

SUBJECT: Monmouthshire Local Development Plan Draft Review Report Consultation
MEETING: Bryn y Cwm Area Committee
DATE: 17 January 2018

1. PURPOSE:

- 1.1 To inform Bryn y Cwm Area Committee of the current consultation on the Monmouthshire Local Development Plan Draft Review Report.

2. RECOMMENDATION:

- 2.1 To note the contents of the Draft Review Report and respond to the consultation as appropriate. This consultation will help inform the extent to which stakeholders consider that the current LDP is operating well, and any changes or revisions they think are necessary with appropriate evidence and reasons.

KEY ISSUES:

Background

- 3.1 The Monmouthshire Local Development Plan (2011-2021) was adopted in February 2014 to become the adopted development plan for the County (excluding that part within the Brecon Beacons National Park). In accordance with statutory requirements, following adoption the LDP has been monitored on an annual basis with three Annual Monitoring Reports (AMRs) published to date. The AMRs assess the extent to which the LDP strategy, objectives and policies are being delivered and implemented.
- 3.2 To ensure that LDPs are kept up-to-date, local planning authorities are required to commence a full review of their plans at least once every four years following plan adoption, or sooner if the findings of the AMRs indicate significant concerns with a plan's implementation. The 2016 Monmouthshire AMR recommended an early review of the LDP as a result of the need to address the shortfall in the housing land supply and to facilitate the identification and allocation of additional housing land. The 2017 AMR, which forms the first stage of the review process, confirms the recommendation to continue with an early review of the LDP.
- 3.3 The LDP Regulations allow for a 'selective review' of part (or parts) of an LDP. Such a provision would allow for a partial review of the LDP to cover issues associated with the housing land supply and site selection, in accordance with the recommendation of the 2016 and 2017 AMRs. The Council, however, is required to commence a full review of the LDP every four years. This would mean that a full review to meet statutory requirements would have to commence in February 2018. It is considered, therefore, more appropriate to undertake a full review of the Plan now to consider all aspects of the LDP in order to fully assess the nature and scale of revisions that might be required. This will also assist in meeting the 2021 deadline for having an adopted revised LDP in place to avoid the local policy vacuum that the new Regulations threaten to create. As it currently stands, the adopted LDP will cease to exist at the end of the plan period (i.e. 31 December 2021). Accordingly, a revised LDP will need to be adopted by 1 January 2022 to ensure that Monmouthshire has an up-to-date planning policy framework in place.
- 3.4 Consequently, a full review of the LDP commenced in 2017 and has culminated with the publication of the Draft Review Report which is attached to this report as **Appendix 1**. This report provides an overview of the issues that have been considered as part of the full review process and subsequently identifies the changes

that are likely to be needed to the LDP, based on evidence. The LDP Draft Review Report has been informed by the findings of preceding AMRs, significant contextual changes and updates to the evidence base.

Purpose of the LDP Draft Review Report

- 3.5 The Council is seeking stakeholder views on the matters set out in the Draft Review Report. Views are sought on the issues that should be considered in any review of the LDP, together with the subsequent potential changes required to the LDP, as set out in sections 2 and 3 of the Report. Stakeholders are invited to comment on/ suggest any additional issues and/or changes that should be considered in the full review of the LDP. Any comments should be supported by evidence. Opinions are also sought on whether the changes identified warrant a short form or full revision to the LDP, as set out in Section 5 of the report.

Next Steps

- 3.6 As referred to in paragraph 3.5, it is important to engage/consult with stakeholders on the Draft Review Report in order to gain views on how the adopted Plan is functioning and what changes are likely to be needed to the revised LDP. Notifications have been sent to those LDP consultees identified in the WG Local Development Manual (Edition 2, 2015) including specific consultation bodies, UK Government departments and general/other consultation bodies. All town and community councils have been consulted, along with those individuals and organisations who are currently on the LDP Review consultation database. The consultation runs from Monday 11th December 2017 to 5th February 2018. All consultation replies will be analysed and responses/amendments reported for MCC Members' consideration when seeking a resolution to finalise the Review Report with a view to formally commencing the LDP revision process.

4. REASONS:

- 4.1 Under the Planning and Compulsory Purchase Act (2004) and associated Regulations, all local planning authorities are required to produce a LDP. The Monmouthshire LDP was adopted in February 2014 and provides the land use framework which forms the basis on which decisions about future development in the County are based. To ensure that LDPs are kept up-to-date, local planning authorities are required by Regulation 41 of The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 to commence a full review of their plans at least once every four years following plan adoption, or sooner if the findings of the AMRs indicate significant concerns with a plan's implementation. As detailed in paragraphs 3.3 - 3.4, a full review of the LDP commenced in 2017 and has culminated with the publication of the Draft Review Report for consultation (attached at Appendix 1) which is in accordance with the Regulations.
- 4.2 Consultation on the Draft Review Report will allow the LDP review process to make progress, informed by stakeholder input and evidence. This will influence if and how the LDP is revised.

5. CONSULTEES

- Colleagues within and working closely with the planning service have been engaged via officer working groups.
- SLT
- Cabinet
- An all Member Seminar took place on the afternoon of 30 November 2017 which set out the purpose of the consultation and sought views on the extent to which the current LDP is successfully delivering on its vision, strategy and objectives.

Going forward:

- It is proposed to raise awareness of the consultation with other MCC services via SMT.
- Officers will attend forthcoming Town and Community Council Cluster meetings.
- All parties identified as statutory consultees on the LDP and all parties who requested to be kept informed on LDP matters (433 people/organisations)

6. BACKGROUND PAPERS:

- Monmouthshire Adopted LDP (February 2014)
- Monmouthshire Local Development Plan Annual Monitoring Reports, 2014-15, 2015-16, 2016-17

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