farm, Llanellen
 EA1a – Land at Nantgavenny Business Park, Abergavenny

For each site, the following will be considered:

- a) What are the constraints affecting the site, and are these significant obstacles to development within the Plan period?
- b) In light of the constraints, and the need for policy requirements and planning obligations, is the allocated site economically viable?
- c) For housing sites, is the number of units proposed realistic and deliverable over the Plan period?
- d) What are the mechanisms and timescales for delivering the site?
- e) Is the allocation essential to ensure the soundness of the Plan?
- f) Where applicable, are the Council's suggested amendments to the Plan [SD16] regarding the allocated sites needed to meet the soundness tests set out in the Manual?

Matter 10: Site Allocations

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

HA4 – Land at Leasbrook, Monmouth
HA6 – Land at Rockfield Road, Monmouth
HA7 – Land at Drewen Farm, Monmouth
HA8 – Land at Tudor Road, Wyesham, Monmouth
HA10 – Land South of Monmouth Road, Raglan
EA1c – Land north of Wonastow Road, Monmouth
EA1i – Raglan Enterprise Park, Raglan
EA1j – Land West of Raglan
CC2 – Renewable Energy Allocation
W3a – Raglan Enterprise Park, Raglan
W3b – Land West of Raglan, Raglan

For each site, the following will be considered:

- a) What are the constraints affecting the site, and are these significant obstacles to development within the Plan period?
- b) In light of the constraints, and the need for policy requirements and planning obligations, is the allocated site economically viable?
- c) For housing sites, is the number of units proposed realistic and deliverable over the Plan period?
- d) What are the mechanisms and timescales for delivering the site?
- e) Is the allocation essential to ensure the soundness of the Plan?
- f) Where applicable, are the Council's suggested amendments to the Plan [SD16] regarding the allocated sites needed to meet the soundness tests set out in the Manual?

Matter 11: Site Allocations

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

HA3 - Land at Mounton Road, Chepstow
EA1d - Newhouse Industrial Estate, Chepstow
W3c - Newhouse Industrial Estate, Chepstow
HA9 - Land at Former MOD, Caerwent
EA1I - Land at Former MOD Site, Caerwent
HA13 - Land adjacent to Piercefield Public House, St Arvans
HA14 - Land at Churchfields, Devauden

For each site, the following will be considered:

- a) What are the constraints affecting the site, and are these significant obstacles to development within the Plan period?
- b) In light of the constraints, and the need for policy requirements and planning obligations, is the allocated site economically viable?
- c) For housing sites, is the number of units proposed realistic and deliverable over the Plan period?
- d) What are the mechanisms and timescales for delivering the site?
- e) Is the allocation essential to ensure the soundness of the Plan?
- f) Where applicable, are the Council's suggested amendments to the Plan [SD16] regarding the allocated sites needed to meet the soundness tests set out in the Manual?

Matter 12: Site Allocations

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

HA2 - Land to the East of Caldicot/North of Portskewett

EA1m - Land to the east of Caldicot/North of Portskewett

HA18 - Land West of Redd Landes, Shirenewton

EA1e - Land adjoining Oak Grove Farm, Caldicott

For each site, the following will be considered:

- a) What are the constraints affecting the site, and are these significant obstacles to development within the Plan period?
- b) In light of the constraints, and the need for policy requirements and planning obligations, is the allocated site economically viable?
- c) For housing sites, is the number of units proposed realistic and deliverable over the Plan period?
- d) What are the mechanisms and timescales for delivering the site?
- e) Is the allocation essential to ensure the soundness of the Plan?
- f) Where applicable, are the Council's suggested amendments to the Plan [SD16] regarding the allocated sites needed to meet the soundness tests set out in the Manual?