

**SUBJECT: REPLACEMENT LOCAL DEVELOPMENT PLAN (RLDP)
PREFERRED STRATEGY**
MEETING: PLACE SCRUTINY COMMITTEE
DATE: 28 September 2023
DIVISION/WARDS AFFECTED: ALL

1. PURPOSE:

- 1.1 The purpose of this report is to facilitate pre-decision scrutiny on post-consultation amendments to the Replacement Local Development Plan (RLDP) Preferred Strategy, prior to it being reported to Council on 26th October 2023 to seek endorsement of the amendments as the basis for preparing the Deposit Plan.

2. RECOMMENDATIONS:

- 2.1 That Place Scrutiny Committee scrutinises proposed post-consultation amendments to the Replacement Local Development Plan Preferred Strategy, prior to it being reported to Council on 26th October 2023 to seek endorsement of the amendments as the basis for preparing the Deposit Plan.

3. KEY ISSUES:

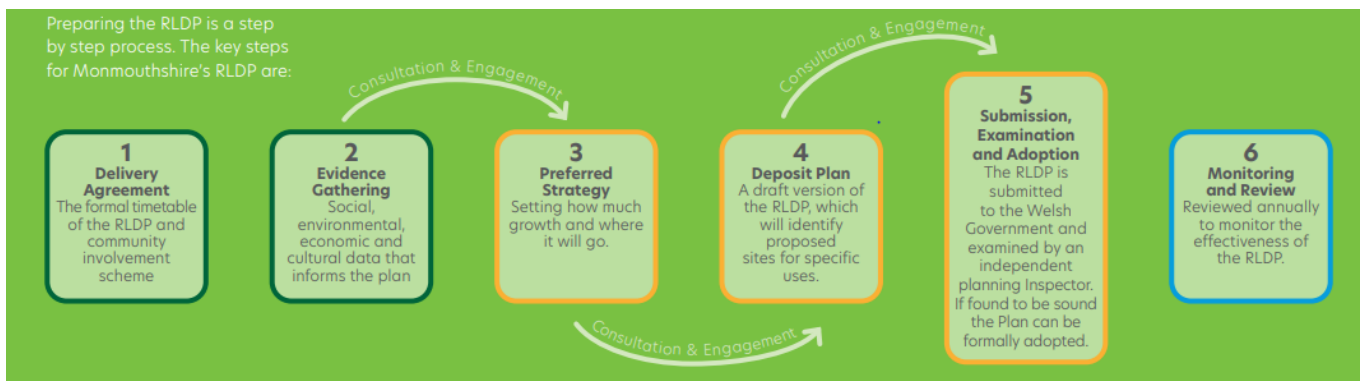
Background

- 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 homes to help address

inequality, rebalancing the County's demography to ensure communities are socially and economically sustainable, and responding to the climate and nature emergencies 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. 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.
- 3.6 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);
 - set out 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 At its meeting on 1st December 2022, Council endorsed the Preferred Strategy for public consultation for an eight-week period between Monday 5th December 2022 and Monday 30th January 2023). This included:
- 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;
- Two virtual events open to all during December 2022 – January 2023; and
- Virtual event for Town and Community Councils in December 2022.

3.8 The consultation resulted in approximately 220 responses to the Preferred Strategy and 650 representations on the Candidate Sites register. Of significant note, the Welsh Government Planning Division's response is supportive (**Appendix 1**).

3.9 As a result of the consultation, it is proposed to make a small number of key changes to the Preferred Strategy as set out below and as highlighted in an updated version of the Preferred Strategy (**Appendix 2**):

- Inclusion of 2022/23 data in the spatial distribution of housing table (Table 2, page 39 of the updated Preferred Strategy);
- Identification of a strategic site in Monmouth (pages 58 and 62 of the updated Preferred Strategy) in response to Dŵr Cymru Welsh Water investment and Welsh Government advice, together with changes to how the 'bonus sites' (page 37 of the updated Preferred Strategy) are factored into the housing figures;
- Changing the proposed strategic site in Chepstow (pages 58 and 61 of the updated Preferred Strategy);
- Increasing the proposed flexibility level from 10% to 15% and consequential adjustments to the spatial distribution of housing table (Table 2, page 39 of the updated Preferred Strategy) from the changes above;
- Accommodating the MoD's needs for service family accommodation for the new Caerwent Barracks.
- Enhance the sustainability credentials and energy efficiency of the homes that are constructed to be net zero carbon homes rather than net zero ready homes to ensure that homes built within Monmouthshire do not result in additional carbon emissions in the atmosphere.

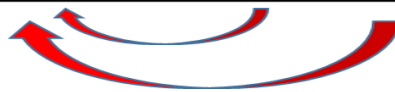
3.10 This report seeks scrutiny of the above proposed amendments prior to seeking Council endorsement of the updated Preferred Strategy as the basis for the Deposit Plan. Any proposed changes arising from Preferred Strategy consultation responses relating to the issues, vision, objectives and strategic policies will be included in the Deposit Plan for scrutiny in Spring 2024. The Deposit Plan will then be reported to Council in Spring 2024 for endorsement for public consultation.

Updated housing data

3.11 Each year, data is collected on housing completions and planning permissions. With time, homes will be completed on known sites with planning permission (existing commitments) and on small/windfall sites. As a result, homes will move left into the 'completions' column (red arrows). This table remains 'live' until the RLDP is at examination in public. NB the table below is taken from the December 2022 Preferred Strategy prior to the figures being updated.

Figure 3: 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



Monmouth

3.12 The Preferred Strategy consultation in December 2022 and January 2023 proposed no new site allocations in Monmouth, or within the upper River Wye catchment north of Bigsweir Bridge, and also assumed no existing planning permissions or small/windfall sites can come forwards. This approach was taken 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.

3.13 It did, however, identify three sites as ‘bonus sites’ (not counted as part of the 5,940 homes) that would provide a small contribution to urgently needed housing, should a phosphate solution be found:

- Current LDP allocation at Tudor Road, Wyesham;
- Current LDP allocation at Drewen Farm, Monmouth; and
- Land at Rockfield Road with current planning application.

3.14 The Welsh Government’s response letter advised that new site allocations should be made in Monmouth on the basis that sufficient certainty is provided by DCWW’s planned improvements at the Monmouth Wastewater Treatment Works by 31st March 2025:

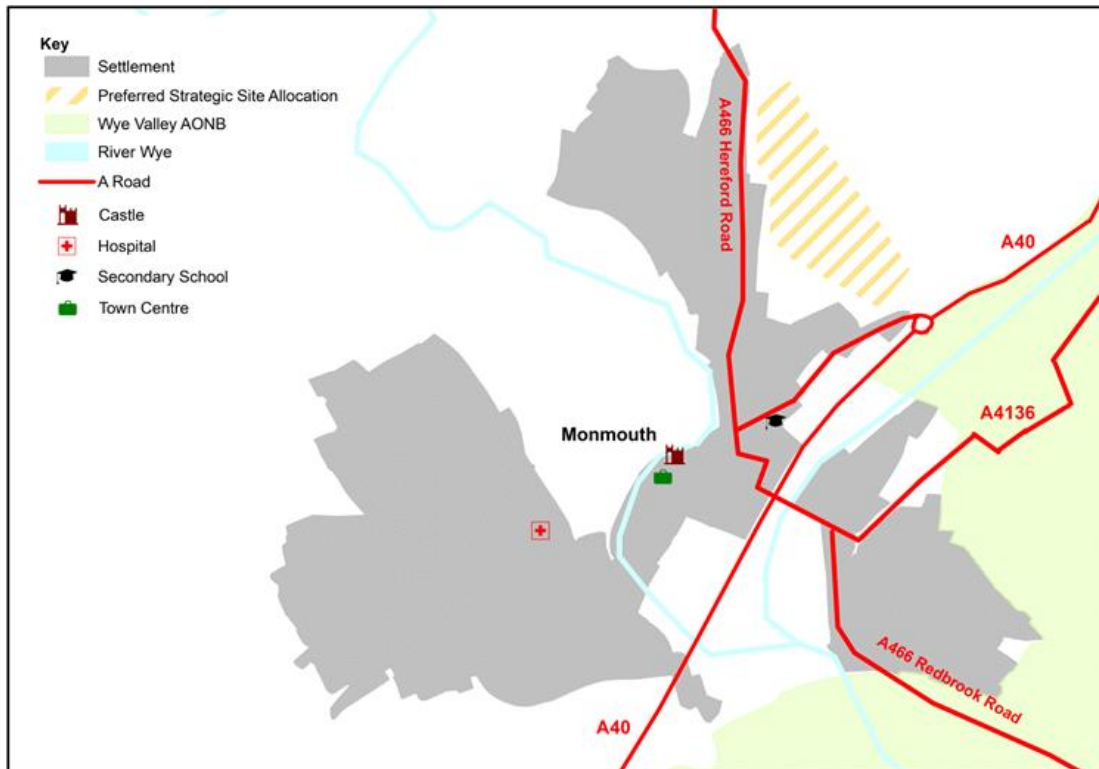
“Due to high phosphate levels in the Wye and Usk Welsh Water has made a commitment to improve the Wastewater Treatment facilities in Monmouth and Llanfoist. Improvements to both works are currently subject to design and regulatory approval. On the basis that improvement to both works to remove phosphates are planned it is appropriate to identify new affordable housing led allocations in both Monmouth and Abergavenny in the Deposit plan.”

3.15 The Welsh Government’s confidence in the removal of this spatial and environmental constraint means the RLDP can now allocate new affordable housing-led development within Monmouth. This will assist in addressing the Plan’s key objectives, including the delivery of much needed new affordable homes in the town, and allowing development that support the economic growth of the area.

3.16 In response, it is proposed to identify a new strategic site at Leasbrook, off Dixon Road in Monmouth for approximately 270 homes. This is in addition to the three

legacy sites named in paragraph 3.13 above, which can no longer be defined as 'bonus sites' but become a mix of commitments and a new allocation:

- Drewen Farm, Monmouth (adopted LDP site carried forwards) – approximately 110 homes
- Tudor Road, Wyesham (adopted LDP site carried forwards) – approximately 35 – 50 homes
- Rockfield Road, Monmouth (land with planning permission) – approximately 70 homes
- Rockfield Road, Monmouth (new allocation) – approximately 60 homes



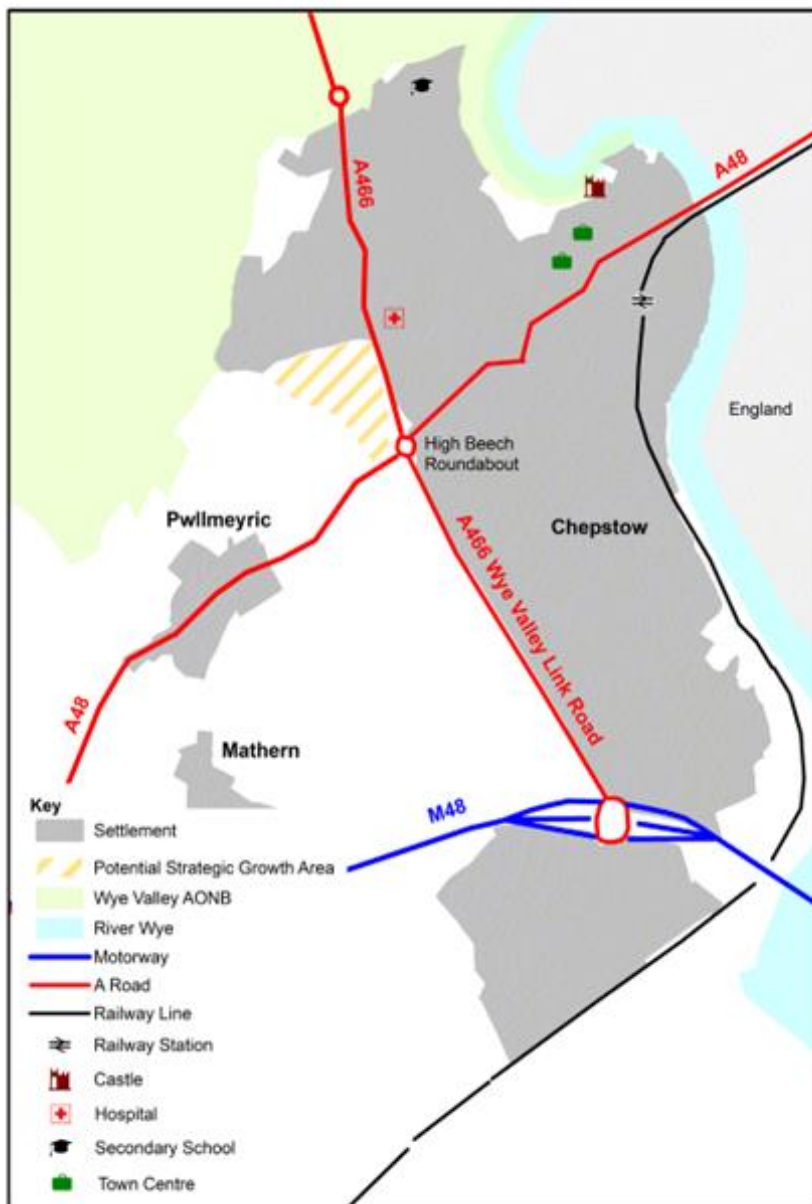
3.17 Cumulatively, this requires the redistribution of approximately 480 homes from the housing total. Part of this redistribution is achieved by reducing the scale of the Caldicot East strategic site from approximately 925 homes to approximately 735 homes. Of note, the site remains large enough to warrant an on-site primary school.

Chepstow

3.18 It is proposed to swop the strategic site in Chepstow from Bayfield, as shown in the consultation version of the Preferred Strategy, to Mounton Road in this updated version. The volume of housing would remain unchanged (approximately 145 homes). The pros and cons are summarised below.

Bayfield	Mounton Road
c.145 homes	c.145 homes plus commercial uses (scope for a hotel and care home)
c.28% best and most versatile agricultural land	c.72% best and most versatile agricultural land
Proximity to schools and leisure centre	Proximity to train station (and less steep topography) and to Bulwark local centre
Natural rounding off to the settlement boundary	Encroaches into current green wedge separating Chepstow from Pwllmeyric however sufficient buffer would remain
Adjacent to and visible from AONB	Setting of Listed Building

3.19 On balance, it is considered that the benefits of the commercial development and associated job creation outweigh the loss of higher quality agricultural land, given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley.



Flexibility and consequential changes

- 3.20 It is proposed to increase the 10% flexibility rate to 15%. This increases the total number of homes planned for from 5,940 (5,400 + 10% flexibility) to 6,210 (5,400 + 15% flexibility), adding 270 homes to the total. This ensures the strategic sites at Abergavenny East and Caldicot East are sufficiently large to deliver the required infrastructure whilst also allowing for the allocation of a handful of smaller sites across the County to sustain and enhance existing communities. Increasing the flexibility ensures that the plan is more robust and resilient as there is delivery in the short-term term while the large strategic sites take time to be developed out. An increased flexibility will result in the Plan being able to provide a range and choice of sites and ensure that the plan is not solely reliant on the delivery of larger strategic sites which are more complicated to develop. A range of smaller sites will ensure the delivery of much needed affordable housing after the adoption of the plan to start addressing this current unmet affordable housing need.

MoD Caerwent proposals

- 3.21 The MoD proposals for Caerwent Barracks will require 100 homes on the Caldicot East strategic site to provide service family accommodation. These homes would be built or purchased by the MoD and would not be available to the general public, so would not count towards our 6,210 home total. There would be no affordable housing requirement for these 100 homes but there would be S106 contributions towards local infrastructure such as education and leisure.

Net Zero Carbon

- 3.22 Concerns have been raised regarding the use of the phrase 'net zero carbon ready' due to the potential for new homes to comply with this policy with very minimal improvements beyond Building Regulations requirements by relying on grid decarbonisation and needing retrofitted improvements in the near future. It is therefore proposed to enhance the policy requirement for the environmental credentials of the new homes to be 'net zero carbon' rather than 'net zero carbon ready'. This would result in the new homes achieving a balance between the carbon emitted into the atmosphere, and the carbon removed from it. The objective is to ensure that the new homes constructed within Monmouthshire do not increase carbon emissions in the long term. Officers are currently investigating the specific detail of this planning policy considering the viability implications and delivery mechanisms associated with the aspiration to deliver this type of development at scale. The detail of the net zero carbon policy will be outlined within the Deposit Plan which will be subject to public consultation and engagement in Spring 2024.

Summary

- 3.23 As a result of the above proposed changes, the updated Preferred Strategy:
- **Makes provision for approximately 5,400 – 6,210 homes over the Plan period 2018-2033¹** (Strategic Policy S1). This includes approximately 1,580 - 1,910 affordable homes (Strategic Policy S6). As there are currently approximately 4,085 homes in the housing landbank², **land will be allocated for approximately 1,660 - 2,125 new homes**, including 830 - 1,065 new affordable homes.
 - Sets out the planning policy framework to **enable the provision of approximately 6,240 additional jobs** (Strategic Policy S1) **by allocating**

¹ The flexibility allowance will be given further consideration and refined at Deposit stage.

² 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.

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, Caldicot (including Severnside), Chepstow and Monmouth** (Strategic Policy S2). **Preferred strategic sites** are identified to expand the Primary Settlements of Abergavenny, Caldicot, Chepstow and Monmouth (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 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)³.

3.24 Table 2 below summarises the indicative spatial distribution of the proposed housing growth over the Plan period. There are different components that contribute towards the 6,210 homes (5,400 plus 15% flexibility) including homes already built since 2018 (1,922 homes), sites with planning permission that will realistically be built (993 homes), small sites and windfalls (1,010 homes), and new site allocations (2,125 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.

Table 2: Summary of Indicative Spatial Distribution of Housing Provision*

Settlement	Total Commitments			Preferred Strategy		Total Housing Provision 2018-2033*
	Completions 2018-2023	Existing Commitments	LDP Rollover Allocations	Total Allowances (Small Sites; Windfalls)	RLDP New Housing Allocations (Dwellings)	
Abergavenny (incl. Llanfoist)	486	77	0	240	600	1,403
Chepstow	315	170	0	165	145	795
Monmouth (incl. Wyesham)	267	81	145	86	330	909
Caldicot (incl. Severnside)	591	587	0	192	825	2195
Secondary Settlements	104	38	0	79	120	341
Rural Settlements	159	40	15	248	105	567
Total	1,922	993	160	1,010	2,125	6,210

*Figures include an indicative 15% flexibility allowance which will be subject to further consideration and refinement at Deposit Plan stage. The spatial distribution may alter following detailed site assessment work.

3.25 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

³ PPW edition 11, WG, February 2011.

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.

- 3.26 Policy S7 identifies Preferred Strategic Site Allocations for expand the Primary Settlements of Abergavenny, Caldicot, Chepstow and Monmouth (see Tables 3-6 in the updated Preferred Strategy).

Details of the Preferred Strategic Site Allocations

Site Name	Candidate Site Reference	Size (Ha)	Proposed Use	Approximate No. of homes within Plan period
Abergavenny East	CS0213	24.75	Mixed Use: Residential, Employment, Retail, Leisure, Education and Community Use	500
Mounton Road, Chepstow	CS0165	12.8	Residential	145
Leasbrook (land north of Dixon), Monmouth	CS0270	12.5	Residential	270
Caldicot East	CS0087 CS0251	94.57	Mixed Use: Residential, Employment, Retail, Leisure	735*

*MoD proposals for Caerwent Barracks will add 100 homes to Caldicot East to provide service family accommodation. These homes would be built or purchased by the MoD and would not be available to the general public, so would not count towards our housing total.

Supporting Documents

- 3.27 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. The updates to the Preferred Strategy will be 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) as part of the Deposit Plan. 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 updated Preferred Strategy will also be subject to a Habitats Regulations Assessment at Deposit Plan stage.
- 3.28 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 voluntary Local Transport Plan and an Economy, Employment and Skills 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'

- 3.29 The Welsh Government response agrees that 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. The updates do not change this position.
- 3.30 The updated Strategy continues to meet the 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.

Consultation responses

- 3.31 A summary consultation report is attached at **Appendix 3** (response to the Preferred Strategy) and **Appendix 4** (response to the Candidate Sites register). The consultation resulted in approximately 220 responses to the Preferred Strategy and 650 representations on the Candidate Sites register. Any proposed changes arising from Preferred Strategy consultation responses relating to the issues, vision, objectives and strategic policies will be included in the Deposit Plan for scrutiny in Spring 2024. The Deposit Plan will then be reported to Council in Spring 2024 for endorsement for a statutory six-week public consultation.

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 formal stages of the RLDP will be subject to an Integrated Sustainability Assessment (ISA) (including Strategic Environmental Assessment (SEA), Well-being of Future Generations (WCFG), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)). The ISA findings have informed the December 2022 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 was published alongside the December 2022 Preferred Strategy. The next iteration will be at Deposit Plan stage.
- 4.2 An Equality and Future Generations Evaluation (including equalities and sustainability impact assessment) is attached to this report at **Appendix 5**.

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, 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
Place Scrutiny Committee consider and comment, as appropriate, on the updated RLDP Preferred Strategy.	This provides the Place Scrutiny Committee with the opportunity to scrutinise the updated Preferred Strategy and comment accordingly. Any feedback received will be noted and reported to Council on 26 th October 2023.		This is the preferred option. The updated 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. It responds to consultation responses.
Place Scrutiny Committee does not comment on the updated RLDP Preferred Strategy.		The option of not commenting on the Preferred Strategy would result in the Place Scrutiny Committee missing a key opportunity to shape the Deposit RLDP.	

6. RESOURCE IMPLICATIONS

- 6.1 Officer and consultant time and costs associated with the preparation of the revised 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
- SLT
- Communities and Place DMT
- Community consultation and engagement from Monday 5th December 2022 and Monday 30th January 2023
- Member workshop 12th July 2023

8. BACKGROUND PAPERS

- RLDP Preferred Strategy (December 2022)
- Integrated Sustainability Appraisal Report (AECOM, December 2022)
- HRA of the Monmouthshire RLDP Preferred Strategy (AECOM, December 2022)
- RLDP Delivery Agreement (December 2022)
- Monmouthshire RLDP Demographic Update Report (Edge Analytics, November 2021)
- Sustainable Settlements Appraisal (December 2022)
- Growth and Spatial Options Paper (September 2022)
- Housing Background Paper (December 2022)
- Employment Land Review (BE Group, October 2022)
- Issues, Vision and Objectives Paper (Updated December 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 (2014-2021)

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APPENDICES:

APPENDIX 1: Welsh Government Planning Division's response to revised Preferred Strategy 26th January 2023

APPENDIX 2: RLDP Preferred Strategy with post-consultation updates highlighted

APPENDIX 3: Summary of consultation responses relating to the Preferred Strategy

APPENDIX 4: Summary of consultation responses relating to the Candidate Sites register

APPENDIX 5: Equality and Future Generations Evaluation