

Draft National Development Framework

1. NDF Outcomes (chapter 3)

Q1. The NDF has proposed 11 Outcomes as an ambition of where we want to be in 20 years' time. Overall, to what extent do you agree or disagree the 11 Outcomes are a realistic vision for the NDF?

Agree

Q2. To what extent do you agree with the 11 Outcomes as ambitions for the NDF?

Agree with some of them

If you disagree with any of the 11 Outcomes, please tell us why:

Vibrancy in our towns and villages should not be sought at the expense of tranquillity of the countryside. The Framework does not resolve the conundrum whether to build houses or secure jobs first. High quality housing must not be the preserve of the wealthy – houses should be affordable for young families. Villages are not attractive to young families as they cannot provide schooling medical and cultural needs and they would have to be enlarged into towns in order to do so. It follows that any development should be restrained within existing urban areas. We should avoid a regional approach that simply adds another layer of bureaucracy and lumps rural areas like ours to large population centres of Cardiff and Newport whose needs and aspirations are at variance to ours. We consider it is better to utilise existing local councils working together in groups of similar land use. Growth should be contained within existing town and city boundaries to prevent urban sprawl and increased pollution. The international status of the English language should be given no less priority than the Welsh language throughout education and public services. The needs of working age families having heritage connections with their rural communities should be acknowledged as they represent the lifeblood of those communities. Cheap pollution free transport to enable them to access jobs medical educational and cultural provision is a primary requirement. Preservation of our rural scene is vital to tourism, our own health and well being, and to the ecosystem. Agriculture and forestry need far greater protection and encouragement. We have been waiting for too long and have had too many unfulfilled promises – broadband and mobile coverage is long overdue and we simply cannot wait another 20 years for full coverage. Enforcement of planning conditions is woeful and requires much higher priority. The tax system should reward pollutant reductions. Electricity costs should be subsidized to promote lower pollution in the heating of homes and businesses.

2. Spatial Strategy (policies 1 - 4)

Q3. The NDF spatial strategy is a guiding framework for where large-scale change and nationally important developments will be focused over the next 20 years. To what extent do you agree or disagree with the spatial strategy and key principles for development in...

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly disagree | Don't know | No opinion |
|---------------------------------|----------------|-------|----------------------------|----------|-------------------|------------|------------|
| Urban areas (Policies 1, 2 & 3) | | | X | | | | |
| Rural areas (Policy 4) | | X | | | | | |
| | | | | | | | |

Q4. If you have any comments on the spatial strategy or key principles for development in urban and rural areas, please tell us:

Those parts of South Monmouthshire which are currently undeveloped should be preserved for the wellbeing of the inhabitants of Chepstow Newport and settlements along the M4 corridor and their future generations and to preserve the landscape as a tourist attraction
Private builders will not build 2/3/4 bedroom houses as these produce less profit. Planning rules should impose percentages of house types and sizes in similar vein to affordable housing provision. It should also be a requirement that part of the site be set aside for a defined number of trees to be planted.

3. Affordable Housing (policy 5)

Q5. The NDF sets out the approach for providing affordable housing, encouraging local authorities, social landlords, and small and medium-sized construction and building enterprises to build more homes. To what extent do you agree or disagree with the approach to increasing affordable housing?

Agree

Q6. If you disagree, in what other ways can the NDF approach the delivery of affordable housing?

As above, those parts of South Monmouthshire which are currently undeveloped should be preserved for the wellbeing of the inhabitants of Chepstow Newport and settlements along the M4 corridor and their future generations and to preserve the landscape as a tourist attraction
Private builders will not build 2/3/4 bedroom houses as these produce less profit. Planning rules should impose percentages of house types and sizes in similar vein to affordable housing provision. It should also be a requirement that part of the site be set aside for a defined number of trees to be planted.

4. Mobile Action Zones (policy 6)

Q7. To what extent do you agree or disagree the identification of mobile action zones will be effective in encouraging better mobile coverage?

Agree

Q8. If you disagree, in what other ways can the NDF improve mobile phone coverage in the areas which currently have limited access?

No Response

5. Low Emission Vehicles (policy 7)

Q9. To what extent do you agree or disagree that policy 7 will enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

Neither agree nor disagree

Q10. If you disagree, in what other ways can the NDF enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

The mass take up of electric vehicles requires a huge extension of the existing charging points together with battery development which allows much shorter charging times or garages where a battery pack can be removed and replaced in the same time as it currently takes to refuel. Inevitably technologies will evolve but there will be a time lag, particularly for rural areas

6. Green Infrastructure (policies 8 & 9)

Q11. To what extent do you agree or disagree with the approach to maintaining and enhancing biodiversity and ecological networks?

Strongly agree

7. Renewable Energy and District Heat Networks (policies 10-15)

Q12. To what extent do you agree or disagree with the NDF's policies to lower carbon emissions in Wales using...

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly disagree | Don't know | No opinion |
|---|----------------|-------|----------------------------|----------|-------------------|------------|------------|
| Large scale wind and solar developments | | X | | | | | |
| District heat networks | | | X | | | | |
| | | | | | | | |

Q13. If you disagree with the NDF's approaches to green infrastructure, renewable energy or district heat networks, what alternative approaches should we consider to help Wales to enhance its biodiversity and transition to a low carbon economy?

No Response

8. The Regions (policy 16)

Q14. To what extent do you agree or disagree with the principle of developing Strategic Development Plans prepared at a regional scale? The NDF identifies three overall regions of Wales, each with their own distinct opportunities and challenges. These are North Wales, Mid and South West Wales, and South East Wales.

Disagree

9. North Wales (policies 17-22)

Q15. We have identified Wrexham and Deeside as the main focus of development in North Wales. A new green belt will be created to manage the form of growth. A number of coastal towns are identified as having key regional roles, while we support growth and development at Holyhead Port. We will support improved transport infrastructure in the region, including a North Wales Metro, and support better connectivity with England. North West Wales is recognised as having potential to supply low-carbon energy on a strategic scale. To what extent do you agree or disagree with the proposed policies and approach for the North Region?

No opinion

10. Mid and South West Wales (policies 23-26)

Q16. Swansea Bay and Llanelli is the main urban area within the region and is our preferred location for growth. We also identify a number of rural and market towns, and the four Haven Towns in Pembrokeshire, as being regionally important. The haven Waterway is nationally important and its development is supported. We support proposals for a Swansea Bay Metro. To what extent do you agree or disagree with the proposed policies and approach for the Mid and South West Region?

No opinion

11. South East Wales (policies 27-33)

Q17. In South East Wales we are proposing to enhance Cardiff's role as the capital and secure more sustainable growth in Newport and the Valleys. A green belt around Newport and eastern parts of the region will support the spatial strategy and focus development on existing cities and towns. Transport Orientated Development, using locations benefitting from mainline railway and Metro stations, will shape the approach to development across the region. There is support for the growth and development of Cardiff Airport. To what extent do you agree or disagree with the proposed policies and approach for the South East Region?

Agree

Q18. If you have any comments about the NDF's approach or policies to the three regions, please tell us. If you have any alternatives, please explain them and tell us why you think they would be better.

We consider that the South East policy proposals for controlled development around Newport and its immediate outlying urban areas rather than along and around the M4 corridor are vastly preferable to Monmouthshire County Council's draft development plan proposals for the M4 corridor.

12. Integrated Sustainability Appraisal

Q19. As part of the consultation process, an Integrated Sustainability Appraisal (ISA) was conducted to assess the social, economic and environmental impacts of a plan. The report identified a number of monitoring indicators, including health, equalities, Welsh language, the impact on rural communities, children's rights, climate change and economic development. Do you have any comments on the findings of the Integrated Sustainability Appraisal Report? Please outline any further alternative monitoring indicators you consider would strengthen the ISA.

This has clearly been considered in depth and we have no additional comment at this stage

13. Habitats Regulations Assessment

Q20. As part of the development of the NDF, a Habitats Regulations Assessment (HRA) was undertaken. The purpose of the HRA process is to identify, assess and address any 'significant effects' of the plan on sites such as Special Areas of Conservation and Special Protection Areas for birds. Do you have any comments on the Habitats Regulations Assessment report?

No such sites are shown within our community. We consider that the Wentwood Forest is pre eminent and should be included and the Castroggi Valley should be designated as an area of special significance because of its rural landscape and distinct characteristics

14. Welsh Language

Q21. We would like to know your views on the effects that the NDF would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

The English language is essential in the international community and should therefore have no less priority than Welsh in education and public services in Wales. No one should be disadvantaged through lack of fluency in either language.

Q22. Please also explain how you believe the proposed NDF could be formulated or changed so as to have: positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language, and no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

As above, it should be embedded in the NFP the English language is essential in the international community and should therefore have no less priority than Welsh in education and public services in Wales. Provision for government subsidized courses to encourage tuition in verbal and written Welsh in South East Wales would assist.

15. Further comments

Q23. Are there any further comments that you would like to make on the NDF, or any alternative proposals you feel we should consider?

- 1 Monmouthshire is a rural county for which tourism is a substantial wealth generator. It is vital to preserve our scenic vistas and characteristics, not only for maintaining tourism but also to preserve the landscape for future generations.
2. Therefore farmers should be supported and encouraged and farmland should have special status akin to that of AONB. Our recent community survey shows that enclave housing developments on the edge of rural settlements should be actively discouraged and the rebuilding of derelict barns and other farm buildings should be for the purpose of restoring to their original use and only exceptionally turned into residential accommodation tied to the land (agricultural tenancies or for occupation by local people only).
- 3 It cannot be assumed that the population growth projections will transform into reality. The latest birth rate statistics show a decline in the birth rate, which will reduce the size of the future labour force.. This and external factors such as climate change, changing work practices and morbidity rates suggest that little additional housing or commercial development is needed in South Monmouthshire.
4. Where the need for affordable housing is established this should first be underpinned by new infrastructure both local and regional, and brownfield sites should be exhausted before any virgin ground is developed . The lack of affordable housing is a significant deterrent for workers and families. Our local planning authority, as do some other local authorities, work with housing associations to compel house builders through a more stringent planning application process to build 2/3/4 bedroom semi detached/terraced houses, flats and maisonettes which it could then offer to key local workers and others eligible for shared ownership/low cost purchase schemes. We also question what use is it to build sheltered housing for the disabled and elderly in their rural communities when there is no housing provision for their carers and what is the point of building housing for carers when there are no support services, such as mobile and internet connection, shops surgeries and public transport available ?
5. Future development is inextricably linked to infrastructure which in Monmouthshire is woefully inadequate to support existing households and businesses let alone any future growth. The M4 and M48 bridges are saturated with traffic and the M48 bridge is often closed in adverse weather with consequent traffic flow disruption. The A48 through Chepstow is gridlocked at peak times making Chepstow one of the most air polluted towns in Wales and there is no immediate or medium term prospect of a bypass.
6. Whilst we welcome the intention to enable full rural broadband and mobile coverage this has been promised many times before and always fallen flat, making the rural areas unsuited to almost all home run businesses.
7. The current road network is inadequate to serve any new or expanding settlements and the demonising of the use of private vehicles ignores the practical reality of travelling to work, shops and medical centres whether doctor dentist or hospital
8. It is vital that the Cardiff Metro connects directly to Chepstow. Existing disused spur rail lines should be restored to improve rural public transport and reduce car dependency. The NDF should include a strong commitment to rural bus services. Additional capacity both of trains and parking facilities is needed to connect Chepstow and Caldicot stations to Newport and Bristol to reduce air pollution.
9. We support proposals that will recognise and uphold the rural characteristics of South Monmouthshire and its preservation, particularly farmland and forest/woodland for future generations. Farmland in particular should be protected as climate and economic changes may dictate that we grow much more of our own food.
10. We strongly agree with the establishment of forests but with safeguards to prevent development proposals which are in fact intended for residential or commercial use being tagged to minimal woodland applications .
11. We consider that any significant housing or industrial expansion along and around the M4 corridor will be detrimental to those characteristics and detract from the existing tourist industry and is unjustifiable in terms of projected population growth and the lack of infrastructure. We strongly disagree with Monmouthshire County Council's draft development plan in this respect.

16. Are you...?

Q24. Are you:

Submitting a response on behalf of an organisation

Submit your response

Q25. You are about to submit your response. Please ensure you are satisfied with the answers you have provided before sending.

| | |
|--|-------------------------------|
| Name | Councillor Ian Martin |
| Organisation (if applicable) | Shirenewton Community Council |
| Preferred contact details (email/phone/post) | email |

Q26. If you want to receive a receipt of your response, please provide an email address.
Email address

[Redacted]

Q27. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box.

No Response