

SUBJECT: REPLACEMENT LOCAL DEVELOPMENT PLAN (RLDP) PREFERRED STRATEGY

MEETING: COUNCIL

DATE: 1 December 2022

DIVISION/WARDS AFFECTED: ALL

1. PURPOSE:

- 1.1 The purpose of this report is to seek Council's agreement to the new Delivery Agreement and Council's endorsement to commence statutory consultation/engagement and stakeholder involvement on the new Preferred Strategy for the Replacement Local Development Plan and consultation on the Candidate Sites Register.

2. RECOMMENDATIONS:

- 2.1 To agree the revised Delivery Agreement for the Replacement Local Development Plan for submission to the Minister for Climate Change for approval.
- 2.2 To endorse the new Preferred Strategy for the Replacement Local Development Plan to be issued for statutory consultation/engagement and stakeholder involvement.
- 2.3 To agree to consult on the Candidate Sites Register, Habitats Regulations Assessment and Integrated Sustainability Appraisal alongside the new Preferred Strategy.

3. KEY ISSUES:

Background

- 3.1 The Council is preparing a Replacement Local Development Plan (RLDP) for the period 2018 to 2033. The RLDP is a key Council policy document that allocates land for development, designates areas for protection and contains policies to provide the basis for deciding planning applications. It will cover the whole of the County except for the part within Brecon Beacons National Park. The current adopted LDP covered the period 2011-2021 but remains the planning policy framework for making decisions in Monmouthshire until the adoption of the RLDP.
- 3.2 The RLDP will identify where and how much new, sustainable development will take place to 2033, underpinned by a clear and robust evidence base. Early stages of the project identified 38 issues facing the communities we serve, based on a range of evidence including responses to consultation on the Public Service Board's Local Wellbeing Plan. The RLDP's issues, vision and objectives were subject of targeted engagement in January-February 2019 and were [reviewed](#) in the light of the subsequent Climate Emergency declaration by Council in May 2019. A [further review](#) in the light of the Covid-19 pandemic concluded that the Plan's strategic direction of travel remained relevant and identified a number of key messages that will require ongoing consideration as the RLDP progresses.

- 3.3 The seventeen Plan objectives are grouped to reflect the seven wellbeing goals (they are not listed in order of importance). However, as the Plan has developed, three core objectives have become apparent: delivering affordable housing to help address inequality, rebalancing the County's demography to ensure communities are socially and economically sustainable, and responding to the climate and nature emergency to ensure proposals are environmentally sustainable.
- 3.4 Figure 1 below shows the key steps in the RLDP process. Although the Preferred Strategy is the first statutory consultation stage in the RLDP preparation process, the Council chose to engage from the outset and consulted on the issues, vision and objectives, and the growth and spatial options stages.

Figure 1: Key Steps in the RLDP Process



RLDP Preferred Strategy

- 3.5 The Preferred Strategy provides the strategic direction for the development and use of land in Monmouthshire (excluding the area within the Brecon Beacons National Park) over the Plan period 2018 to 2033 and identifies how much sustainable growth is needed and where this growth will broadly be located. Its preparation has been guided by a framework of key inputs that includes national legislation/policy, local and regional policies/strategies and an evidence base relating to key local issues for the Plan to address.
- 3.6 The overall purpose of the Preferred Strategy is to:
- identify key issues, challenges and opportunities for the County (see Section 3 of the Preferred Strategy);
 - develop a vision and objectives for the RLDP that respond to the key issues, challenges and opportunities (see Section 4);
 - set out the scale of future growth in population, housing and jobs and establish the spatial distribution of growth (see Section 4); and
 - set out the Preferred Strategic Site Allocations and strategic policies to deliver/implement the strategy (see Section 5).
- 3.7 It provides the strategic context for the preparation of more detailed policies, proposals and land use allocations which will be included in the Deposit RLDP.

- 3.8 The Preferred Strategy is attached at **Appendix 1**. A Summary version and Easy Read version of the Preferred Strategy have also been prepared (attached at **Appendix 2 and Appendix 3** respectively).
- 3.9 The Preferred Strategy is structured as follows:

Executive Summary

Section 1: Introduction – Provides a summary of the RLDP process and progress to date, outlines what the Preferred Strategy is, how it is prepared and the next key steps in the RLDP process.

Section 2: Context – Presents an overview/profile of the County outlining the key economic, social, environmental and cultural characteristics of Monmouthshire.

Section 3: Key Issues, Challenges and Opportunities – Provides a summary of the key issues, challenges and opportunities within Monmouthshire.

Section 4: RLDP Strategic Framework – Outlines the RLDP Vision and Objectives, sets out the Preferred Growth and Spatial Option (i.e. the Preferred Strategy), and provides a key diagram.

Section 5: Implementation and Delivery – Sets out the Strategic Policies and identifies the Preferred Strategic Site Allocations for our Primary Settlements.

Appendices – provide further detail in relation to RLDP key stages; supporting evidence to the Preferred Strategy; legislative and policy context and key influences on the Plan; the RLDP Issues; preferred strategic site allocations; housing supply components; and a review of the Development Management policies contained within the adopted LDP.

- 3.10 The Preferred Strategy sets out a new direction for the RLDP to ensure sustainable growth in the County, embodying the principles set out in the draft Community and Corporate Plan¹ of tackling inequality, protecting our environment and adapting to a world being reshaped by climate change. The Preferred Strategy has been informed by a wide range of evidence² and responds to a number of challenges that have arisen following stakeholder consultation and engagement on the previous Preferred Strategy in Summer 2021, namely the Welsh Government objection to the level of growth set out in that Preferred Strategy and phosphate water quality issues in the Rivers Wye and Usk.
- 3.11 The Council has considered how best to progress the RLDP having regard to these challenges, whilst also ensuring that the RLDP delivers on our objectives and addresses our core issues of delivering essential affordable housing at pace and scale, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic. In September 2022, Council³ endorsed the proposal to proceed with a

¹ The draft Community and Corporate Plan 2022 sets out the Council's core purpose, principles, and priorities. It was endorsed by Cabinet on 19th October 2022 and a developed version will be reported to Council in January 2023.

² Our key issues, vision and objectives, Local Wellbeing Plan, community consultation and engagement sessions, the Integrated Sustainability Appraisal (ISA), Habitats Regulations Assessment (HRA), Sustainable Settlement Appraisal, National Planning Policy including Future Wales; the National Plan 2040, and the LDP tests of soundness.

³ [Council meeting 27th September 2022](#)

new growth and spatial strategy that responds to these challenges and maximises delivery of these core issues and objectives within the environmental and national policy constraints.

3.12 The Preferred Strategy strikes a compromise between achieving our local evidence-based objectives that underpinned the Preferred Strategy consulted upon in July 2021 and the Welsh Government's response which objected to the level of growth proposed. It also takes account of the phosphate constraint in the upper River Wye catchment. In response, the new Strategy proposes a lower level of growth and an amended spatial strategy that responds to these challenges.

3.13 The Preferred Strategy:

- **Makes provision for approximately 5,400 - 5,940 homes over the Plan period 2018-2033⁴** (Strategic Policy S1). This includes approximately 1,580 - 1,850 affordable homes (Strategic Policy S6). As there are currently approximately 3,740 homes in the housing landbank⁵, **land will be allocated for approximately 1,660 - 2,200 new homes**, including 830 - 1,100 new affordable homes.
- Sets out the planning policy framework to **enable the provision of approximately 6,240 additional jobs** (Strategic Policy S1) **by allocating sufficient employment land and by including policies to facilitate economic growth** (Strategic Policy S12). The RLDP will be supported by an Economic Development Strategy.
- **Focuses growth in the County's most sustainable settlements of Abergavenny, Chepstow and Caldicot (including Severnside)** (Strategic Policy S2). Due to the lack of an identified strategic solution to the treatment of phosphates at the Monmouth Wastewater Treatment Works (WwTW) within the Plan period, **no new site allocations are proposed in the primary settlement of Monmouth** or within the upper River Wye catchment area north of Bigsweir Bridge.
- Identifies **Preferred Strategic Site Allocations** in the primary settlements of Abergavenny, Chepstow and Caldicot (Strategic Policy S7). Other detailed site allocations will be set out in the Deposit RLDP.
- Limits the impact of climate change by ensuring **new homes are net zero carbon ready and well connected with existing settlements**, providing attractive and accessible places to live and work.
- **Sets out strategic policies** on a range of topic areas, reflecting the four placemaking themes in Planning Policy Wales (PPW)⁶.

3.14 The Preferred Strategy will achieve sustainable balanced deliverable outcomes by:

- Delivering a level of growth (homes and jobs) that addresses our local evidence-based issues and objectives in the south of the County and River Usk catchment area, including in relation to the delivery of affordable homes, rebalancing our demography and responding to the climate and nature emergency, whilst having

⁴ In accordance with the Development Plans Manual (WG, March 2020) an allowance is provisionally made for a 10% flexibility allowance to factor in sites that may not come forward, unforeseen issues or to meet higher aspirations for the County to enable the provision/delivery of additional sites if all sites are delivered. The flexibility allowance will be given further consideration and refined at Deposit stage.

⁵ As the Plan period has already begun (2018) some of the homes in the landbank have been built, are under construction or have planning permission. The landbank figure also takes into account windfall sites and small sites.

⁶ PPW edition 11, WG, February 2011.

regard to WG officer concerns regarding alignment with Future Wales: the National Plan 2040.

- Maximising affordable housing delivery on new housing allocations, reflecting the Council's commitment to deliver 50% affordable homes on new housing sites which will help to tackle Monmouthshire's housing need, homelessness and social inequality. This approach will also enable the Council to consider alternative mechanisms for delivering affordable homes.
- Providing a wider choice of smaller homes to enable younger people to live and work in Monmouthshire which will make our ageing communities more socially and economically sustainable.
- Requiring new homes to be net zero carbon ready, reflecting our commitment to responding to and tackling climate change.
- Delivering growth in our most sustainable settlements⁷. This will limit the impacts of climate change and ensure good placemaking principles of attractive, accessible to live and work that have access to sustainable transport links and reduce the need for journeys by the car.
- Promoting sustainable economic growth by providing policy support to enable and facilitate home/remote working⁸, enabling economic growth through supporting the delivery of the priorities and aims identified in the Council's Economic Growth and Ambition Statement, Investment Prospectus and climate emergency declaration, maximising opportunities from Cardiff Capital Region City Deal, targeting growth in key economic sectors and providing appropriate employment land in the right locations.

3.15 Table 1 below summarises the indicative spatial distribution of the proposed housing growth over the Plan period. There are different components that contribute towards the 5,940 homes (5,400 plus 10% flexibility) including homes already built since 2018 (1,579 homes), sites with planning permission that will realistically be built (1,263 homes), small sites and windfalls (900 homes), and new site allocations (2,200 homes). To encourage the promotion of sustainable communities where residents can live and work in the same area, housing growth will be accompanied by a commensurate amount of employment land, details of which will be provided in the Deposit Plan.

3.16 The exact distribution of growth will be determined following the assessment of candidate sites which will inform the Deposit RLDP. Any decisions on whether or not to allocate particular sites for development in the settlements will also depend on such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, environmental constraints and infrastructure capacity.

⁷ Excluding those settlements in the upper River Wye catchment area due to the inability to deliver strategic solution to phosphate mitigation the area's WwTW.

⁸ In accordance with Welsh Government's ambition of 30% of the Welsh workforce working from or near home (Smarter Working: a Remote Working Strategy for Wales, Welsh Government (2022))

Table 1: Summary of Indicative Spatial Distribution of Housing Provision*

Settlement	Total Commitments		Preferred Strategy		Total Housing Provision 2018-2033*
	Completions 2018-2021	Existing Commitments	Total Allowances (Small Sites; Windfalls)	RLDP New Housing Allocations (Dwellings)	
Abergavenny (incl. Llanfoist)	426	132	245	600	1,403
Chepstow	192	267	165	145	769
Monmouth (incl. Wyesham)	264	11	0	0	275
Caldicot (incl. Severnside)	466	723	220	1,200	2609
Secondary Settlements	100	45	80	155	380
Rural Settlements	131	83	190	100	504
Total	1,579	1,261	900	2,200	5,940

*Figures include an indicative 10% flexibility allowance which will be subject to further consideration and refinement at Deposit Plan stage. The spatial distribution figures should be treated as indicative as they may alter following the consideration of sites submitted as part of the second Call for Candidate Sites and detailed site assessment work.

3.17 The Preferred Strategy also contains a number of Strategic Policies which form the framework for implementing and delivering the Strategy. These are summarised below and detailed in Sections 4 and 5 of the Preferred Strategy.

Preferred Strategy - Strategic Policies:

- S1 – Growth Strategy
- S2 – Spatial Distribution of Development – Settlement Hierarchy
- S3 – Sustainable Placemaking & High Quality Design
- S4 – Climate Change
- S5 – Infrastructure Provision
- S6 – Affordable Homes
- S7 – Preferred Strategic Site Allocations
- S8 – Gypsy and Travellers
- S9 – Sustainable Transport
- S10 – Town, Local and Neighbourhood Centres
- S11 – Community and Recreation Facilities
- S12 – Employment Sites Provision
- S13 – Rural Enterprise
- S14 – Visitor Economy
- S15 – Sustainable Waste Management
- S16 – Minerals
- S17 – Green Infrastructure, Landscape and Nature Conservation

3.18 Policy S7 identifies Preferred Strategic Site Allocations for the Primary Settlements of Abergavenny, Caldicot and Chepstow (see Table 2 and Figure 2 below). These sites have been selected from a total of 13 Strategic Growth Options located across Abergavenny, Chepstow, Monmouth and Severnside that were previously consulted on in the 2021 Preferred Strategy. Site selection has been informed by the consultation responses received on the 2021 Preferred Strategy and by a high-level assessment undertaken to identify those sites which could contribute to delivering the level of growth (housing and jobs) required to deliver the Preferred Strategy. These sites have provided sufficient evidence of viability and deliverability that will be built on as the Plan progresses. Two of the sites, namely Abergavenny East and Caldicot East, are anticipated to provide housing both within and beyond the RLDP plan period.

3.19 In delivering this level of growth, there will need to be a commitment to ensuring that the new site allocations provide 50% affordable housing. In order for residential sites to be allocated in the RLDP, it will be essential to demonstrate that sites are viable and deliverable, having regard to the Council's commitment for 50% affordable housing provision on new sites, the requirement for net zero carbon ready homes and associated infrastructure to support the development. This may require Welsh Government policy position changes on use of Social Housing Grant or other public sector funding. Additional viability work will be required to demonstrate site viability and deliverability based on these policy requirements. Current policy seeks neutral tenure, but the RLDP could, if desired, include a policy specifying the affordable housing mix (social rent, intermediate rent and low cost home ownership). Such a policy should be based on the evidence contained in the updated Local Housing Market Assessment: this detail is a matter for the Deposit Plan at a future stage.

Table 2: Summary of Preferred Strategic Site Allocations

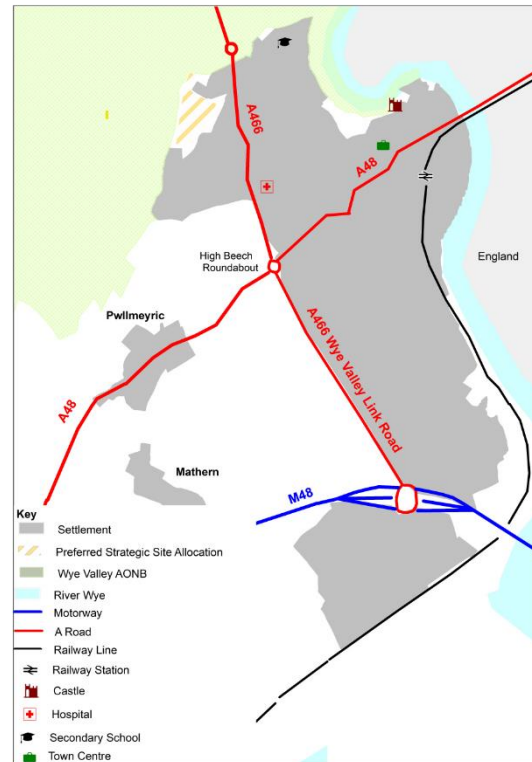
Site Name	Candidate Site Reference	Size (Ha)	Proposed Use	No. of homes proposed in Candidate Site Submissions	Approximate No. of homes within plan period
Abergavenny East	CS0213	24.75	Mixed Use: Residential, Employment, Retail, Leisure, Education and Community Use	635	500
Bayfield, Chepstow	CS0098	10.07	Residential	145	145
Caldicot East	CS0087 CS0251	67.67	Mixed Use: Residential, Employment, Retail, Leisure	1460	925

Figure 2: Location of the Preferred Strategic Site Allocations

Abergavenny East



Bayfield, Chepstow



Caldicot East



- 3.20 Notwithstanding the above, it is recognised that the Preferred Strategy is unable to deliver the Council's objectives, including the delivery of new affordable homes, in those settlements in the phosphate affected upper River Wye catchment. As there are currently no identified strategic solutions to the treatment of phosphates in the upper River Wye catchment area during the Plan period, this shortcoming is unavoidable. In contrast, strategic solutions are being developed to enable the treatment of phosphates in the River Usk catchment area. This will enable sustainable growth within the most sustainable settlements within the River Usk catchment area over the Plan period. The southern part of the County where the rivers are tidal remain unaffected by this constraint.
- 3.21 If a strategic solution to the phosphate issue is secured in the Monmouth Wastewater Treatment Works during the Plan period, then windfall sites within settlement boundaries could be developed. In accordance with the Welsh Government's Development Plans Manual, these will be considered as 'bonus sites' and will not count towards our housing figures.

Supporting Documents

- 3.22 The Preferred Strategy has been subject to an Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SEA), Well-being of Future Generations Assessment (WBFGA), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh Language Impact Assessment (WLIA). The ISA assesses the extent to which the emerging proposals and policies will help to achieve the wider environmental, economic, social and cultural objectives of the RLDP. The Preferred Strategy has also been subject to a Habitats Regulations Assessment.
- 3.23 The Initial Integrated Sustainability Appraisal Report and Habitats Regulations Assessment of the Preferred Strategy will be published alongside the Preferred Strategy. The ISA and HRA are iterative processes and will be updated as the RLDP progresses towards adoption.
- 3.24 The RLDP will be accompanied by an Infrastructure Plan, setting out what is needed to support the development of the allocated sites, and will sit alongside an updated Local Transport Plan and an Economic Development Strategy. Together, these Plans will seek to deliver on the Council's economic ambition and its core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

General Conformity with Future Wales 2040: the National Plan and 'Soundness'

- 3.25 The level of growth set out in the Preferred Strategy is in general conformity with Future Wales' overall strategy. Although Monmouthshire is not within the national growth area identified in Future Wales 2040: the National Plan, our evidence shows that the proposed level of growth is essential to deliver our local evidence-based issues and objectives and to ensure the RLDP is 'sound'. It is supported by Future Wales policies 3, 4, 5 and 7, which support public leadership and the use of public land to deliver on ambitious affordable housing targets, demographically balanced rural communities, the rural economy and the delivery of affordable homes. The growth strategy will assist in addressing our core issues without harming or compromising Welsh Government's objectives for the wider South East Wales region.

3.26 The Strategy also meets a key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and the Plan's vision and strategy are positive and sufficiently aspirational. A Self-Assessment of the Preferred Strategy against the Tests of Soundness is attached at **Appendix 4**, which includes an assessment of the Strategy's general conformity with Future Wales 2040.

Consultation, Engagement and Stakeholder Involvement

3.27 Regulation 15 of The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015)) requires the Council to publish its pre-Deposit Plan proposals (Preferred Strategy) for public consultation prior to determining the content of its Deposit Plan. Subject to endorsement by Council, the Preferred Strategy will be subject to statutory engagement and consultation for an eight-week period between Monday 5th December 2022 and Monday 30th January 2023, whereby comments will be invited on the consultation questions set out in the Preferred Strategy. The consultation and engagement will be carried out in accordance with the procedures set out in the Delivery Agreement's Community Involvement Scheme (December 2022). It is anticipated that engagement/consultation will take place via:

- Direct contact with statutory consultees and those stakeholders who have asked to be included on the RLDP database (1000+ contacts);
- Members' Workshop 2nd November 2022 (hosted by Place Scrutiny Committee);
- Place Scrutiny Committee 10th November 2022;
- Internal discussions within the Council through an officer workshop, Department Management Team and Senior Leadership Team;
- Seven RLDP Preferred Strategy Drop-in Sessions during December 2022 – January 2023. Full details of venues and dates will be available on the Council's Current Consultations page of the website;
- Two virtual events open to all during December 2022 – January 2023;
- Virtual event for Town and Community Councils in December 2022;
- We will seek to engage with seldom heard groups in particular young people, via the Youth Council and Gypsy and Travellers via the GTAA work.

Next Steps

3.28 If Council endorses the Preferred Strategy, statutory consultation/engagement will take place over an eight-week period in December 2022 – January 2023. It is worth noting that, prior to the consultation starting, the documents will have been in the public domain for an additional four weeks as part of the published Place Scrutiny Committee agenda. Following the stakeholder involvement, engagement and consultation on the Preferred Strategy, responses will be collated and carefully considered. A consultation report will be prepared and published containing details of the representations and the Council's response to them. A summary consultation report and the Preferred Strategy with any necessary amendments will be reported to Council in Spring 2023 to seek approval of the Preferred Strategy. The Deposit Plan will then be prepared and considered by Council prior to a statutory six-week consultation and engagement period in Spring 2024.

RLDP Revised Delivery Agreement

3.29 The Delivery Agreement sets out the timetable for delivering the RLDP and the strategy for community involvement. The Delivery Agreement was first approved by Welsh Government

on 14th May 2018. Since then, several challenges have arisen meaning that progress on the preparation of the RLDP has been delayed. These challenges include the publication of updated Welsh Government 2018-based population projections, the Covid-19 pandemic, an objection from Welsh Government to the July 2021 Preferred Strategy, and phosphate water quality issues in the River Wye and River Usk catchment areas.

- 3.30 The Council is now proceeding with a new Preferred Strategy that responds to the Welsh Government objection and unresolved water quality constraint in the upper River Wye catchment. A revised Delivery Agreement has therefore been prepared which sets out an amended timetable for Plan preparation⁹.
- 3.31 The amended timetable sets out the following revised dates for future key stages of the RLDP process.

RLDP Key Stage	Previously Agreed DA Timetable	Revised Date – December 2022
Preferred Strategy Consultation	May- June 2021	December 2022 – January 2023
Deposit Plan – Political Reporting	July 2022	March 2024
Deposit Plan – Consultation	July – September 2022	April-May 2024
RLDP Submission to Welsh Government	February 2023	October 2024
Examination	Spring 2023	Late 2024/early 2025
Inspector’s Report	Autumn 2023	June 2025
Adoption	Autumn 2023	July 2025

- 3.32 The revised Delivery Agreement, which includes the amended timetable, is attached at **Appendix 5**. The Community Involvement Scheme (CIS) has been further refined following a meeting with Cabinet Member for Sustainable Economy, Deputy Leader and Cabinet Member for Equalities and Engagement. The Delivery Agreement must be approved by resolution of the Council and submitted to the Welsh Ministers for agreement in accordance with Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015). Following agreement by the Minister, work will continue on the preparation of the RLDP in accordance with the revised Delivery Agreement.
- 3.33 The revised timetable shows that the adoption of the RLDP is anticipated in Summer 2025. This unavoidable delay will impact on the Council’s ability to address the identified issues and objectives until the RLDP is adopted and puts pressure on the deliverability of the housing and employment figures over the Plan period, with more reliance on delivery towards the end of the Plan.
- 3.34 In terms of the time period before the RLDP is adopted, the publication of a Ministerial letter in September 2020¹⁰ clarified that the provisions in the Planning (Wales) Act 2014 relating to LDP expiry dates do not apply to LDPs adopted prior to that Act coming into force. This means that our current LDP, adopted in February 2014, remains an extant development plan for decision-making purposes until the RLDP is adopted. Although policies in the current LDP may be superseded by more recent evidence after December 2021 or by new national planning policy, the Minister’s clarification provides much needed clarity to all stakeholders and removes a considerable risk of having a policy vacuum. This clarification

⁹ The Delivery Agreement was previously revised in March 2020 and October 2020.

¹⁰ Minister for Housing and Local Government Letter to Local Authority Leaders and Chief Executives National Park Authority Chief Executives 24th September 2020

does not, however, change the urgent need for the Council to make timely progress on its RLDP and to get the new Plan adopted as soon as realistically possible. Timely progress is essential to address the identified issues and to support the Council’s overarching purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):

- 4.1 The Planning and Compulsory Purchase Act (2004) sets out the requirement for all LDPs to be subject to a Sustainability Appraisal (SA). All stages of the RLDP will be subject to an Integrated Sustainability Assessment (ISA) (including Strategic Environmental Assessment (SEA), Well-being of Future Generations (WBFG), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)). The ISA findings have informed the revised Preferred Strategy and will be used to inform detailed policies and site allocations in the Deposit Plan, in order to ensure that the Plan will promote sustainable development. The Initial ISA Report will be published alongside the revised Preferred Strategy.
- 4.2 An Equality and Future Generations Evaluation (including equalities and sustainability impact assessment) is attached to this report at **Appendix 6**.

Safeguarding and Corporate Parenting

- 4.3 There are no safeguarding or corporate parenting implications arising directly from this report. The RLDP will provide affordable homes, the delivery and allocation of which should be cognisant of the needs of children leaving care.

Socio-economic Duty

- 4.4 The RLDP seeks to tackle inequality, specifically by seeking to address house price unaffordability, which currently prevents some of our communities accessing suitable homes within the County. This is likely to benefit younger people, who in turn will make our ageing communities more socially and economically balanced and more sustainable. Good quality and affordable homes are important in achieving poverty reduction and equitable prosperity, and supporting the best start in life. Good spatial planning helps to build cohesive communities. The provision of affordable homes combined with policy interventions in relation to the requirement of a mix of market housing will increase opportunities for those in poverty to access safe, secure and suitable homes. In accordance with the WBFGA, the RLDP also seeks to prevent future problems and will therefore continue to avoid new development in flood risk areas and will seek net zero carbon ready development to help address the climate and nature emergency and also tackle issues such as fuel poverty.

5. OPTIONS APPRAISAL

Option	Benefit	Risk	Comment
Council agrees the Delivery Agreement and endorses the new Preferred Strategy for	The new Preferred Strategy seeks to balance meeting the evidenced-based	That notwithstanding the Council’s decision, the Minister for Climate Change does not	This is the preferred option.

Option	Benefit	Risk	Comment
<p>statutory consultation for eight weeks from 5th December 2022, alongside the Habitats Regulations Assessment, Integrated Sustainability Appraisal and Candidate Site Register.</p>	<p>objectives while addressing the WG officer objection to the June 2021 Strategy and responding to the environmental constraint of water quality in the upper River Wye catchment. By endorsing the Strategy, Council will allow the RLDP to progress and will allow an opportunity for public engagement to help shape the Plan.</p> <p>The updated Delivery Agreement sets out the new timeline and community involvement scheme.</p>	<p>approve the Delivery Agreement.</p> <p>The WG officers object to the new Preferred Strategy.</p> <p>All possible steps have been taken to mitigate those risks.</p>	<p>The Preferred Strategy, as drafted, is considered to promote an appropriate level and spatial distribution of housing and employment growth for the County to 2033, which will assist in delivering the Council's objectives and addressing the core issues of delivering essential affordable homes, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.</p> <p>Every effort has been made to ensure the RLDP timetable and Community Involvement Scheme are realistic.</p>
<p>Do not endorse the new RLDP Preferred Strategy for consultation and/or do not agree the revised Delivery Agreement.</p>	<p>None</p>	<p>Timely progress is not made to deliver the RLDP and to address priority objectives such as the delivery of urgently needed affordable housing. In reality, if Council requires a different Strategy, the time delay</p>	<p>This option would have significant negative implications.</p>

Option	Benefit	Risk	Comment
		in preparing it is likely to mean work on the RLDP needs to start again, because insufficient Plan period will be left on the RLDP at adoption.	

6. RESOURCE IMPLICATIONS

- 6.1 Officer and consultant time and costs associated with the preparation of the new Preferred Strategy will be met from the Planning Policy budget and existing LDP reserve.
- 6.2 Delivery of the RLDP, once adopted, will need to be accompanied by a range of infrastructure provision including transport, education, health care, leisure and affordable housing. The infrastructure requirements will be identified in the Infrastructure Plan and updated Local Transport Plan accompanying the RLDP. Although it is expected that most of this infrastructure would be funded via S106 planning contributions (or possibly a Community Infrastructure Levy), there may be a requirement for Council expenditure to assist in providing some infrastructure or in bringing some sites forwards. This might include the use of Compulsory Purchase Orders (CPO) and/or potential commercial investment to provide 'shovel ready' sites or business premises. There may also be grant funding available. The Council's commitment for 50% affordable housing provision on new site allocations may require Welsh Government policy position changes on use of Social Housing Grant or other public sector funding. This commitment could have financial implications for the Council of reduced land sale receipts and the potential need to CPO sites to bring them forward. This approach is supported by Future Wales 2040 Policy 3 which supports public leadership and the use of public land to deliver on ambitious affordable housing targets.

7. CONSULTEES

- Cabinet Member for Sustainable Economy, Deputy Leader
- Cabinet
- Place Scrutiny Committee 10th November 2022 – Scrutiny Committee welcomed the opportunity to discuss and scrutinise the proposals. The main issues arising related to infrastructure and the timing and certainty of its delivery. This included education, healthcare, active travel and transport infrastructure. Some members expressed concern regarding the amount of development proposed for Caldicot. It was emphasised that the active travel connection from the Abergavenny East site needs to be attractive to users. Affordable housing delivery and the requirement for net zero carbon homes were welcomed. It was suggested that the RLDP include a policy requiring solar pv and battery storage in new developments. A member of the public, Mr Shaun Heartly, representing the Chepstow Development Forum addressed the Committee, expressing concern regarding the level of growth proposed for Chepstow via the proposed 145 home Strategic Site at Bayfields and the proposed growth in the Forest of Dean. The Bayfields site was considered by the Forum to be distant from the town centre and amenities. The Forum disagrees that

Monmouthshire needs to accommodate the growth proposed and the issues identified can be addressed via the wider region rather than within Monmouthshire.

- SLT
- Communities and Place DMT
- Member workshop 2nd November 2022

8. BACKGROUND PAPERS FOR COUNCIL DECISION

- RLDP Preferred Strategy (December 2022)
- RLDP Delivery Agreement (December 2022)
- Self-Assessment of the Preferred Strategy against the Tests of Soundness (December 2022)

9. BACKGROUND PAPERS FOR CONSULTATION AND ENGAGEMENT¹¹

- Initial Integrated Sustainability Appraisal Report (AECOM, November 2022)
- HRA of the Monmouthshire RLDP Preferred Strategy (AECOM, November 2022)
- Monmouthshire RLDP Demographic Update Report (Edge Analytics, November 2021)
- Issues, Vision and Objectives Paper (Updated December 2022)
- Growth and Spatial Options Paper (September 2022)
- Sustainable Settlements Appraisal (December 2022)
- Housing Background Paper (December 2022)
- Employment Land Review (BE Group, October 2022)
- Monmouthshire 2040: Our Economic Growth and Ambition Statement (November 2019) and supporting MCC Economies of the Future Reports (2018)
- Candidate Sites Register (February 2022)
- Candidate Sites High Level Assessment (August 2022)
- Local Housing Market Assessment 2020-2025
- LDP Annual Monitoring Reports (2014-2022)

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¹¹ Background documents will be available via: <https://www.monmouthshire.gov.uk/planning-policy/news-and-consultations/>

11. APPENDICES:

APPENDIX 1: RLDP Preferred Strategy, December 2022

APPENDIX 2: RLDP Preferred Strategy Summary, December 2022

APPENDIX 3: RLDP Preferred Strategy Easy Read, December 2022

APPENDIX 4: Self-Assessment of the Preferred Strategy against the Tests of Soundness

APPENDIX 5: RLDP Revised Delivery Agreement, December 2022

APPENDIX 6: Equality and Future Generations Evaluation