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Our reference: CSC1152

November 2025

Monmouthshire County Council,  
Planning Department,  
County Hall,  
Rhadyr,  
Usk,  
Monmouthshire,  
NP15 1GA

**Planning Portal Ref: PP-14398279**

Dear Sir/Madam,

**Land at Mounton Road, Chepstow**

**Development of up to 146 dwellings together with a hotel, residential care home, mobility hub, highways access, provision of green infrastructure, open space, on site play provision, drainage attenuation and infrastructure works.**

On behalf of our client, Barwood Development Securities Ltd (Barwood Land), please find enclosed an OUTLINE planning application with all matters reserved apart from the means of access (to be submitted in FULL) for residential-led mixed use development on Land at Mounton Road, Chepstow. The full description of development is as follows:

*“Outline planning application, with all matters reserved except access (means of access), for the development of up to 146 dwellings together with a hotel, residential care home, mobility hub, highway access, provision of green infrastructure, open space, on site play provision, drainage attenuation and infrastructure works.”*

**Application Submission**

In support of the application, please find enclosed the following information:

- Application Forms and Certificates
- Application Plans (please refer to the attached schedule of plans)
- Environmental Statement Volume 1: Written Statement
- Environmental Statement Volume 2: Figures and Appendices
  - Including the following technical reports:
    - Appendix 4.1 Ecological Baseline Report
    - Appendix 4.2 Arboricultural Impact Assessment
    - Appendix 5.1 Landscape and Visual Baseline
    - Appendix 5.2 Landscape and Visual Effects
    - Appendix 6.1 Heritage Assessment



- Environmental Statement Volume 3: Non-Technical Summary
- Design and Access Statement
- Planning Statement
- Transport Assessment
- Travel Plan (Residential)
- Framework Travel Plan (Care Home and Hotel)
- Flood Consequences Assessment
- Drainage Strategy Technical Note
- Noise Assessment
- Air Quality Assessment
- Archaeological Assessment
- Green Infrastructure Statement
- Arboricultural Baseline Technical Note
- Pre-Application Consultation Report (to be prepared following PAC)

### Hard Copies

Please note that should 3rd parties require a paper copy of the Environmental Statement these can be obtained from us at CarneySweeney (by contacting email: [emma.fortune@carneysweeney.co.uk](mailto:emma.fortune@carneysweeney.co.uk) or Tel: 07746782201) at a cost of £350. Copies of the Non-Technical Summary or a copy of the full Environmental Statement included on a memory stick are available at a cost of £10).

I trust that the enclosed information is acceptable and will enable you to make a swift and favourable determination of the application. In the meantime, however, should you have any queries please do not hesitate to contact me.

Yours sincerely

**Emma Fortune**  
**Director**  
**CarneySweeney**

**Schedule of Submitted Plans**

Plan Number	Revision	Description
31133 BL-M-16	A	Site Location Plan
333100472 Ai-M-08	C	Illustrative Masterplan
333100472 BL-M-12	B	Parameter Plan – Land Use and Access
333100472 BL-M-13	B	Parameter Plan – Scale
333100472 BL-M-15	B	Parameter Plan – Green Infrastructure
edp6238_d015	D	Green Infrastructure / Landscape Strategy
240137-RAP-XX-XX-DR-TP-3200	P02	Simple Priority Junction
240137-RAP-XX-XX-DR-TP-3202	P01	Toucan Crossing

