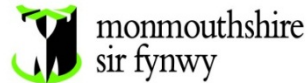


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Neuadd Y Sir
Y Rhadyr
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Dydd Mawrth, 1 Hydref 2019

Annwyl Cynghorydd

PENDERFYNIADIAU AELOD CABINET UNIGOL

Hysbysir drwy hyn y caiff y penderfyniadau dilynol a wnaed gan aelod o'r cabinet eu gwneud **Dydd Mercher, 9fed Hydref, 2019,**.

AGENDA

1. ADRODDIAD PERFFORMIO BLYNYDDOL (APB) GWASANAETH CYNLLUNIO CYNGOR SIR FYNWY

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2. ADRODDIAD MONITRO BLYNYDDOL CYNLLUN DATBLYGU LLEOL SIR FYNWY

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Yr eiddwch yn gywir,

Paul Matthews
Prif Weithredwr

PORTFFOLIOS CABINET

Cynghorydd Sir	Maes Cyfrifoldeb	Gwaith Partneriaeth ac Allanol	Ward
P.A. Fox (Arweinydd)	Strategaeth a Chyfeiriad Awdurdod Cyfan CCR Cyd Gabinet a Datblygu Rhanbarthol; Trosolwg Sefydliad; Gweithio Rhanbarthol; Cysylltiadau Llywodraeth; Bwrdd Gwasanaethau Cyhoeddus; WLGA	Cyngor WLGA WLGA Bwrdd Cydlynu Gwasanaethau Cyhoeddus	Porthysgewin
R.J.W. Greenland (Dirprwy Arweinydd)	Menter Cynllunio Defnydd Tir; Datblygu Economaidd; Twristiaeth; Rheoli Datblygu; Rheoli Adeiladu; Tai a Digartrefedd; Hamdden; Ieuenctid; Addysg Oedolion; Addysg Awyr Agored; Hybiau Cymunedol; Gwasanaethau Diwylliannol	Cyngor WLGA Twristiaeth Rhanbarth y Brifddinas	Devauden
P. Jordan	Llywodraethiant Cefnogaeth y Cyngor a Phenderfyniadau Gweithrediaeth; Craffu; Safonau Pwyllgor Rheoleiddiol; Llywodraethiant Cymunedol; Cefnogaeth Aelodaeth; Etholiadau; Hyrwyddo Democratiaeth ac Ymgysylltu: Y Gyfraith; Moeseg a Safonau; Perfformiad Awdurdod Cyfan; Cynllunio a Gwerthuso Gwasanaeth Awdurdod Cyfan; Cydlynu Corff Rheoleiddiol		Cantref
R. John	Plant a Phobl Ifanc Safonau Ysgolion; Gwella Ysgolion; Llywodraethiant Ysgolion; Trosolwg EAS; Blynyddoedd Cynnar; Anghenion Dysgu Ychwanegol; Cynhwysiant; Cwricwlwm Estynedig; Derbyniadau; Dalgylchoedd; Cynnig Ôl-16; Cydlynu gyda Choleg Gwent.	Cyd Grŵp Addysg (EAS) CBAC	Llanfihangel Troddi
P. Jones	Gofal Cymdeithasol, Diogelu ac Iechyd Plant; Oedolion; Maethu a Mabwysiadu; Gwasanaeth Troseddau Ieuenctid; Cefnogi Pobl; Diogelu Awdurdod Cyfan (Plant ac Oedolion); Anableddau; Iechyd Meddwl; Iechyd Cyhoeddus; Cydlynu Iechyd.		Rhaglan
P. Murphy	Adnoddau Cyllid; Technoleg Gwybodaeth (SRS); Adnoddau Dynol; Hyfforddiant; Iechyd a Diogelwch; Cynllunio Argyfwng; Caffaeliad; Archwilio; Tir ac Adeiladau (yn cynnwys Stadau, Mynwentydd, Rhandiroedd, Ffermydd); Cynnal a Chadw Eiddo; Swyddfa Ddigidol; Swyddfa Fasnachol	Consortium Prynu Prosiect Gwyrdd Cymru	Caerwent

S.B. Jones	Gweithrediadau Sir Cynnal a Chadw Priffyrdd, Rheoli Trafnidiaeth, Traffig a Rhwydwaith, Rheolaeth Stad; Gwastraff yn cynnwys Ailgylchu; Cyfleusterau Cyhoeddus; Meysydd Parcio; Parciau a Gofodau Agored; Glanhau; Cefn Gwlad; Tirluniau a Bioamrywiaeth; Risg Llifogydd.	SEWTA Prosiect Gwyrdd	Goetre Fawr
S. Jones	Cyfiawnder Cymdeithasol a Datblygu Cymunedol Ymgysylltu â'r Gymuned; Amddifadedd ar Arwahanrwydd; Diogelwch y Gymuned; Cydlyniaeth Gymdeithasol; Tlodi; Cydraddoldeb; Amrywiaeth; Y Gymraeg; Cysylltiadau Cyhoeddus; Safonau Masnach; Iechyd yr Amgylchedd; Trwyddedu; Cyfathrebu		Llanofar

Nodau a Gwerthoedd Cyngor Sir Fynwy

Ein diben

Adeiladu Cymunedau Cynaliadwy a Chydnerth

Amcanion y gweithiwn tuag atynt

- Rhoi'r dechrau gorau posibl mewn bywyd i bobl
- Sir lewyrchus a chysylltiedig
- Cynyddu i'r eithaf botensial yr amgylchedd naturiol ac adeiledig
- Llesiant gydol oes
- Cyngor gyda ffocws ar y dyfodol

Ein Gwerthoedd

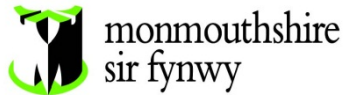
Bod yn agored. Rydym yn agored ac yn onest. Mae pobl yn cael cyfle i gymryd rhan mewn penderfyniadau sy'n effeithio arnynt, dweud beth sy'n bwysig iddynt a gwneud pethau drostynt eu hunain/eu cymunedau. Os na allwn wneud rhywbeth i helpu, byddwn yn dweud hynny; os bydd yn cymryd peth amser i gael yr ateb, byddwn yn esbonio pam; os na allwn ateb yn syth, byddwn yn ceisio eich cysylltu gyda'r bobl a all helpu - mae adeiladu ymddiriedaeth ac ymgysylltu yn sylfaen allweddol.

Tegwch. Darparwn gyfleoedd teg, i helpu pobl a chymunedau i ffynnu. Os nad yw rhywbeth yn ymddangos yn deg, byddwn yn gwrando ac yn esbonio pam. Byddwn bob amser yn ceisio trin pawb yn deg ac yn gyson. Ni allwn wneud pawb yn hapus bob amser, ond byddwn yn ymrwymo i wrando ac esbonio pam y gwnaethom weithredu fel y gwnaethom.

Hyblygrwydd. Byddwn yn parhau i newid a bod yn hyblyg i alluogi cyflwyno'r gwasanaethau mwyaf effeithlon ac effeithiol. Mae hyn yn golygu ymrwymiad gwirioneddol i weithio gyda phawb i groesawu ffyrdd newydd o weithio.

Gwaith Tîm. Byddwn yn gweithio gyda chi a'n partneriaid i gefnogi ac ysbrydoli pawb i gymryd rhan fel y gallwn gyflawni pethau gwych gyda'n gilydd. Nid ydym yn gweld ein hunain fel 'trefnwyr' neu ddatrys-wyr problemau, ond gwnawn y gorau o syniadau, asedau ac adnoddau sydd ar gael i wneud yn siŵr ein bod yn gwneud y pethau sy'n cael yr effaith mwyaf cadarnhaol ar ein pobl a lleoedd.

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SUBJECT: MONMOUTHSHIRE COUNTY COUNCIL'S PLANNING SERVICE ANNUAL PERFORMANCE REPORT (APR)
MEETING: INDIVIDUAL CABINET MEMBER DECISION – CLLR. R. GREENLAND
DATE: 9 OCTOBER 2019
DIVISION/WARDS AFFECTED: ALL

1.0 PURPOSE

- 1.1 To provide the Cabinet Member for Enterprise & Land Use Planning with a report on the performance of the Council's Planning Service for the financial year period 2018-19.

2.0 RECOMMENDATION:

- 2.1 To note the contents of the Annual Performance Report for submission to the Welsh Government by 31 October 2019 and recommend the APR for submission without any changes (see Section 10.0 below).

3.0 BACKGROUND

- 3.1 The Welsh Government requires all Local Planning Authorities (LPAs) in Wales to submit an Annual Performance Report for the planning service by 31st October 2019. This requirement links with the Planning (Wales) Act 2015, and the Welsh Government's objective of creating a positive and enabling planning service. The Act includes new powers for the Welsh Government to intervene, including removing planning powers from a Local Planning Authority, requiring the preparation of joint Local Development Plans (LDPs), or requiring the merger of LPAs.
- 3.2 This is the fifth Annual Performance Report (APR). The four previous APRs were reported to this Select Committee and the opportunity to review and discuss performance was welcomed by the Committee, with a request that it become an annual item.
- 3.3 The APR looks at the performance of the Planning Service against nationally set performance indicators, Welsh Government targets, the Wales average performance, and Monmouthshire's performance last year. The results are considered in the context of the challenges, opportunities, priorities and resources (staffing and financial) available. The objective of the APR is to reflect on and celebrate good performance, identify areas for improvement, and look across Wales to identify potential areas of best practice that Monmouthshire could learn from or share with others.
- 3.4 The APR is divided into sections, with the format and appearance being consistent throughout Wales, and all LPAs reporting on the same performance indicators. The report looks at where the Planning Service sits corporately, how it is structured and how its work fits with corporate priorities; local pressures; customer feedback; and performance. Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

This Framework was established by the Welsh Government in partnership with Local Planning Authority representatives, and Monmouthshire's Head of Planning, Housing and Place-shaping sat on the working group. Performance is ranked as 'good', 'fair' or 'needs improvement'. Monmouthshire continues to play a lead role in this area, and our Development Services Manager sits on the performance working group.

3.5 The Annual Performance Report is provided at Appendix 1.

4.0 KEY ISSUES

4.1 The purpose of the Planning Service is to help build sustainable and resilient communities that support the well-being of current and future generations in Monmouthshire, which is a shared purpose with the Council's Corporate Plan and with our public service board partners. The service is directly involved with wider corporate projects such as 21st Century Schools, commercialisation of our estates portfolio and forms an enabling tool to help address some of the challenges and issues identified by Future Monmouthshire.

4.2 Key areas of work for the Planning Service include:

- Carrying out a revision of the Monmouthshire LDP.
- Preparing and co-ordinating thematic supplementary planning guidance to help to foster the interpretation and implementation of LDP policy.
- Implementing the Council's LDP through engaging and working with communities, and partnership working with both internal and external partners.
- Depending on the outcome of legislative changes, adopting and implementing the Community Infrastructure Levy. Infrastructure needs will be reviewed and consideration will be given to the best options for funding them alongside LDP progress.
- Monitoring and evaluating development plan policies, including preparing the statutory LDP Annual Monitoring Report (AMR).
- Maintaining the LDP evidence base and ensuring fitness for purpose for future LDP revision.
- Developing linkages with the Council's emerging framework for community governance and development.
- Providing pre-application advice to customers.
- Determining planning applications in accordance with adopted policy and material planning considerations, taking into account stakeholder comments and corporate objectives;
- Securing financial contributions from developers to offset the infrastructure demands of new development;
- Safeguarding the County's 2400 Listed Buildings and 31 Conservation Areas, areas of archaeological sensitivity, the Wye Valley AONB and the Brecon Beacons National Park;
- Providing a heritage service for our neighbouring colleagues in Torfaen County Borough that works in a manner that is consistent and as well-resourced as the one provided for Monmouthshire.

- Taking robust enforcement action against unauthorised development that is unacceptable, and
- Joint working with SE Wales Authorities with the ambition of preparing a Strategic Development Plan.

Customer service feedback

- 4.3 Between 2010 and 2012 the Council's Planning Service underwent a Systems Thinking review. This review sought to strip the function back to first principles: what is important to our customers, and how can waste (actions or procedures that do not add value to the outcome) be eliminated. This evidence-based review has been fully implemented, although part of the Systems Thinking approach requires services to be kept under review and closely monitored, and a 'refresh' is currently underway.
- 4.4 This review identified that the following things are important to customers:
- Customers value pre-application advice and advice during the consideration of the application;
 - They want officers to be accessible and for there to be open and honest communication;
 - They want consistency of pre-application advice and in the validation of applications;
 - They want Planning Committee to follow the officer's recommendation and value being able to have a dialogue with Members prior to determination;
 - They do not want too many conditions being attached to decisions, and when conditions are imposed they should be relevant and easy to discharge;
 - They value being able to submit an application online and to search for applications and information online; and
 - Third parties value being listened to during the application process.
- 4.5 The service therefore operates with these priorities as guiding principles, shaping behaviour and procedures. The service is committed to having an outcome focus rather than chasing arbitrary performance targets that are not a priority to our customers.
- 4.6 An annual survey to seek customer feedback has been undertaken over recent years. For 2018/19 there was a change in format from previous years. In the past, we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year. This year the survey has been aimed at the performance of the whole of the planning service, including planning applications, planning policy and enforcement and involves the views of local community and town councils (a statutory consultee) rather than planning applicants. The survey was sent to all 33 community or town councils in Monmouthshire, 12 of whom submitted a whole or partial response.
- 4.7 The respondents were asked to select the three ways in which they thought our LPA could help town/community councils to participate more effectively in the planning system. The option that stated, 'Allow our response to trigger planning applications to be considered at planning meetings, rather than be decided by a planning officer' was the most frequently selected option for Monmouthshire. It should be noted that for non-householders planning applications, community and town councils can request that a planning application is considered by planning committee rather than be dealt with via delegated powers. The caveat is that they must attend to speak at committee to convey their observations to members. Failing that they can also request to attend the Council's planning application Delegation Panel and can express any representations verbally to the three Panel Members. Those comments are then

taken into account before a decision is made on the application. Thus, it is considered that the community and town councils have ample scope to engage with the planning decision process.

- 4.8 As regards the second highest option selected (providing feedback about how comments have been taken into account), we do provide a section in our officer reports that sets out our assessment of the proposal having specific regard to the observations of the community and town council - so this is documented clearly. We are also happy to attend community and town council meetings from time to time to discuss a particular planning issue that is of concern or to inform the local community about key changes in legislation that might affect how they respond to applications. We have also carried out general and more focused planning training to the current cohort of community and town councillors.

5.0 ACTIONS FROM OUR PREVIOUS APR

- 5.1 Our 2017/18 Annual Performance Report identified five actions:

Action 1 - Systems review to be re-visited and reinvigorated to identify what matters today and how we meet that demand as well as identifying causes of variation in our system that lead to delays in reaching a positive outcome. This includes a review of the enforcement team and their processes to verify if we have the right resources and we are providing a good service for our customers.

Action 2 - Consolidate the department's use of the new Idox Uniform planning application database software system

Action 3 - Monitor the effectiveness of the Council's bespoke pre-application advice service and our fast track application services, while rolling out the use of Planning Performance Agreements, where appropriate.

Action 4 – Improve the Planning Service's web pages to deliver relevant, accessible and legible information so that customers can self-serve.

Action 5 – pursue an agenda of collaboration in relation to heritage services with neighbouring authorities.

- 5.2 Actions 1,2, 3 and 4 resulted from the desire to ensure we provide a coherent and timely set of processes for our customers in delivering planning outcomes. Although the performance in 2016/17 was good in determining applications within agreed timescales (moving from amber to green), this was seen as an area for potential improvement and we proposed to undertake a 'Systems Revisit' to assess how much waste was in our processes and to understand if there were common themes as to why applications were not being determined within a timely fashion. There should also be reductions in waste in our systems and time savings to be made by the rolling out our new Idox Uniform database for the DM service (Action 2). Action 4 also overlapped into making our application processing more efficient in that signposting customers effectively so they can self-serve enables demand on our officers to reduce, freeing up their time to carry out work that is essential and valuable to the service.
- 5.3 While our evidence shows that customers prefer a positive outcome than a quick decision, we fully recognise that if customers are going to continue using our pre-application advice service (which streamlines the subsequent stages, improves

outcomes and generates fee income), they must receive timely and meaningful responses. In addition, new regulations allow customers to claim an application fee refund if their application is not determined within a given timescale. We can reduce this risk by agreeing extended deadlines, which we do to good effect. Customers, however, will not be willing to agree a time extension if they cannot see a timely conclusion being reached or have previously received poor service.

- 5.4 Actions 1 and, by implication, 4 were commenced and initial work was carried out to identify where our customer demand was focussed. As a result of this, primary focus involved a web team being set up from within the DM team to seek to reduce day-to-day demand on officers by helping customers to self-serve using an improved and more sophisticated web site. This work was carried out during the reporting period in conjunction with the Council's Digital Team and a substantial redesign of the DM team's web pages was implemented towards the end of 2018/19. This redesign has received positive feedback from all customers, including colleagues in other departments, Members and applicants /agents.
- 5.5 In respect of the latter element of Action 1, this was instigated following a surge in enforcement cases in 2016/17 and mixed performance under some of the previous enforcement measures in that reporting period, which have since been amended following work undertaken by Welsh Government and a POSW officer performance indicator sub-group. Key stages of the triage system, piloted by Swansea Council have been implemented, but in the meantime, following the appointment of a new enforcement manager midway through 2018/19 it has been decided to undertake a more holistic systems review of the Council's planning enforcement team that will be concluded in the next reporting period. This should determine whether the structure and working methods are appropriate given the demands of this small but important team. This aspect will be reviewed within the next APR.
- 5.6 Action 2 has been implemented following the Go Live of the new Uniform software from March / April 2018. The Idox Uniform Implementation team made up of members of the DM Team, spent considerable time in developing a series of comprehensive guides to the different stages required to process an application for pre-application advice and planning applications. DM, Heritage and Enforcement officers have all benefited from the training guides and the transition to the new system has been smooth. Feedback from officers is that the system is easier to use and more efficient than the old M3 software (there is more automation and fewer steps to produce documents). Managers also have a suite of reports they can use to monitor officer performance.
- 5.7 In respect of Action 3, this was delayed owing to a significant part of the team's resources being given over to the implementation of the Idox Uniform software which went live in March/ April 2018. A working group has been set up to progress the review of the pre-application advice service with work gathering traction in 2019/20 regarding analysis of the process and the value it adds to the planning application process. Customers' views are being sought as part of this work. This remains an important piece of work and is retained as an action for 2019/20.
- 5.8 As regards Action 5, during this reporting period a key achievement has been the establishment of a shared service between Monmouthshire CC and Torfaen CBC. The team drew up a Memorandum of Understanding and secured approval for the collaboration. This has resulted in the appointment of a new Senior Heritage Officer to resource the collaboration, managed by Monmouthshire's Heritage Manager but funded by Torfaen. The service has been in place since January 2019 and has recently had the first review. The report is very promising and both authorities are

pleased with the progress being made. It is anticipated that this will continue to be built on in the forthcoming months and it is hoped after the two year trial period the collaboration will continue on a more formal basis. The collaboration has many benefits, including improved resilience and skill sharing, together with more opportunities to learn and build on the team’s skill set. For the above reasons Cadw have been supportive of the new way of delivering heritage services and have endorsed the collaboration. The team has also been able to secure umbrella delegation for MCC named officers to ‘sign off’ listed building consent applications in Torfaen, meaning that applications in TCBC no longer need to go to Cadw for approval. This has been welcomed and supported by Cadw, Delegation arrangements have also been improved in that the Council’s Heritage Manager has achieved delegation from Cadw to determine heritage applications for grade II* Listed Buildings (understood to be unique to the UK) while one of the Heritage team’s senior officers has achieved IHBC membership and has secured Cadw delegation to determine heritage applications relating to grade II buildings.

6.0 CONCLUSIONS AND RECOMMENDATIONS OF 2018/19 APR

- The proportion of major applications determined within 8 weeks or agreed timescales increased and at 89% was well above the 80% target, and significantly above the Welsh average.
- The number of applications we determined slightly increased (by 2.8%);
- The proportion of applications we approved remained high at 95%;
- Of those applications that had gone through our pre-application advice service, 98% were approved;
- We dealt with the largest number of applications for listed building consent for any authority in Wales (79 applications) and 89% of these were approved within agreed timescales.

This shows that, despite a challenging workload, our performance and levels of customer satisfaction have generally been very good and our pre-application advice service is effective.

6.1 ***A summary table of our performance can be found in Appendix A of the APR.***

6.2 A summary table of our performance can be found in Appendix A of the APR. Of the 17 applicable indicators, 12 are ranked good, 1 is fair and 4 are in need of improvement. Eleven of the indicators applicable to Monmouthshire have numerical targets set by the Welsh Government. Monmouthshire’s performance is ranked ‘good’ against 6, ‘fair’ against 1 and ‘in need of improvement’ against 4. The ‘fair’ result relates to the average time taken to determine applications (86 days) which missed the ‘good’ target of 67 days and was below the Welsh average of 77 days. The four measures that were in need of improvement were the five-year supply of housing land that has fallen to 3.9 years, our appeal performance that is still substandard at 46% (although this performance is explained at par. 6.19 of the APR) and the two enforcement measures.

	Number of indicators
Welsh Government target has been set and our performance is ‘good’	6
Welsh Government target has been set and our performance is ‘fair’	1
Welsh Government target has been set and our performance ‘needs improvement’	4

6.3 We performed above or at the Wales average in 13 of the 17 comparable indicators. The indicators for which performance was below Wales average related to the five year housing land supply, together with the appeal and enforcement measures as referred to immediately above. Further commentary on the performance against these measures is set out in Section 6 of the APR.

6.4 Our performance declined against four indicators:

Indicator	2016/17	2017/18	2018/19	Wales average	WG target
5 year housing land supply	4.1 years'	4.0 years'	3.9 years'	6 years'	5.0 years'
Average time taken to determine all applications	73 days	77 days	86 days	77.2 days	<67 days
% of enforcement cases investigated within 84 days	83%	91%	64.5%	76.3%	>80%
Ave time taken to take positive enforcement action	227 days*	96 days*	232 days	165 days	<100 days

*No target set by WG for those years

6.5 Four actions are identified going forwards.

Speed of determining application

6.6 We determined 88% of applications within agreed timescales, against a Welsh Government target threshold for good performance standing at 80%. The average time taken to determine all applications was 86 days, missing the 'good' target of 67 days (and above the Welsh average of 77 days). While it is accepted that timely decisions can have economic benefits, of greater importance to investors is clarity and certainty, and our evidence is that, within reason, customers are happy to have a slightly slower decision if it is a favourable one. We therefore place greater importance on securing a positive outcome.

6.7 However, this is an area for potential improvement and we have been undertaking a 'Systems Revisit' to assess how much waste is in our processes and to understand if there are common themes as to why applications are not being determined within a timely fashion. There have been reductions in waste in our systems by the implementation of our new Idox Uniform database for the DM service but naturally enough, this has taken time to become stable and embedded, so gains will be in the medium to long term. Opportunities are there to ensure our pre-application advice service is contributing effectively to reducing planning application determination periods by providing clear, professional and respected advice. In addition, our web site offer to customers, although substantially improved via work already carried out with the Council's Digital Team, could be further improved to turn off demand on officer time. There will always be customers who wish to speak directly to an officer but many will self-serve given the opportunity. As such, we need to explore opportunities to signpost customers to useful information on-line so that they can carry out a variety of functions unassisted. These could include making an application for pre-application advice, making a planning application or commenting on a planning application.

6.8 We will explore the use of a chatbot with our colleagues in the Council's Digital Team to investigate whether we can answer more straightforward planning queries and

signpost customers to appropriate information on our web pages or on other useful sites, including the Planning Portal Wales.

- 6.9 Project management for major planning applications can be improved by resourcing their processing properly via planning performance agreements (PPAs) with the applicant to deliver a timelier decision by best endeavours. We have trialled one PPA this year which was considered a success in establishing and meeting milestones for a planning application for a complex, strategic, mixed-use development in Chepstow. The fee from such an agreement can be used to back-fill and allow the case officer to be freed up to be a more dedicated resource. We know that other potential applicants are interested in engaging with us to explore the benefits of this project management tool. Thus, Actions 1 - 2 below are identified.

Action 1 – Complete the review of the effectiveness of the Council’s bespoke pre-application advice service and rolling out the use of Planning Performance Agreements, where appropriate.

Action 2 – Continue to improve the Planning Service’s web pages to deliver relevant, accessible and legible information so that customers can self-serve. This includes investigating the value of a chatbot to signpost users to information held online that can help them self-serve and reduce queries to the team via phone and email.

Speed of resolving enforcement cases

- 6.10 The performance of the Council’s Planning Enforcement team declined in relation to the two enforcement measures in the Performance Framework over 2018/19, and we do receive customer feedback and complaints regarding perceived delays in enforcement cases. These issues are certainly not unique to Monmouthshire, and the problem is at least in part due to a misunderstanding of the powers available to us and/or unrealistic expectations which has been addressed in some way by the training on enforcement that took place in May 2018 for community and town councillors. There remains, however, scope for substantial improvement. The systems review of the Planning Enforcement function, due for completion in December 2019, will help to improve this team’s practices and drive out waste. The triage system identified in the 2016/17 APR, has been partially implemented to systematically prioritise cases, but this is being reviewed as part of the wider systems approach (Action 3).

Action 3 - Systems review of the Planning Service’s enforcement function and its processes to speed up our decision-making, verify if we have the right resources and we are providing a good service for our customers.

Collaborative Working

- 6.11 Monmouthshire has a wealth of heritage assets and has long invested in its heritage team to manage these assets in the public interest. It has become apparent that opportunities exist to work collaboratively with neighbouring Councils to provide a shared heritage resource. This reporting period saw the establishment of a shared heritage service with Torfaen Council that is working well. This has given the opportunity to address issues of capacity and consistency of advice between Authorities. In addition, it provides an opportunity to increase resilience, knowledge and the skills base of aspects of Historic Environment Management through building and sharing of expertise and experience. It also acknowledges the agenda for collaboration in the delivery of local government services being promoted by Welsh

Government. It is understood that other planning authorities in South-East Wales are considering their needs against the offer of our shared heritage service. Going forward we will promote collaboration with other authorities, where appropriate. This will also include work involved in the preparation of the LDP review which has seen sharing of the background evidence work, as referred to in par. 4.14 in the APR.

Action 4 – Continue to pursue an agenda of collaboration in relation to heritage services with neighbouring authorities and collaboration in other areas where possible, including the evidence base for the review of the Local Development Plan.

Value of Planning

- 6.12 RTPI Cymru has published a toolkit which measures the value generated by a local authority planning service. The tool has been developed to capture the economic, social and environmental value at a local planning authority level across Wales. The tool and its 'Value Dashboard' has been designed to provide RTPI Cymru and the Welsh Government with a platform to demonstrate to local authorities, national policy makers, the private sector, researchers and other broader policy and media audiences, the value planning contributes and how planning is positively contributing to Wales' seven well-being goals. The data has been updated to reflect planning permissions and completions in the current reporting period (2018/19). The toolkit has been a very useful means of promoting the good work undertaken by the department that is often taken for granted. Over this period, the toolkit considers that the service has contributed £121M to the local economy by the allocation of sites in the LDP, the safeguarding of land, the granting and implementation of planning permissions, the operation of its enforcement function and the securing of planning obligations. We aim to update this for the ensuing reporting periods. The 'Dashboard' data summarises the Planning Service's contribution below:

Value of Planning in Monmouthshire 2018/19

Planning service key data



29 FTE jobs in planning service



1,101 applications handled



£0.6m collected in fees

LDP Land Safeguarded



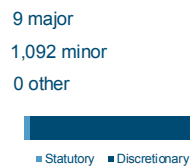
LDP Land Allocated



LDP Value

£2.1m uplift value
(based on land allocated for whole plan period)
Value adding policies ✓ 89%

Applications



0 DCOs dealt with
1 DNS dealt with
75 LBC applications granted
13 refusals appealed
0 judicial reviews

Decisions

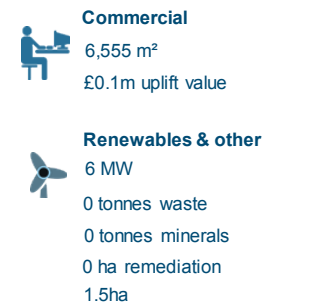
✓ 1,055 approvals (96%)
x 46 refusals (4%)
175 subject to pre app



Permissions

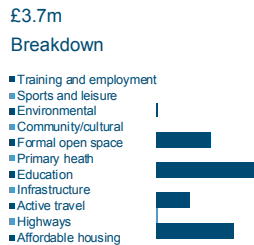


Permissions



Contributions

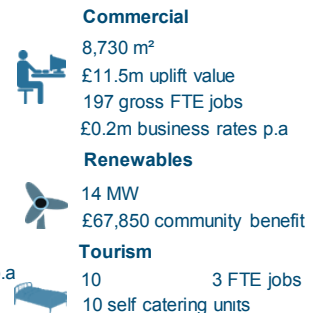
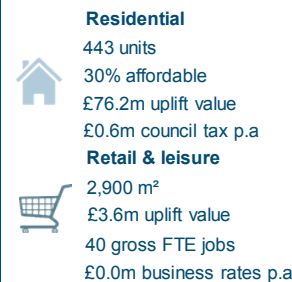
Section 106 income



CIL income



Completions



Enforcement

405 enforcement complaints
5 planning contraventions
5 enforcement notices
5 breach of condition notices
0 stop notices
0 section 125 notices



Wider indicators



In 2018/19 the total value of planning was £121.0m

SOURCES: Planning function outputs (LPA survey), Land and property value data (JLL estimates), business rates valuations (Valuation Office Agency), employment densities (English Homes & Communities Agency), Council tax rates (StatsWales), Health benefits from Affordable Housing (Department for Communities and Local Government Appraisal Guide, based on various studies outlined in appraisal databook), Community benefit from renewables (Renewables UK Cymru). Some of the calculations require high level assumptions to convert between units/m²/ha. Where possible, benchmarks have been employed otherwise reasonable assumptions have been used. Business rate, council tax and gross FTE job estimates based on assumption of 100% occupancy and do not factor in any displacement. Numbers of applications and decisions are unlikely to match up as these can take place in different financial years for any given application. 'Value adding policies' refers to the proportion of policies the team has identified as adding 'intangible value' that are included in local plans. Approvals and refusals do not sum to 100% due to applications carry across years. The total value of planning only incorporates some of the metrics presented in the dashboard.



7.0 OPPORTUNITIES GOING FORWARD

7.1 The following opportunities for the coming year have been identified as a result of this Annual Performance Report, our LDP AMR and our Service Business Plan:

- To improve the speed of our responses to pre-application advice requests and determining planning applications via a review of our bespoke pre-application advice service valued by our customers (Action 1);
- In tandem with our systems thinking approach, to use Team meetings and performance reports to drill down into specific areas of workflow and identify where problems exist and why, with a targeted approach to identifying solutions (Actions 1 and 3);
- Consider the project management of major planning applications, where appropriate, via planning performance agreements to seek by best endeavours to ensure timely and well-managed processing of such applications, providing a good customer experience for the customer (Action 1);
- To improve the web site experience for customers and improve customers' pathways to information; this could include trialling a 'chatbot' to help customers to self-serve on line and reduce the demand on officers, particularly the daily duty officer (Action 2);
- To consolidate the use of the more efficient replacement database for planning applications to reduce waste for staff, including the production of standard letters and monitoring reports. Stage 2 of the Idox project will include the conditions monitoring module and enhancements to the public access module which will provide a better service to the public when they search applications online; these include providing an online measuring tool and the ability to track changes to an application (Action 2);
- To improve the speed with which we deal with enforcement cases via a systems review of the Enforcement function (Action 3);
- To extend collaborative working to deliver a Built Heritage Management Service with neighbouring local authorities, providing resilience, shared learning and consistency across those areas (Action 4);
- Continue with the review of the Monmouthshire LDP because of the need to address the shortfall in the housing land supply and facilitate the identification/ allocation of additional housing land as well as addressing the demographic and employment challenges of the County;
- To identify, implement and/or disseminate best practice via the Planning Officers' Society for Wales or other working groups, including the Welsh Government, the WLGA and the RTPi
- Promote the value of the work carried out by the Council's Planning Service by updating the Value of Planning toolkit on an annual basis and publicising the findings in each APR.

7.2 Progress will be measured via our 2019/20 Annual Performance Report, 2019/20 LDP Annual Monitoring Report, and our 2019-22 Service Business Plan.

8.0 RESOURCE IMPLICATIONS:

8.1 Officer time and costs associated with the preparation of this APR are met from the Development Management budget and work is carried out by existing staff.

9.0 SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS:

9.1 Sustainability, equality and well-being considerations are central to the planning service's activities. This report is a review of the previous year's performance against targets and benchmarking information, however the proposed five actions for future

improvements seek to improve service delivery to the benefit of our customers and communities.

9.2 An Equality and Future Generations Evaluation is attached as an appendix.

10.0 OPTIONS CONSIDERED

10.1 There is a requirement on Local Planning Authorities to undertake an Annual Performance Report and to submit it to the Welsh Government by 31 October 2019. While the Council could decide to not submit the APR, there is little to be gained from such an approach. Consequently, the following options were considered:

- 1) Recommend the APR for submission without any changes;
- 2) Recommend the APR for submission but with changes to the proposed actions for the coming year.

10.2 The APR provides a useful reflection on last year's performance against targets and benchmarking information. The proposed actions seek to continue that journey of improvement, given the resources available to us. Consequently, option 1 has been chosen.

11.0 HOW WILL SUCCESS BE MEASURED

11.1 The Planning Service is measured against a number of clear and consistent (across Wales, and over time) performance indicators allowing aspects of a successful service to be measured. These indicators need to be viewed in the context of other factors, including what customers have identified as being important to them, customer and stakeholder feedback, outcomes (which are not always captured by performance indicators), and whole Council priorities.

11.2 We strive to be deliver the best service possible, and our mission is to advise on, give permission for, and ensure the best development possible.

12.0 CONSULTEES

- Planning Committee and the Economy and Development Select Committee via a report to the latter considered on 5 September 2019. Feedback from that committee was positive with members appreciating the hard and dedicated work of the teams together with the positive approach to dealing with planning applications. The achievement of the Heritage Team in developing and implementing the joint service with Torfaen Council was picked out for particular praise as was the accreditation of the Heritage Manager to determine grade II* applications for listed building consent. The work of the Delegation Panel was also noted and appreciated. The actions to improve the service, particularly the enforcement element, were recognised and endorsed. The role of committee and the limited number of over-turns of officer recommendations were also discussed and the positive relationship between committee members and officers was commended. Members considered that The Value of Planning Tool was an excellent way of promoting the often unsung work of the team and is a tangible way of showing how much worth the service provides to the County.

In conclusion, Members commented on the positive change they have seen in the department over recent years, and described the Planning Service as:

Brave – willing to make difficult and unpopular decisions but that are the right thing to do.

Transparent – very open with Members in terms of what is working well and what is not.

Pro-active – constantly looking at how to improve customer service and policies based on feedback and reflecting on experience.

Business-like – with a focus on performance, customer service and outcomes.

- Customer feedback as set out in the report

13.0 BACKGROUND PAPERS:

None

14.0 AUTHOR & CONTACT DETAILS:

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Monmouthshire LPA

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2018-19

PREFACE

I am very pleased to introduce the fifth Annual Performance Report for Monmouthshire County Council's Planning Service.

This report shows that Monmouthshire's Planning Service continues to perform very well, with just four of seventeen relevant indicators that were in need of improvement against the Welsh Government's targets. We are performing particularly well in dealing with major planning applications and I am pleased to note that the committee process is working effectively showing an excellent relationship between members and officers in this authority. The Heritage Team members deserve high praise for their outstanding quality of service and the commitment they have shown in developing and establishing a joint heritage service with our neighbours at Torfaen Council.

Where we are performing less well, we have clear actions to improve those elements of the service.

Good planning is central to the Council's purpose of building sustainable, resilient communities while also generating growth in the economy and protecting the heritage and landscapes that make our County the beautiful place it is. It is central to achieving our well-being objectives for everyone who lives, works and spends time in our beautiful County.

Councillor Bob Greenland, Cabinet Member

1.0 EXECUTIVE SUMMARY

- 1.1 This is Monmouthshire's fifth Annual Performance Report, which looks at the performance of the Planning Service against nationally set performance indicators, Welsh Government targets, the Wales average performance, and Monmouthshire's performance last year. The results are considered in the context of the challenges, opportunities, priorities and resources (staffing and financial) available to us. The objective of the APR is to reflect on and celebrate good performance, identify areas for improvement, and look across Wales to identify potential areas of best practice that we could learn from or share with others.
- 1.2 The nature of the performance indicators means their focus is on decision speed and customer service rather than measuring whether or not better outcomes have been achieved. It has not yet been possible to identify an objective way of measuring outcomes, however we seek to prioritise securing the best scheme possible rather than traditional indicators relating to speed of decision-making. Research has identified that our customers' priority is securing planning permission: customers generally understand the benefits of good design and, within reason, do not see the time taken as a priority.
- 1.3 For the purposes of this report, performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:
- Plan making;
 - Efficiency;
 - Quality;
 - Engagement; and
 - Enforcement.

This Framework was established by the Welsh Government in partnership with Local Planning Authority representatives, and Monmouthshire's Head of Planning sat on the working group and the Council's Development Services Manager continues to contribute to the group. Performance is ranked as 'good', 'fair' or 'needs improvement'.

- 1.4 Based on the customer feedback in Section 5 and the performance information in Section 6 and Appendix A, we can be pleased with the service we deliver. During this period:
- The proportion of all applications determined within 8 weeks or an agreed timescale at 88.4% was well above the national target of 80% and was just above the Welsh average;
 - The proportion of major applications determined within agreed timescales increased and at 89% was over 20% above the Welsh average;
 - 89% of listed building applications were determined within approved timescales and we dealt with more heritage applications than any other authority in Wales;
 - The percentage of applications approved remained well above WG average and is stable at 95%;
 - Over 2018/19, 170 planning applications stemmed from pre-application advice we gave. Of those that have been determined 98% were approved. Only one application was refused and that proposal did not follow the officer advice given at pre-application stage. One application was withdrawn and not progressed due to a change in the applicant's

circumstances. Consequently, we have a 100% success rate of applications that went to decision stage and followed our pre-application advice.

- The proportion of respondents to the 2017/18 customer survey who were satisfied overall with the service was 74%, well above the Welsh average of 63%. This shows that, despite a challenging workload, the implementation of our new planning application processing software and staff changes, our performance and levels of customer satisfaction have improved and our pre-application advice service is effective.

1.5 A summary table of our performance can be found in Appendix A. There are 17 relevant indicators and of these:

- Monmouthshire's performance is ranked 'good' against 12, 'fair' against 1 and 'in need of improvement' against 4. The 'fair' result relates to the average time taken to determine all applications in days; this missed the target of 67 days and at 86 days will be the focus of improvement via our action plan. One of the four measures that were in need of improvement was the five-year supply of housing land that has fallen to 3.9 years; work is underway to address this via the allocation of appropriate unallocated sites and via the LDP review (these matters are discussed elsewhere in this Report and also in the Council's Annual Monitoring Report (AMR) 2019). In addition, our appeal performance, although an improvement upon the 2017/18 period, standing at 46% of appeals being dismissed was well below the expected standard of 66%. An analysis of the appeal performance is set out in 'Our Performance 2018-19' par. 6.21 below. The two enforcement measures showed a decline in performance over previous years and the need to manage these elements and provide timelier outcomes is acknowledged and will be a priority going forward. This is being addressed via a review of the Planning Enforcement function which is anticipated to be concluded by December 2019. There will be a focus on these measures in the 2019/20 APR.
- We performed above or at the Wales average in 11 of the 15 comparable indicators. The indicators for which performance was below Wales average related to average time taken to determine all applications in days, appeal performance and the two enforcement measures, as referred to immediately above. Further commentary on the performance against these measures is set out in Section 6.
- Our performance declined against four indicators, The declining performance related to:
 - a) 5 year housing land supply;
 - b) Average time taken to determine all planning applications;
 - c) Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days
 - d) Average time taken to take positive enforcement action

Where a target was set by the Welsh Government, we are still ranked 'good' or 'fair' except for the enforcement and appeal performance, and the five year housing land supply measure. The latter had fallen to 3.9 years' supply below the required 5 year supply (but following interventions to improve this situation we know this has risen to 4.0 years' at March 2019, Monmouthshire being the only Authority in Wales to improve this measure). This is discussed in detail in the LDP AMR 2019.

1.6 In the light of the above, five actions are proposed going forward:

Action 1 – Complete the review of the effectiveness of the Council’s bespoke pre-application advice service and rolling out the use of Planning Performance Agreements, where appropriate.

Action 2 – Continue to improve the Planning Service’s web pages to deliver relevant, accessible and legible information so that customers can self-serve. This includes investigating the value of a chatbot to signpost users to information held online that can help them self-serve and reduce queries to the team via phone and email.

Action 3 - Systems review of the Planning Service’s enforcement function and its processes to speed up our decision-making, verify if we have the right resources and we are providing a good service for our customers

Action 4 – Continue to pursue an agenda of collaboration in relation to heritage services with neighbouring authorities and collaboration in other areas where possible, including the evidence base for the review of the Local Development Plan.

2.0 CONTEXT

2.1 This section sets out the planning context within which the Local Planning Authority operates, both corporately and in terms of Monmouthshire as a county, for the 2018-19 period.

Corporate Context

2.2 The Council adopted its Local Development Plan in February 2014 and will be submitting its fifth Annual Monitoring Report in October 2019.

2.3 The purpose of the Planning Service is to help build sustainable and resilient communities that support the well-being of current and future generations in Monmouthshire, which is a shared purpose with the Council's public service board partners. This is at the heart of everything we do.

We contribute to delivering the Council's well-being objectives, which align to the Public Service Boards objectives, as set out in the Corporate Plan 2017-2022, the specific objectives we contribute to are:

MCC Purpose	Building Sustainable and Resilient Communities
MCC Well-being Objectives	The best possible start in life Lifelong well-being Maximise the potential of the natural and built environment Thriving and well-connected county Future-focussed Council

2.4 The Planning Service's purpose links directly to Monmouthshire County Council's objective of building sustainable, resilient communities.

2.5 The Planning Service sits within the Council's Enterprise Directorate. The Enterprise Vision provides a strategic context for the development and promotion of an enterprising culture, which builds business resilience and creates high value outcomes for Monmouthshire's communities.

2.6 The Planning Service is made up of i) the Planning Policy and ii) the Development Management teams. The primary purpose of the Planning Policy team is to prepare the statutory Local Development Plan (LDP) and assist in its effective implementation through the Development Management (planning application) process. This ensures that the land use and sustainable development objectives of the Council are met ensuring the provision of an adequate supply of land in sustainable locations for housing, retail, education, recreation, tourism, transport, business, waste and other needs, whilst protecting the county's valued environmental, heritage and cultural assets. This work aligns directly with achieving four of the Council's Well-being objectives while being prepared to work innovatively aligns with the fifth objective regarding a Future-focussed Council.

2.7 The Head of Service for Planning is also the Head of Housing. The Monmouthshire Public Service Board Well-being Plan identifies a key issue as being the need to respond to

demographic change, with the County having an increasingly ageing population. The Planning Service has an important part to play (alongside Housing colleagues) in readdressing the supply and mix of housing stock to ensure suitable and affordable housing is available to all demographic groups.

- 2.8 The Planning Service in its policy-making role and when making decisions on planning applications has a significant part in the Well-being goal that seeks to “Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change”. The PSB Well-being Plan acknowledges this by i) identifying Planning’s (and its partners’) capacity to improve the resilience of ecosystems by working at a larger scale (landscape) to manage biodiversity and maximise benefits such as natural flood risk management; ii) ensuring design and planning policy supports strong, vibrant and healthy communities that are good for people and the environment, and iii) enabling renewable energy schemes, especially community owned schemes, and developing new solutions including storage, smart energy, heat and local supply.
- 2.9 The Planning Service’s Vision is “To enable through the land use planning policy framework the building of sustainable and resilient communities that support the well-being of current and future generations.”
- 2.10 In addition, the Development Management Service undertook a System Review between 2010-12 where its purpose was established as being: “To advise on, give permission for and ensure the best possible development” which complements the overall service vision.
- 2.11 Key areas of work for the Service include:
- Carrying out a review and subsequent revision of the Monmouthshire LDP.
 - Preparing and co-ordinating thematic supplementary planning guidance to help to foster the interpretation and implementation of LDP policy.
 - Implementing the Council’s LDP through engaging and working with communities, and partnership working with both internal and external partners.
 - Depending on the outcome of legislative changes at the UK Government level, adopting and implementing the Community Infrastructure Levy. Infrastructure needs will be reviewed and consideration will be given to the best options for funding them alongside LDP progress.
 - Working with colleagues in Development Management to create a unified Planning Service focussed on enabling positive outcomes.
 - Monitoring and evaluating development plan policies, including preparing the statutory LDP Annual Monitoring Report (AMR).
 - Maintaining the LDP evidence base and ensuring fitness for purpose for future LDP revision.
 - Developing linkages with the Council’s emerging framework for community governance and development
 - Providing pre-application advice to customers;
 - Determining planning applications in accordance with adopted policy and material planning considerations, taking into account stakeholder comments and corporate objectives;
 - Securing financial contributions from developers to offset the infrastructure demands of new development;
 - Safeguarding the County’s 2400 Listed Buildings and 31 Conservation Areas, areas of archaeological sensitivity, the Wye Valley AONB and the Brecon Beacons National Park;

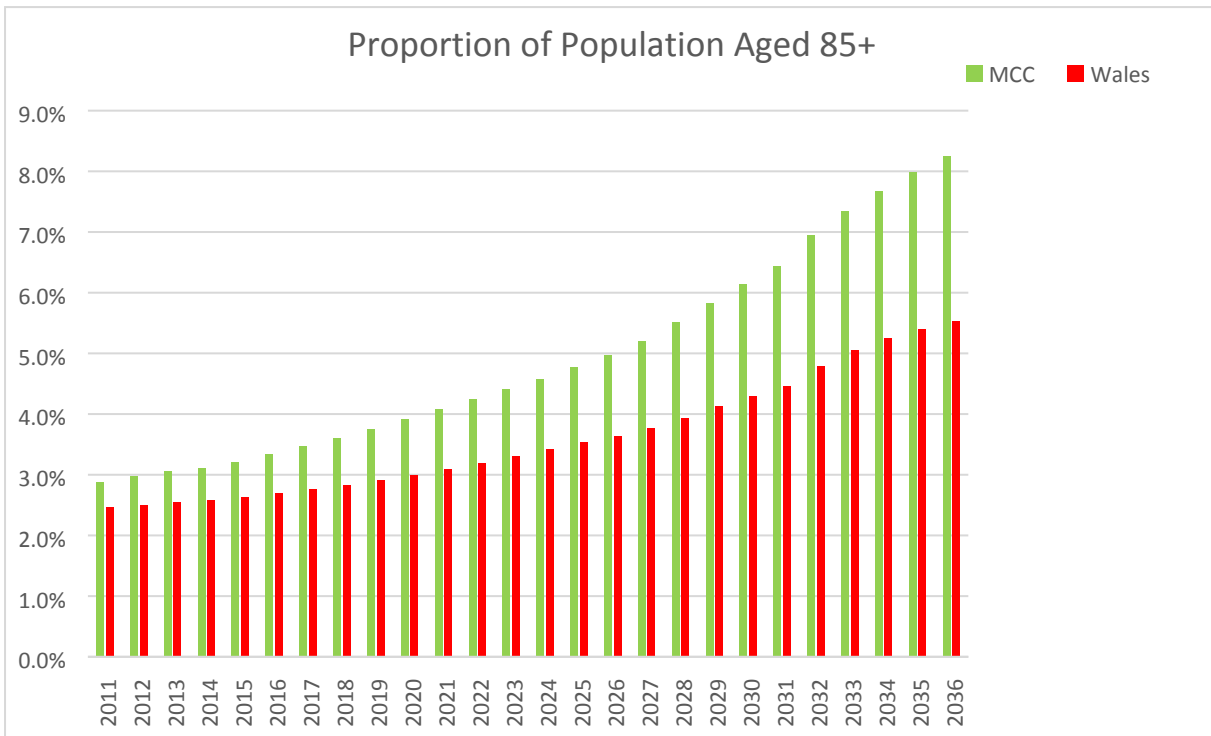
- Providing a heritage service for our neighbouring colleagues in Torfaen County Borough that works in a manner that is consistent and as well-resourced as the one provided for Monmouthshire.
 - Taking robust enforcement action against unauthorised development that is unacceptable.
 - Preparing and submitting the Planning Services' Annual Performance Report (APR) to WG which assesses the effectiveness of the Monmouthshire's planning service and benchmarks it against other Councils' performance.
- 2.12 The main customer of the Planning Service is the applicant of any planning application, however there are numerous stakeholders including individuals, communities, businesses, third sector organisations, other Council Services and elected Members.

Local Context

2.13 Located in South East Wales, Monmouthshire occupies a strategic position between the major centres in South Wales, the South West of England and the Midlands. The County shares a border with the neighbouring Local Planning Authorities of Newport, Torfaen and Brecon Beacons National Park (BBNP) in Wales and Gloucestershire, the Forest of Dean and Herefordshire in England, with Severn crossing links to South Gloucestershire. The County forms the gateway to South Wales, and is part of the Cardiff Capital City Region. This location gives the County a distinctive identity.

2.14 Our people

- 2.14.1 Monmouthshire covers an area of approximately 88,000 hectares with a population of 91,323 in 2011 (92,843 according to the 2016 mid-year estimate), 7.9% of which resides within the BBNP area of the County. The County has a low population density of 1.1 persons per hectare – significantly lower than the South East Wales average of 5.3 persons per hectare – reflecting the area's rural nature. Only 53% of the population live in wards defined as being urban areas (i.e. with a population of more than 10,000).
- 2.14.2 Our population has been increasing steadily, up 7.6% between 2001 and 2011 compared with the Wales average of 5.5%. This increase is wholly attributable to inward migration, with natural change showing negative growth. The County has a relatively high and increasing proportion of older age groups, and a lower and decreasing proportion of younger adults compared with the UK and Wales averages. This trend is predicted to continue.



Source: Office for National Statistics

2.14.3 This demographic change has significant implications for economic activity and demand for services to enable our citizens to continue to live independent lives. The Council has embarked on a work-stream named ‘Future Monmouthshire’ to consider the needs and aspirations of our communities going forward, and how those will be met in the context of a rapidly changing public sector. The project is also considering the extent to which we are a hostage to fortune of these demographic changes, or if we can and should seek to change trends, for example by seeking to retain younger people in the County and the role of affordable housing and employment opportunities in achieving that. This work is providing important evidence, context and direction to the review of the Local Development Plan and to regional planning.

2.14.4 The following diagram encapsulates the challenges facing the Council in the review of the LDP over the next two years:

Monmouthshire Replacement Local Development Plan – Issues, Vision and Objectives

Key Issues to be addressed in the Replacement LDP

<p>Population Aged 65+ Monmouthshire = 24.6% Wales = 20.6%</p> <p>Population Aged 85+ Monmouthshire = 3.3% Wales = 2.6%</p> <p>(2017 ONS Mid-Year Estimates)</p>		<p>2152 Listed Buildings, 164 Scheduled Ancient Monuments, 45 Historic Parks and Gardens. AONB & adjacent Brecon Beacons National Park</p>		<p>Annual mean pay for resident population in Monmouthshire £39,243</p> <p>Annual mean pay for people working in Monmouthshire £30,001</p> <p>(ONS, ASHE, 2018)</p>	
<p>Annual mean pay for people working in: Monmouthshire £30,001 Wales £30,357 UK £36,611 (ONS, ASHE, 2018)</p>		<p>CCR City Deal: £1.2 billion programme expected to deliver up to 25,000 new jobs and leverage an additional £4 billion of private sector investment. Opportunities associated with the Metro transport system.</p>		<p>High proportion of Best and Most Versatile agricultural land (69%)</p> <ul style="list-style-type: none"> • 3% land defined as 'built on' 	
<p>Median age of 48 years in Monmouthshire compared to 34 years in Cardiff</p>		<p>Economic Impact of Tourism +4.9% in 2017 compared to 2016. Staying visitors generated £146 million & day visitors £58 million in 2017</p>		<p>Access to Services: 38 of our 56 LSOAs fall within the 50% most deprived in Wales (WIMD, 2014)</p>	
<p>40% of economically active resident population commuting out of the County. (Census 2011) Public transport is limited in some areas of the County.</p>		<p>Need for adequate physical & digital infrastructure including: Transport, Water/Sewerage, Broadband</p>		<p>Lower quartile house price to income ratio in Monmouthshire is 9:1 (Hometrack, September 2018)</p>	
<p>Relative absence of young adults aged 16 – 44 in Monmouthshire 28.9% compared to Wales 35.1%</p>		<p>Town Centre Vacancy rates (2018): Abergavenny = 4.8%, Caldicot = 10.3%, Chepstow = 11.8%, Monmouth = 10.1%, Usk = 15.3%</p>			
				<p>Average house prices Monmouthshire £301,642 Wales £187,139 (Hometrack, January 2019)</p>	

2.15 Housing and quality of life

2.15.1 The County has three broad categories of settlement:

- The historic market towns of Abergavenny, Chepstow and Monmouth have developed over many years to have a wide range of opportunities for employment, shopping, community facilities and public transport;
- The newer settlements in Severnside of Caldicot/Portskewett, Magor/Undy, Rogiet and Sudbrook where recent high levels of residential growth have taken place without the local jobs and community facilities to match. The area benefits, however, from a strategic location at the 'Gateway' to Wales with good access to the employment markets of Newport, Cardiff and Bristol;
- The rural area, containing the small town of Usk, the larger villages of Raglan and Penperlleni, and a large number of smaller villages, widely dispersed around the County.

2.15.2 Over the last decade, housing completions in the Monmouthshire LPA area have averaged approximately 245 dwellings per annum, although there have been significant annual variations with just 158 completions in 2009/10. To deliver the LDP housing requirement, 488 completions per annum are required (2013-2021). To date, completions since LDP adoption have averaged approximately 240 per annum. This is discussed in more detail in the LDP Annual Monitoring Report.

2.15.3 Average house prices are significantly higher than the Wales average (£301,600 compared to £187,100 average in January 2019) resulting in a significant need for affordable housing (source: Hometrack Housing Intelligence). Between 2006 (the time the Monmouthshire Unitary Development Plan was adopted) and March 2019, there have been 3,404 completions of which 715 were affordable, equating to 21% of all dwellings built. Since LDP adoption (2014) to March 2019 there have been 1,399 completions of which 342 were affordable, equating to 24.5% of all dwellings constructed.

2.15.4 Monmouthshire is generally a prosperous County offering a high quality of life for its residents. Super output areas (LSOA) in Monmouthshire in the most deprived 10% in Wales. However, poor access to community facilities and declining local service provision is an issue for rural and ageing communities. The health of Monmouthshire's population is generally better than the Wales average, with greater life expectancies and higher proportion of residents classing themselves as being in good health (2011 Census). Fewer residents in the County suffer with a limiting long-term illness compared with Wales as a whole. The rate of reported crime in Monmouthshire tends to be lower than for Wales as a whole.

2.16 **Our economy**

2.16.1 The County has a high proportion of working age people in employment (62.8% in 2011) compared to neighbouring Authorities or the Wales average (58.2%). Our economy is reliant on the public sector and services for employment:

- The public administration, education and health sector accounts for 33.3% of jobs;
- The distribution, retail, hotels and restaurants sector accounts for 27.4% of jobs;
- Tourism, as part of the services sector, is also important in the County (see 2.16.3 below).

- 2.16.2 The County had 3,720 active enterprises in 2011, 27% of which were in the property and business services sector. Nearly 99% of the County's businesses are classified as small (i.e. up to 49 employees). Monmouthshire has experienced growth in eight of fourteen sectors in the decade to 2011, with the greatest increases in the property business services, hotels and catering and education and health sectors, while there has been a decline in the number of manufacturing businesses. Recent changes in Business Rates by the Welsh Government have disproportionately affected Monmouthshire.
- 2.16.3 Tourism is vital to Monmouthshire's economy and generates income to support a wide range of businesses that benefit from spending by visitors. According to figures supplied by tourism economic indicator STEAM (Scarborough Tourism Economic Activity Monitor), the sector brought in £204.43m to Monmouthshire in 2017 and supported the equivalent of 2,968 full-time jobs, accounting for approximately 10% of the workforce. Each visitor contributing to the county's economy by purchasing food and drink, fuel, services and accommodation spends on average over £66 per day.
- 2.16.4 Monmouthshire's tourism performance over the life of the previous plan displayed an encouraging 10% real growth in terms of economic impact, an increase of 8.7% in visitor numbers and a 1.5% growth in full-time jobs. The approved Destination Management Plan has been developed following a review of the previous plan and is based on Monmouthshire's best prospects for tourism growth as well as extensive consultation with stakeholders.
- 2.16.5 The Plan capitalises on key opportunities for Monmouthshire, including its location at the gateway to Wales offering an initial chance to make a great impression, especially now that Severn Bridge tolls are to be phased out. It also recognises Monmouthshire's contribution to the Cardiff Capital Region's City Deal and the overall growth target - set by the Welsh Government's tourism organisation, Visit Wales - of 10% or more in the sector's value by 2020.
- 2.16.6 The 2015 Welsh Government Commuting Statistics indicate that 58.3% of the County's residents work in the area. Although less than the Welsh average of 69.4%, this is an improvement of last year's figure of 54.5%. This suggests that there has been some progress in meeting the aspiration to increase the proportion of resident workforce working within Monmouthshire over the Plan period. However, the same data source suggests that Monmouthshire has a net outflow of 900 commuters – with 17,800 commuting into the Authority to work and 18,700 commuting out. There was significant in-commuting from Torfaen (3,000), Newport (2,900), Blaenau Gwent (2,800) and from outside Wales (8,000). The main areas for out-commuting were Newport (3,900), Bristol (3,400), Cardiff (2,500) and Torfaen (2,100), with a further 6,400 commuting to other areas outside Wales. A relatively high proportion of Monmouthshire's residents travel long distances to work, with a high usage of the private car. Heavy reliance on the private car and limited opportunities for public transport is a particular issue in rural areas. These figures should be treated with caution, however, as the data is based on a small sample survey.

2.17 Communications

2.17.1 The County is easily accessible from the rest of Wales by the M4, A40, A449 and A4042 and from England by the M4 and M48 Severn Bridges and the A48, A40 and A465. The good road transport links connect the County to major population centres such as Cardiff, Newport and Bristol. Monmouthshire is served by a number of local and national bus routes, with main bus stations in the towns of Abergavenny, Chepstow and Monmouth. In terms of rail provision, Monmouthshire has four railway stations, at Caldicot, Chepstow and Severn Tunnel Junction in the south of the County and Abergavenny in the north. As part of the Cardiff Capital Region, Monmouthshire is set to benefit from the proposed South Wales Metro proposals. The local community in Magor Undy is at an advanced stage of campaigning for a new Magor Undy Walkway Station, close to the Community Hub building that has now received planning permission. The announcement to remove the toll charge on the Severn Bridge has already had a demonstrable impact on house prices and, anecdotally, on speed of sales.

2.17.2 Public rights of way include 1,499km of footpaths, 71km of bridleways, 84.5km of restricted byways and 1.5km of unrestricted byways. These public rights of way are complemented by permissive paths. The County has three long distance regional trails (Usk Valley, Wye Valley and Three Castles) as well as the national trail (Offa's Dyke Path). The County also provides the start of the all-Wales coastal path. There are two national cycle routes within Monmouthshire, both of which run from Chepstow. The countryside access opportunities available in the County are one of its key assets, sustaining tourism and providing opportunities for economic regeneration.

2.17.3 The rural nature of the County and high proportion of SMEs means broadband and mobile communication are both vital and challenging. The Council is part of the Superfast Cymru project rolling out BT broadband. Other local projects to roll out Broadband into less accessible rural areas are being explored.

2.18 Our natural heritage

2.18.1 The County is noted for its rural beauty and has a rich and diverse landscape stretching from the coastline of the Gwent Levels in the south of the County, to the uplands of the Brecon Beacons National Park in the north. In addition, there is the picturesque river corridor of the Wye Valley AONB in the east and the Blaenavon Industrial World Heritage Site to the north-west. The landscape and countryside of Monmouthshire contributes not only to the health and well-being of Monmouthshire's residents but also supports the important tourist economy.

2.18.2 Monmouthshire has significant biodiversity and nature conservation resources, a number of which are internationally or nationally recognised, including:

- The Severn Estuary Special Area for Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar Site (Wetland of international importance);
- The River Wye, River Usk, Wye Valley woodlands and Wye Valley Special Areas of Conservation (bat sites);

- 49 nationally designated Sites of Special Scientific Interest (SSSIs) – covering some 2,087 hectares. Most are woodland or grassland sites with others designated for their wetland or geological interest;
- Two National Nature Reserves (Fiddler’s Elbow (woodland) and Lady Park Wood) and one Local Nature Reserve at Cleddon Bog;
- Approximately 650 non-statutory Sites of Importance for Nature Conservation (SINCs) predominantly in relation to grassland and ancient and semi-natural woodland areas. The statutory sites cover 6,432 hectares, or 7.6% of the LPA area; 3,664 hectares of which comprises the Severn Estuary SPA.

2.18.3 Other key challenges facing the Planning Service include areas at risk of flooding (including most of the Gwent Levels and the flood plains of the Rivers Usk and Wye and their tributaries). There are, however, flood defences within the towns of Chepstow, Monmouth and Usk.

2.19 Our built heritage

2.19.1 The Monmouthshire LPA area has a rich built heritage and historic environment which includes:

- Approximately 2,400 Listed Buildings, of which 2% are Grade I, 10% are Grade II* and 88% are Grade II. Of note, around 176 Listed Buildings have been identified as being at risk.
- 31 Conservation Areas – designated for their special historic or architectural interest, covering some 1,648 hectares in total;
- 45 Historic Parks and Gardens – identified as having a Special Historic Interest, covering 1,910 hectares;
- 3 Landscapes of Outstanding Historic Interest identified by Cadw (parts of Blaenavon, the Gwent Levels and the Lower Wye Valley);
- 164 Scheduled Ancient Monuments.

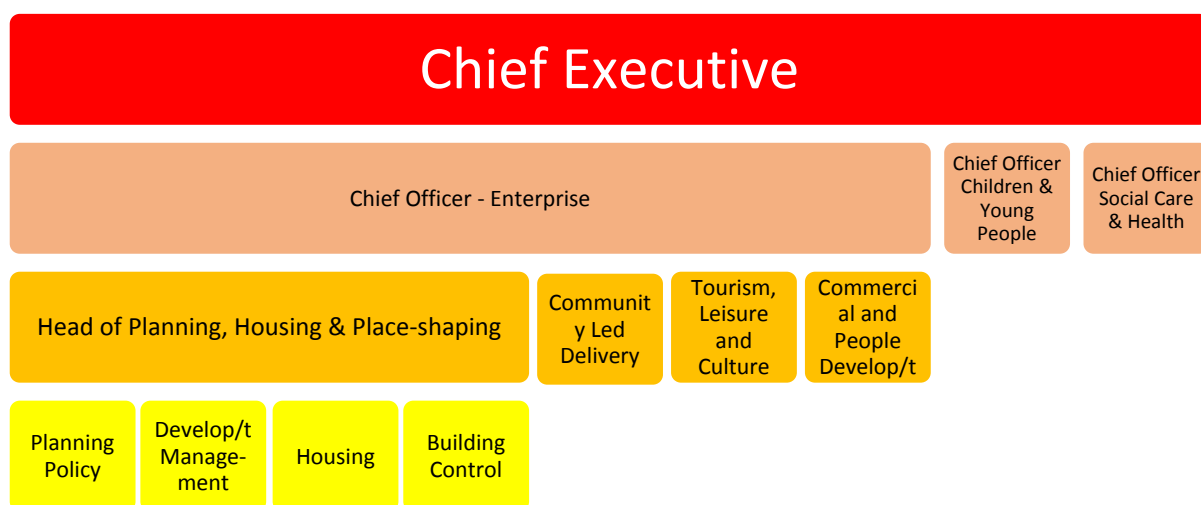
2.20.1 The LDP is heavily reliant on greenfield sites to deliver its development needs due to a lack of brownfield sites. Air quality in Monmouthshire generally meets current standards, although there are two Air Quality Management Areas (AQMA) within the County, where objective levels of nitrogen dioxide may be exceeded. These are at Bridge Street in Usk and Hardwick Hill/Mount Pleasant in Chepstow. The Monmouthshire Contaminated Land Inspection Strategy has not identified any sites as being contaminated.

3.0 PLANNING SERVICE

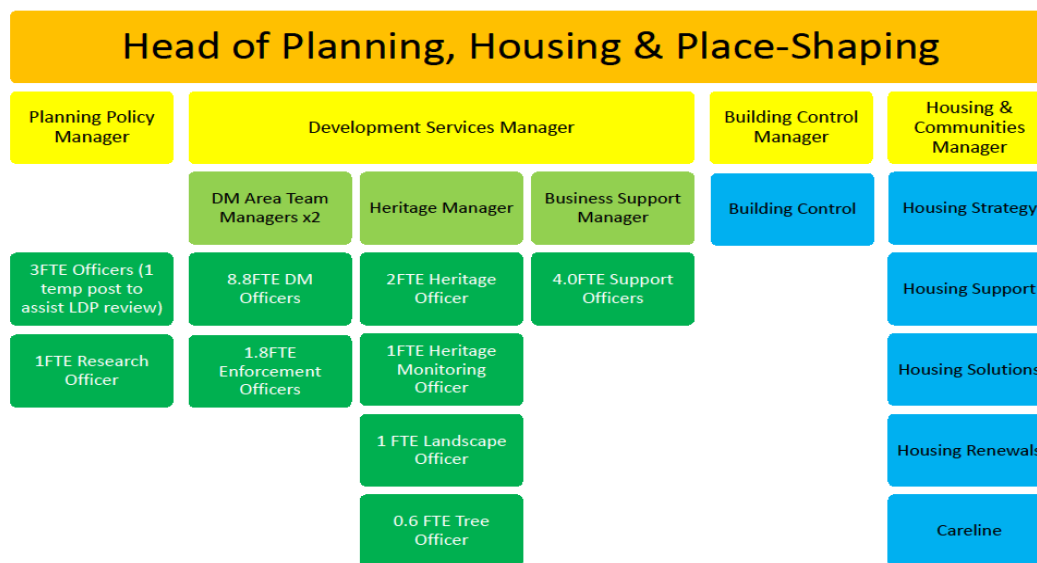
Organisational setting

3.1 During the previous reporting period, the Planning Service underwent a number of significant changes, including a restructuring of management responsibilities within Planning Policy and DM. This resulted in an increase in management capacity as a response to officer feedback, to better support colleagues, to enable succession planning and recognise talent, and to support service delivery improvements. The changes have now bedded in with the new full-time Policy Manager being at the forefront of the LDP review and additional management capacity enabling better monitoring of officer performance in the DM team. Within this reporting period, a senior manager in DM retired leading to their replacement by a new DM Area Team Manager (Abergavenny/ Usk DM area and Enforcement), also from within the DM team, thus rewarding in-house talent and providing career progression. Other changes have seen the recruitment of a new Landscape Officer who sits in the Heritage Team together with the Tree Officer post, formerly in the Countryside and GI Team being accommodated in the Heritage Team as another key specialist to assist the planning process. The delivery of a joint heritage service with Torfaen CBC from January 2019 and managed by Monmouthshire County Council has led to the recruitment of a further senior heritage officer for a two year period (albeit that this post is funded by Torfaen Council). A 0.5FTE post in Support was deleted as a budget saving. In Planning Policy, three internal promotions occurred including the appointment of a new full time Policy Manager following the retirement of the previous part time manager. Owing to the need to have adequate staff to undertake the LDP review, a three year temporary senior policy officer post was created and filled internally by the secondment of a senior DM officer. The senior DM post has been backfilled to enable the DM team to be adequately staffed.

Department structure and reporting lines for the 2018-19 reporting period



3.2 Planning Service staffing structure for the 2018-19 reporting period



Links with other Council projects

3.3 There are a number of wider corporate activities that impact upon the planning service, or that the planning service supports and/or shapes:

3.3.1 Budget management

Local Government budgets have been significantly reduced over recent years, and the Planning Service has had to make savings in the same way as all other unprotected services. This has comprised a combination of reduced expenditure, increased income budget lines, and reduced staffing costs. In 2014-15 and 2015-16, the DM team underspent by around £50k each year through underspends in respect of staff costs (gaps between posts being filled) and the Professional & Specialist Fees budget. In 2016-17 identified budget mandate savings of £40k for DM were not achieved - savings had been anticipated via extra planning application fee income for 2016/17 – however, application fee income fell from £626k for 2015/16 to £506k for 2016/17 owing to economic conditions. Savings (or increased income) for 2017/18 were then identified via an increase in pre-application advice fees (by £5k), a drive towards a paperless system (reducing printing and copying – leading to savings of £5k), the introduction of new fee earning services (fast track planning applications and pre-purchase / completion certificates, anticipated to earn £4k) and a reduction in the DM Professional & Specialist Fees element of the budget by £43k. Planning Policy set budget savings of around £17k for 2017/18, including a reduction in their Professional & Specialist Fees element of the budget. Owing to the reduction in planning application fee income over 2017/18 there was an over spend of £197,000 in the DM Team, whereas the Policy team underspent by £218,000, leaving an overall underspend of £21,000.

For 2018/19, DM fee income recovered significantly compared to the two previous years leading to a small overspend of £7k in DM, whereas the Policy team underspent by £186k. Much of this underspend is the rolled over reserve to fund the LDP review which will be used over the next two years.

3.3.2 The income from planning applications improved to £583k in 2018/19, over £200k more than the previous reporting period. Almost £50k of fees were received for the council's pre-application advice service which was 'on budget'. The DM Team made savings of almost £19k via the deletion of a 0.5FTE support officer post, a reduction in the travel claims allowance budget (by making more efficient use of the two pool cars DM rents) and a small reduction in the professional fees budget. Both elements of the service made some savings because of an under-spend in the respective professional fees budget.

3.3.3 Service improvement/Systems Thinking

The Council has reviewed a number of its services via a Systems Thinking approach. Planning underwent this review between 2010 and 2012, and it is now fully embedded. The review seeks to strip the service back to basic principles: who is the customer, and what is important to them? As far as is possible (for example taking into account legislative requirements), activities that do not add value to the customer are removed.

In terms of the Planning Service, this has resulted in a high performing, outcome-focussed service. Officers are empowered to make decisions and take responsibility for their caseload from start to end. The outcome focus means that our emphasis is on securing a positive outcome where possible, rather than a focus on arbitrary performance targets. Performance against end-to-end times is monitored via monthly team meetings, however this monitoring is in the context that decision speed is only a small part of the wider picture, and is not always important to our customers.

The team applied this approach when implementing the roll out of a new planning application processing data base system that went live in March/ April 2018. This ensured disruption when changing over to the new system was minimised. It has also been used as method to seek ways of improving the service's web pages to improve the customer experience when accessing planning-related information online.

3.3.4 Development Team approach

A fee-paying pre-application advice service was introduced in late 2013 which has been well received by customers and is now embedded. This service includes offering a Development Team approach, which seeks to provide an integrated, round-table multi-disciplinary approach to pre-application enquiries. This has helped build positive relationships with other service areas, and help all parties to understand each other's objectives and priorities, leading to better outcomes. We also ask applicants if they wish the local ward member to be involved in pre-application discussions on major planning applications to improve communication and to promote transparency. Another improvement we have introduced is to ensure the council's Design Panel, made up of the council's planning committee chair, vice chair and opposition spokesperson and senior planning managers, is involved at an early stage for major planning proposals that have a design implication. Experience shows the subsequent planning application follows a smoother path during the committee process

because of the inclusive nature of the journey. All applications that have undergone this process – including major housing proposals at Abergavenny, Monmouth and Caldicot that have been approved within agreed timescales.

During this reporting period, we received 387 applications for pre-application advice and closed 367:

- 79% were determined within the agreed timescale for pre-application advice;
- Over 2018/19, 170 planning applications stemmed from pre-application advice we gave. Of those that have been determined 98% were approved. Only one application was refused and that proposal did not follow the officer advice given at pre-application stage. One application was withdrawn and not progressed due to a change in the applicant's circumstances. Consequently, we have a 100% success rate of applications that went to decision stage and followed our pre-application advice.

As part of the systems thinking revisit referred to in 3.3.2 above, it is intended to review our pre-application advice service to see how we can make this more effective for the customer and improve the timeliness of our responses. This is particularly important as we are looking to put in place fast track services for more complex proposals that will necessitate the Development Team approach. The Development Team approach is valued by customers as it provides a comprehensive service but it is more challenging to organise given the number of different officers involved.

3.3.5 Best practice benchmarking

We are involved in various regional and all-Wales working groups, which provide an important forum for identifying, learning from and sharing best practice, while recognising Monmouthshire's uniqueness. These groups include:

- Planning Officers' Society for Wales (POSW) (meeting of all Chief Planning Officers from Welsh LPAs; POSW is involved in benchmarking work among all Welsh local planning authorities undertaken for WG by the Planning Advisory Service (PAS) to understand the costs of running a planning service more accurately and comparably than CIPFA data;
- South East Wales branch of POSW (POS-SEW);
- South East Wales Strategic Planning Group (SEWSPG) (meeting of planning policy lead officers from the ten SE Wales LPAs and the Brecon Beacons National Park together with WG representatives, HBF, NRW and Welsh Water). Monmouthshire and Newport Councils jointly chaired this group during this reporting period, with Monmouthshire becoming the Chair Authority in January 2017;
- South East Wales Heritage Forum. Monmouthshire's Heritage Manager chaired this group during this reporting period.
- South Wales Enforcement Forum
- South Wales Development Management Group (meeting of the South Wales Development Management lead officers)

An informal group of DM officers and managers from the former Gwent Local Planning Authorities also meets to share best practice and procedures in the light of new regulations coming into force. The objective is to discuss consistency on a more manageable basis, and feed learning back to all LPAs in Wales.

Monmouthshire's Head of Planning, Housing & Place Shaping sat on the Welsh Government's Positive Planning Advisory Group representing all Welsh Local Planning Authorities working alongside the private sector, Royal Town Planning Institute, Welsh Local Government Association and Welsh Government to co-ordinate the identification, promotion and dissemination of best practice. This group appears to have been disbanded by the Welsh Government.

In addition, we hold monthly liaison meetings between the Planning Policy and Development Management teams to disseminate policy changes at national and strategic levels, to understand corporate strategies, to aid interpretation and implementation of the adopted Local Development Plan, and to review implementation of the LDP to help inform and shape the replacement LDP. This has provided a valuable forum to ensure a cohesive and consistent planning service is provided.

3.3.6 Asset Management

In response to budget pressures, in addition to a wider desire to use our assets responsibly, the Council is undergoing a process of reviewing its estates portfolio and where appropriate, disposing of those assets. The planning service plays a key role in enabling best use of/return from those assets. As an example, planning permission has been granted for a solar farm on one of our own County farms near Crick. The revenue from energy generation can be reinvested into providing valuable services to our citizens. The Corporate Business Plan includes a commitment to deliver a second solar farm.

The Local Development Plan includes four Council-owned sites as housing allocations. During this reporting period, outline planning approval was granted at Crick Road for a mixed use development, detailed planning permission was granted for the first phase of the proposed housing development at Rockfield Farm, Undy while outline permission was also granted for an allocated housing site in Raglan.

3.3.7 21st Century Schools

The planning service continues to play a key role in advising on and enabling the delivery of replacement school buildings as part of the 21st Century Schools project. The aim of this project is to give our young people the best possible start in life, and give them the best possible range of opportunities by the time they leave school. Construction has been completed for both Caldicot and Monmouth comprehensive schools (approved in 2014 and 2015 respectively) although external works are on-going.

3.3.8 Well-Being Plan

There are four well-being objectives forming part of the Monmouthshire Well-Being Plan, two relating to people and two relating to place:

People/Citizens:

- Provide children and young people with the best possible start in life
- Respond to the challenges associated with demographic change

Place/Communities:

- Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
- Develop opportunities for communities and businesses to be part of an economically thriving and well-connected county.

In tandem with the Well-Being Act and the Well-being Plan the Council's Planning Service is committed to securing sustainable development in the public interest for the good of the County's citizens and its environment.

3.3.9 Local Transport Plan and Active Travel

We contributed towards the Council's Local Transport Plan in a previous reporting period, and will continue to work with colleagues to help enable delivery of the identified priorities and compliance with the Active Travel Act, whether this be via LDP allocations, planning application decisions or securing planning contributions. During this reporting period we have been involved in negotiating pedestrian and cycle links for larger housing schemes at Crick Road, Raglan, Undy and Caldicot, as well as holding discussions relating to new cycle routes in the Chepstow and Usk areas. A new Llanfoist cycle/ footpath bridge was approved planning permission in September 2018 but has since been refused a licence by NRW.

3.3.10 IT improvements and 'channel shift'

The Council has a shared IT resource with Newport, Torfaen and Blaenau Gwent Councils, and through this has implemented a new planning back-office system. Collaboration on reporting functions and training has been undertaken with Torfaen Council. Setting up the new system has been very resource intensive but the system went live in April 2018.

The Planning Service is a key frontline service in terms of visibility and customer access. We have already introduced agile working and electronic document management, and work has been undertaken to improve our website to improve the ability of customers and stakeholders to self-serve where possible, as well as to comply with the Welsh Language Measures, although more work is needed to improve the customer offer in this area.

In 2018/19 we improved the layout and content of the DM service's web pages to allow customers to self-serve more easily. We have also moved towards a paperless office, resulting in printing and postage savings. Going forward we would like to scan old microfiche records so that these are also available via our website, however this is prohibitively expensive at present. We also introduced a Report It function on the web site

so that the public could report possible breaches of planning control for the planning enforcement team to investigate.

Operating budget

- 3.4 The operating budget for the service is shown below together with the changes from last year:

	Costs	Income	Net Cost	Change
2013-14	£1,648,800	£601,200	£1,047,600	
2014-15	£1,397,400	£614,900	£782,500	-£265,100 (-25%)
2015-16	£1,360,500	£669,900	£690,600	-£91,900 (-12%)
2016-17	£1,363,600	£572,000	£791,600	+£101,000 (+15%)
2017-18	£1,292,600	£430,100	£862,500	+£70,900 (+9%)
2018-19	£1,426,500	£653,600	£772,900	-£89,600 (-10%)
2019-20*	£1,428,900	£694,400	£734,500	-£38,400 (-5.0%)

*Budgeted figures are shown for 2019-20; actual figures are shown for the other years. The 2019/20 figure excludes Planning Policy's budget for Professional fees.

- 3.5 The two main costs for the service are staff costs and the LDP budget (money is transferred from the above budget to sit in an LDP reserve, built up to fund the next LDP). Income is generated by planning application fees and pre-application advice (the latter amounted to approximately £50,000 over 2018/19) as well as the Planning Service's newer discretionary services that are discussed below.
- 3.6 For 2019/20, planning application fee income has been estimated to remain static at £629k. Agreement to stop increasing the application fees each year by inflation was agreed by the Council given that the authority does not set the fees, they do not rise by inflation each year and fee income is dependent on economic activity which is also out of the Council's hands.
- 3.7 Research by the Welsh Government identifies that application fees recover approximately 60% of the cost of dealing with planning applications, although work is currently being undertaken with the Planning Advisory Service to provide a more accurate picture of cost recovery across all Welsh planning authorities. Additional costs are incurred through the work involved in the statutory Development Plan, and via other services such as enforcement and heritage management. Increased planning application fee income is used to reduce the net cost of the service to the Council. In-year windfall extra income is used to balance the Council's budgets and offset overspend in other services. Conversely as has been the case during recent years, underspend in other services was used to offset DM's under-recovery of income, when economic and other circumstances resulted in a sudden drop in fee income. Application fee income has fluctuated significantly over recent years, and this poses a challenge for budget management going forward. Fee income is heavily influenced by the wider economy, for example house-building (which itself is affected by mortgage lending and development viability) and other funding streams (for example the feed-in tariff for renewable energy schemes).

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Budgeted fee income	£473k	£490k	£525k	£633k	£668k	£684k	£681k	£693k
Actual income	£415k	£596k	£584k	£664k	£560k	£430k	£653k	

N.B. Fee income includes planning application fees, pre-application income and the discretionary fees for fast track applications.

Staff resources

- 3.8 Staffing levels for the reporting period are shown in the chart at paragraph 3.2 above. Staffing levels in the planning service reduced by 5.2FTE between 2013 and the end of 2015/16. Workload increased during this same period (see table at paragraph 4.2). It was recognised that resources were stretched too thinly and additional fee income was invested in employing a 1.0FTE fixed term Senior Landscape and Green Infrastructure Officer in 2015, a 0.6FTE fixed term DM Officer and a 1.0FTE fixed term Business Support Officer. During 2016/17 the 0.6FTE DM Officer was made permanent, an additional 0.5FTE DM Officer has been recruited, and the 1.0FTE Business Support Officer was made permanent (including upskilling the post-holder to enable her to deal with a caseload of minor applications). During 2017/18 there was an adjustment in management responsibilities to increase capacity in DM (responding to staff feedback for more the need for more day-to-day management in 1:2:1s) creating a new post of DM Area Management (Central & South areas) and re-designating the Planning & Enforcement Manager's post as the other Area Manager (covering the North DM team and the Enforcement function). This allowed succession planning enabling the Planning & Enforcement Manager to work three days per week under the basis of flexible retirement. A 0.5 FTE Business Support Officer left the Authority and the post was made redundant to help meet the DM team's budget savings for 2018/19. One of the two DM Area managers retired in the summer of 2018 and was replaced by an internal candidate whose senior DMO post was then backfilled. A secondment was created to provide a DM officer from Blaenau Gwent CBC the opportunity to gain experience as a senior DMO covering the post vacated by a DM officer who was covering maternity leave for a senior officer in the Policy Team.

The changes to the Heritage Team within DM are briefly referred to in par. 3.1 above, and are set out in more detail in par. 4.24 below.

In Planning Policy, the former Policy Manager (p/t) retired in May 2018 and was replaced by a new full time Policy Manager who was an internal candidate. The new manager's previous role as a Principal Planner was also replaced internally as was the successful candidate's, leading to a new Research officer being appointed externally. Owing to the need to have adequate staff to undertake the LDP review, a three year temporary senior policy officer post was created and filled internally by the secondment of a senior DM officer. The senior DM post has been backfilled to enable the DM team to be adequately staffed.

- 3.9 For the reporting period, sickness levels were fairly low, with an average of 9.43 days per colleague lost due to sickness in DM and just 0.8 days for the Policy team. Much of the DM absence related to one team member who has since returned to work in September 2018

after a prolonged absence and whose attendance is now excellent. Team morale is good despite work pressures, including the implementation of the new planning data base software.

3.10 Training and development opportunities provided for colleagues during the reporting period included training provided by Welsh Government (and a further internal workshop run for members and officers) regarding the new sustainable drainage regime. There was training in the form of a workshop to assist in the writing of Service Business Plans. Regular workshops have taken place to engage DM officers regarding LDP issues such as the candidate site process. This is in addition to in-house development opportunities provided via Development Management and Planning Policy Liaison Meetings. There has also been training for managers regarding the GDPR, cascaded to staff via team meetings. There has also been Safeguarding training provided by MCC staff for all the Planning Service staff. External training and development opportunities included attendance at events run by Frances Taylor Building Law on recent legal changes in planning law. A Design Tour was held for Planning Committee Members in June 2018 to review applications granted by committee and officers under delegated powers. An event was held in June 2018 for community and town councillors focussed on planning enforcement issues which was run by Planning Aid Wales and supported by senior officers in DM together with enforcement staff. This was well-received. Several officers attended the annual Wales Planning Conference in June 2018. The newly appointed DM area Team manager attended specialised training regarding enforcement which falls under his remit. Five staff within DM have undertaken Institute of Leadership & Management (ILM) qualifications over the last two years, three having qualified and two are underway.

3.11 All colleagues have had an annual appraisal during the reporting period.

4.0 YOUR LOCAL STORY

Workload

4.1 Key projects during the reporting period included:

- Commencement of the work to formally review the LDP. This involves a challenging timetable for delivery agreed with WG and has necessitated additional staff resource. Some of this work involves collaboration with neighbours Blaenau Gwent and Torfaen (regarding demographics - population/household/ employment-led projections to inform the LDP growth and spatial strategy), and in respect of employment this entails a larger than local joint study based on the Gwent footprint (including Newport and Caerphilly).
- Establishing a joint heritage service for Monmouthshire and Torfaen Councils. This commenced in January 2019 and reviews of its effectiveness are scheduled periodically over the next 12 months. MCC manages the service for TCBC via a memorandum of understanding (MOU) and provides the staff to deliver a resilient heritage service assisted by TCBC funding.
- The Council's Heritage Manager has achieved delegation from Cadw to determine heritage applications for Grade II* Listed Buildings (understood to be unique to the UK) while one of the Heritage team's senior officers has achieved IHBC membership and has secured Cadw delegation to determine heritage applications relating to grade II buildings.
- Consulting on supplementary planning guidance (SPG) on the interpretation and implementation of LDP policy, including 1) Affordable Housing (revised version) and 2) Infill residential development; work is also taking place in relation to SPG for Landscape and Archaeology.
- Promoting and delivering our recently introduced bespoke application services including fast track applications for householder planning applications, listed building consent and certificates of lawfulness, as well as pre-purchase certificates and completion certificates.
- Achieving succession planning in DM and Planning Policy via the promotion of excellent internal candidates to management roles, providing the leadership needed for the challenges in each team, including the review of the LDP. There has been training and mentoring put in place for those new managers.
- Developing with members a credible and innovative policy approach to addressing the shortfall in the five year housing land supply which had slipped to 3.9 years but partly as a result of the approval of two non-allocated housing proposals that formed a part of this new approach, has now improved to 4.0 years. This is described in more detail at par. 4.12 below.
- Securing planning permissions for two of the LDP's strategic housing sites at Crick Road, Portskewett and Rockfield Farm, Undy, as well as major housing proposals at Raglan (an allocated site in the LDP), Brecon Road, Abergavenny and on the site of the Abergavenny Magistrates Court. Planning Committee approved two non-allocated major housing sites off Church Road, Caldicot and at Grove Farm, Llanfoist (both in outline) to help address the shortfall in the five-year housing land supply. Major economic development approved included a major new investment in a large workshop and office development by the Mon Motors Group at Newhouse Farm Industrial Estate, Chepstow.

- Working with a Building Preservation Trust to seek to secure the restoration of a Listed Building at Risk including a CPO.
- Bedding in and implementation of the Green Infrastructure SPG with the role of the new Landscape Officer in the Heritage team given a leadership role in this process. This SPG is the first of its kind in Wales, and has broken new ground to fill an identified gap in guidance for developers and planners. There is considerable interest in the new SPG from stakeholders, including the Welsh Government and Natural Resources Wales and other local authorities. Crucially, it is having a tangible positive influence on Monmouthshire’s landscapes and GI assets by encouraging higher quality planning applications. A review of 25 planning applications has been undertaken to evaluate the effectiveness of the SPG which has quite clearly shown the added value, as well some challenges/lessons to be learnt. The Green Infrastructure and Countryside and Planning Policy teams collaborated in the development of the SPG; it was subsequently submitted for the Landscape Institute Awards in November 2015 where it was “Highly Commended” with judges commenting that it is; “A practical and very comprehensive tool to encourage consideration and application of Green Infrastructure in planning.” It was also a shortlisted finalist for the 2016 RTPI Wales Planning Awards.

4.2 Application caseload has reduced slightly since the previous reporting period while the number of applications determined increased. Some explanation to this can attributed to the fact that applications were not registered during the last two weeks of March 2018 owing to the transition to our new Uniform planning applications data base system. The proportion of approvals was similar to previous reporting periods at 95%. During 2018-19, 95.5% of applications were determined under delegated powers (Wales’s average 93%).

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Applications received	987	983	1173	1284	1117	1188	1126
Applications determined	874	852	1053	1085	1087	1071	1101
% within 8 weeks or agreed timescale	45%	70%	76%	79%	90%	91%	88%
% applications approved	94%	93%	95%	95%	96%	95%	95%

4.3 During this reporting period, we received 387 applications for pre-application advice and closed 367. Of those, 79% were determined within the agreed timescale for pre-application advice. Over 2018/19, 170 planning applications stemmed from pre-application advice we gave. Of those planning applications that have been determined 98% were approved. Only one application was refused and that proposal did not follow the officer advice given at pre-application stage. One application was withdrawn and not progressed due to a change in the applicant’s circumstances. Consequently, we have a 100% success rate of applications that went to decision stage and followed our pre-application advice. The conclusion is that

the pre-application advice service is working well but we need to analyse whether the service is leading to quicker decision making. This will be analysed as part of the continued comprehensive review of our pre-application advice system and the review of the information offered on our web pages (APR Actions 1 and 2).

- 4.4 A key area of work over the last eighteen months has been the development of new, bespoke services. The most popular of these has been the Fast Track services for householder applications, lawful development certificates (LDCs) (existing and proposed) and listed building consent.
- 4.5.1 The Fast Track service accelerates the administration and processing of the application for a small additional charge. The offer is that Fast track applications are determined within 28 days following the submission of a valid application. This decision period varies for fast track applications for a certificate of lawfulness (10 days) and applications for listed building consent (35 days). There is an £85.00 additional fee (so £275 in total) although certificates of lawfulness are £190. A valid application is defined as outlined within Welsh Government Circular 002/12. In the unlikely event of not being able to achieve this target or agree a short extension of time (no more than 5 working days) we will refund the fast track service fee.
- 4.5.2 The *pre-purchase certificate* is a discretionary service aimed at people looking to buy a property in Monmouthshire. The application would provide the applicant with i) a planning history search; ii) details of planning permissions; iii) listed building consents and iv) enforcement history relating to identified breaches of planning control (this would not relate to unsubstantiated complaints). This service would include a site visit and identify whether there are any breaches of planning control and whether or not any breaches would be enforceable. The certificate confirms that any approved development at the site, up to the point of the request, has been carried out in accordance with approved plans and that there is no breach of planning control at the site. The fee for this service is £180 and we aim to provide a written response within 28 days. This service looks at compliance with all types of planning permissions including listed building consent: it does not provide a substitute to lawful development certificates. We are raising the fees for this service in 2019/20 to £250 to recover the costs involved in providing this service.
- 4.5.3 The other discretionary service we offer we provide is a *certificate of completion*. The certificate will indicate whether or not the planning permission and/or Listed Building Consent applied for has been carried out in accordance with the approved plans, and also it would confirm the status of all planning conditions and any approved amendments if applicable. The purpose of this service is to offer support to applicants, agents or any other interested party that the works are appropriate and acceptable once they have been built. If there is an issue of noncompliance this will be brought to the applicant's attention and an opportunity provided for the breach of planning control to be rectified. The service includes a site inspection and desk based research and investigation. The fee for this service is £120 for each application number requiring a certificate and we will aim to provide a written response within 28 days. Where an application for listed building consent and a planning application were required for the same development, they will be treated as one application. Similarly to the pre-purchase certificate, from April 2019 we have raised the fee for a certificate of completion to £200 to help recover the costs involved.

4.6 These discretionary services have been in place since 1st July 2017 (they were rolled out slowly but have quickly gathered pace). The below table outlines the take up of these services and the amount of income that the additional services have generated. We are seeking to increase this with wider marketing.

Type of service	Number of applications/enquiries complete 01/07/17 to 31/03/18	Income generated	Number of applications/enquiries complete 01/04/2018 to 31/ 03/19	Income generated
Fast track householder applications	36 (1 refund to date - Local member called application to Planning Committee)	£2975 (This figures excludes the refunded amount)	47 (9 refunds due to a range of issues, but mainly because the number of objections led to the need for the application to be presented to the Council’s Delegation Panel rather than be officer delegated).	£3230 (Excludes refunds)
Fast track certificate of lawful development	Existing - 0 Proposed – 8	£760	Existing – 0 Proposed - 4	£760
Pre purchase certificates	5	£900	6	£1080
Completion certificates	4	£480	2	£240
Fast track listed building applications	8	£2200	13	£1925 (Includes 6 refunds as applications were too complex to be determined in 35 days)
Total		£7, 315		£7,235

4.7 Limited meaningful historical trends can be drawn in relation to the enforcement workload due to significant changes to the performance indicator definition since 2014, which changed what is measured as an enforcement case and the definition of when a case is ‘resolved’. While 2018/19 saw a decline in performance against the revised WG measures, the appointment of a new manager in the Enforcement Team midway through 2018/19 has given us the opportunity to review the service’s structure and its work practices. This intervention will ensure the demand on this small but important team is carefully managed and performance improves against those measures (Action 3).

Annual Monitoring Report

- 4.8 The Council adopted its Local Development Plan in February 2014 and our fourth LDP Annual Monitoring Report (AMR) was submitted in October 2018 to cover the 2017-18 period. Our fourth AMR identified that although good progress had been made in implementing many of the Plan's policies and that overall the strategy remains sound, a number of key housing provision policy targets were not being met which indicated that these policies were not functioning as intended. The continued lack of a 5 year housing land supply remained a matter of concern that needed to be addressed if the Plan's housing requirements are to be met. The third AMR recommended an early review of the LDP was necessary because of the housing land supply shortfall. A full review of the LDP commenced during the current monitoring period which culminated with the publication of the Final Review Report in March 2018. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a fully revised LDP. It also concluded that the Monmouthshire LDP should be revised on an individual basis, rather than jointly with adjacent Local Planning Authorities. Work on this project has commenced as will be described in the next reporting period.
- 4.9 For this APR period the Council's housing land supply was below 5.0 years, at 3.9 years. We now know that the supply (as at 1 April 2019) is 4.0 years. To build the 4500 home target in the LDP, 679 completions are required every year from 2017/18 until 2021. This compares with actual completions over the last ten years averaging approximately 250 dwellings per year. There are three main factors causing this problem: allocated sites have been slow to come forward and then secure planning permission; external economic factors affecting site viability, consumer confidence and mortgage availability; and issues with the way TAN1 is calculated. As a result of the housing land availability issue, we have commenced work on a replacement LDP. Non-allocated housing sites are also being looked at on their merits in accordance with national planning policy, and sites at Rockfield Road, Monmouth, Grove Farm, Llanfoist and Church Road, Caldicot have been approved (in outline) by Members within the last two reporting periods. A site at Mounton Road, Chepstow was refused due primarily to its Green Wedge designation. Further non-allocated sites will be likely to come forward in the next reporting periods, based on their suitability and subject to strict criteria based on environmental / amenity acceptability and deliverability. The Council's new policy approach to unallocated sites is discussed below. This is in response to WG's then Cabinet Secretary issuing her decision to disapply paragraph 6.2 of TAN1 in July 2018. Her letter, however, goes on to state that it is now for the decision-maker (i.e. Monmouthshire County Council as Local Planning Authority) to decide the weight to give its housing land supply shortfall. The LDP sets an annual completion target of 450 dwellings (4500 dwellings over ten years), but due to the delivery shortfall between the Plan's 2011 start-date and its adoption in 2014, that target has increased for monitoring purposes to 488 dwelling completions per annum. Performance is well off target at present (1782 dwellings completed to March 2018 against a pro-rata target of 3150). Although the projections show a significant increase in build rate from April 2018 to December 2021 now that allocated sites are progressing, there would still be a 504 home shortfall. It is acknowledged that this 504 home shortfall is substantial, both as a proportion of the total LDP housing requirement (4500 homes) and compared to build rates, and as such warrants intervention. Given our

significant housing prices, affordable housing need, and increasingly imbalanced demography this is of significant concern.

4.10 As at March 2018, the status of the strategic sites is as follows (more detailed information is available in the Council's 2018 JHLAS and AMR):

4.10.1 Deri Farm, Abergavenny (SAH1):

Persimmon Homes submitted a full application (DC/2014/01360) for 250 residential units (201 market and 49 affordable units) in November 2014. The progress of the application was slower than anticipated due to significant issues relating to site viability, particularly affordable housing provision and the undergrounding of overhead power lines. However, these issues were subsequently resolved, the application was approved in the 2017 - 2018 monitoring period and 32 units have been completed to date.

The agreed 2018-2019 JHLAS expects the site to deliver 182 units within the Plan period.

4.10.2 Crick Road, Portskewett (SAH2):

Monmouthshire County Council and Melin Homes submitted in April 2018 a joint outline application (DM/2018/00696) for 291 residential units (218 market and 73 affordable units). A master planning consultation exercise to consider various options for the site was undertaken during the 2015-2016 monitoring period, along with various pre-application meetings over the 2016-2017 and 2017-2018 monitoring periods along with a formal Pre-Application Community Consultation. The site was granted outline permission in March 2019. The employment allocation has been replaced with a care home which will provide up to 48 beds on the area outlined for employment use. This is deemed acceptable as it is anticipated it will create jobs, as well as meeting local needs for elderly accommodation

The agreed 2018-2019 JHLAS expects the site to deliver 87 units within the Plan period with the first completions in 2020/21.

4.10.3 Fairfield Mabey, Chepstow (SAH3):

Progress with the application has been slower than anticipated due to various matters, including highways issues (Welsh Government Highways Division had a holding objection on the application for 18 months). However, the outstanding issues have since been resolved and the site gained outline planning permission for 450 units (432 market and approximately 18 affordable units (4%) on 1.5 acres of the site) in November 2017. The viability of the site has been assessed and independently reviewed for the Council by the District Valuation Services Team (the DVS). The review concluded that the scheme has a substantial viability issue and that it cannot be delivered with a policy compliant affordable housing provision mainly because of the significant costs that the development has to bear. The most significant of these costs include the remediation and the sewer diversion/road lowering. The provision of the 1.5 acres of land was identified as the best way of making provision for affordable housing on the site.

A Reserved Matters Application (DM/2019/00001) was submitted over the current monitoring, which is expected to be approved during the next monitoring period, showing further progress.

The agreed 2018-2019 JHLAS expects the site to deliver 115 units within the Plan period with the first completions in 2020/21.

4.10.4 **Wonastow Road, Monmouth (SAH4):**

Outline permission was granted for up to 370 dwellings and 6.5ha of employment land in December 2014. The site developers (Barratt/David Wilson and Taylor Wimpey) submitted a Reserved Matters application (DC/2015/00392) for 340 units (238 market and 102 affordable units) which was granted permission in November 2015, with 21 dwelling completions recorded on the site during the 2016-2017 monitoring period and 87 dwellings in the 2017 - 2018 monitoring period. A further 145 dwelling completions were recorded on the site over the current monitoring period taking the total completions to 253 dwellings, 169 market and 84 affordable.

The overall LDP site allocation is for a total of 450 units. The additional units relating to this allocation are to be delivered as an extension to the site at Drewen Farm. An application for this element of this site has not yet been submitted. This part of the site is effectively land-locked until the Taylor Wimpey development is sufficiently progressed to allow access through.

The agreed 2018-2019 JHLAS expects the site to deliver 400 units within the Plan period.

4.10.5 **Rockfield Farm, Undy (SAH5):**

This site is currently owned by the Council and is allocated for 270 residential units and 2ha of serviced land for business and industrial use. An outline planning application was submitted in July 2016 (DC/2016/00883) for 266 units and 5,575 sq. m of employment land (B1 use). For the purposes of the AMR 265 units (198 market and 67 affordable units) are recorded as a net gain, as the existing farmhouse has a residential use and is being demolished so has been taken off the overall figure. Progress with the site has been slower than anticipated due to various issues, including archaeology. These issues have, however, been resolved and the outline application was approved in March 2018. A Reserved Matters application (DM/2018/01606) was granted planning permission for phase 1 of the development over the current monitoring period for 144 residential units in February 2019.

The agreed 2018-2019 JHLAS expects the site to deliver 163 units within the Plan period with the first completions in 2019/20.

4.10.6 **Land at Vinegar Hill, Undy (SAH6):**

This site for 225 residential units is linked to the adjacent Rockfield Farm site and was expected to progress in tandem. However, the developer has not yet submitted an application. There has, however, been some further progress over the current monitoring period with a number of pre-application meetings to discuss the progress of the site. An application is expected for the first phase of the site during the next monitoring period.

The agreed 2018-2019 JHLAS expects the site to deliver 75 units within the Plan period with the first completions in 2020/21.

4.10.7 Former Paper Mill, Sudbrook (SAH7):

A full planning application (DC/2015/01184) was submitted by Harrow Estates (Redrow confirmed as the developer) in October 2015 for 212 residential units (192 market and 20 affordable units). There had been a number of site viability issues associated with this application meaning that progress with the application has been slower than anticipated. However, these issues were subsequently resolved and the application was approved in the 2016 - 2017 monitoring period (November 2016). The site was is currently under construction. A total of two completions were recorded over the 2017 - 2018 monitoring period and a further 33 units of which 10 are affordable, have been completed over the current monitoring period.

The agreed 2018-2019 JHLAS expects the site to deliver 140 units within the Plan period.

- 4.11 The AMR highlights issues surrounding the delivery of affordable housing, and developers continue to raise viability issues on some of the strategic housing sites above. This is a Wales-wide issue. The Council's approach to viability debates has now been established, and the links between a project management approach to these applications with LDP delivery are understood.
- 4.12 In response to the Council's lack of five-year housing land supply and the Welsh Ministers' decision to 'disapply' par. 6.2 of TAN1 the Council adopted an innovative and evidence-based approach to dealing with non-allocated housing sites. This is described in the following report to Council considered on 21 February 2019 where Members resolved that the Council continues to give 'appropriate weight' to its lack of a five year housing land supply, insofar as those development proposals are otherwise acceptable in planning terms and that the 11 'ground rules' set out in the report are all satisfied:
<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?Cid=143&Mid=4106>
An outline planning application for a major housing proposal has been approved in the light of this policy at Church Road, Chepstow while another at Raglan is being considered as a called-in application by Welsh Ministers.
- 4.13 In October 2015 the Council's Economy and Development Select Committee scrutinised the LDP's impact on enabling tourism-related development. As stated above, the tourism industry forms a key part of the County's economy and links directly to what makes Monmouthshire distinctive. This scrutiny identified a need to produce Supplementary Planning Guidance to clarify for customers and officers how the LDP supports different types of tourism development, and also identified a need for future revisions to the policy to allow greater flexibility for agricultural diversification for tourism purposes. The SPG was adopted during this reporting period and is now widely used by DM officers to consider proposals for sustainable rural tourism. The AMR shows that the clarity provided by the SPG has had a positive impact on tourism-related proposals coming forward and being approved.

Value of Planning

- 4.14 RTPI Cymru has published a new toolkit which measures the value generated by a local authority planning service. The tool has been developed to capture the economic, social and environmental value at a local planning authority level across Wales. The tool and its 'Value Dashboard' has been designed to provide RTPI Cymru and the Welsh Government with a platform to demonstrate to local authorities, national policy makers, the private sector, researchers and other broader policy and media audiences, the value planning contributes and how planning is positively contributing to Wales' seven well-being goals. The data has been updated to reflect planning permissions and completions in the current reporting period (2018/19). The toolkit has been a very useful means of promoting the good work undertaken by the department that is often taken for granted. Over this period, the toolkit considers that the service has contributed £121M to the local economy by the allocation of sites in the LDP, the safeguarding of land, the granting and implementation of planning permissions, the operation of its enforcement function and the securing of planning obligations. We aim to update this for the ensuing reporting periods. The 'Dashboard' data summarises the Planning Service's contribution below:

Value of Planning in Monmouthshire 2018/19

Planning service key data



29 FTE jobs in planning service



1,101 applications handled



£0.6m collected in fees

LDP Land Safeguarded



LDP Land Allocated

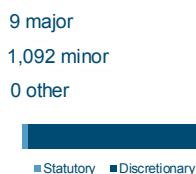


LDP Value

£2.1m uplift value
(based on land allocated for whole plan period)

Value adding policies ✓ 89%

Applications



0 DCOs dealt with
1 DNS dealt with
75 LBC applications granted
13 refusals appealed
0 judicial reviews

Decisions

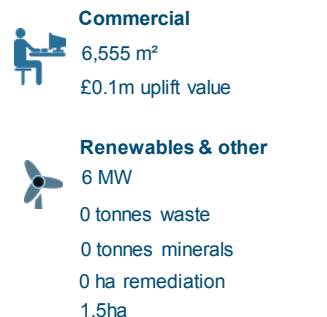
✓ 1,055 approvals (96%)
x 46 refusals (4%)
175 subject to pre app



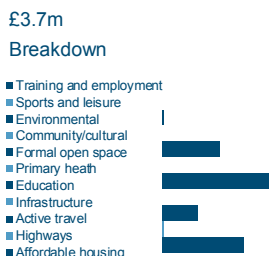
Permissions



Permissions



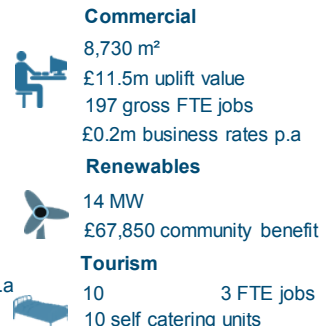
Section 106 income



CIL income



Completions



Enforcement

405 enforcement complaints
5 planning contraventions
5 enforcement notices
5 breach of condition notices
0 stop notices
0 section 125 notices



Wider indicators



In 2018/19 the total value of planning was **£121.0m**

SOURCES: Planning function outputs (LPA survey), Land and property value data (JLL estimates), business rates valuations (Valuation Office Agency), employment densities (English Homes & Communities Agency), Council tax rates (Stats Wales), Health benefits from Affordable Housing (Department for Communities and Local Government Appraisal Guide, based on various studies outlined in appraisal databook), Community benefit from renewables (Renewables UK Cymru). Some of the calculations require high level assumptions to convert between units/m²/ha. Where possible, benchmarks have been employed otherwise reasonable assumptions have been used. Business rate, council tax and gross FTE job estimates based on assumption of 100% occupancy and do not factor in any displacement. Numbers of applications and decisions are unlikely to match up as these can take place in different financial years for any given application. 'Value adding policies' refers to the proportion of policies the team has identified as adding 'intangible value' that are included in local plans. Approvals and refusals do not sum to 100% due to applications carry across years. The total value of planning only incorporates some of the metrics presented in the dashboard.



Service Plan priorities for 2018-19

4.15 The Service Plans for the Development Management and Planning Policy areas identified the following priority actions:

- Commence the LDP Revision. The Delivery Agreement was agreed by WG on 14 May 2018. The Call for Candidate Sites ended 19th November 2018. 220 candidate sites submitted (204 for development /redevelopment, 16 for protection). Candidate Site Register was published in Q4. A joint working group has been established with Torfaen and Blaenau Gwent relating to background data for population projections as well as Caerphilly and Newport plus the aforementioned councils in relation to the employment evidence base.
- Provision of evidence of the County's housing land supply, retail data and employment land take up. This provides data to inform the LDP Annual Monitoring Report (AMR) and LDP Revision.
- Regular attendance to ensure that MCC's policies and interests are effectively represented at regional fora, including SEWSPG and Pathfinders. This includes participation in the SDP Task & Finish Group meetings.
- Effective management arrangements are in place to ensure that necessary infrastructure is delivered and appropriate funding provided. There is a quarterly S106 Working Group meeting chaired by the Head of Planning. This forum fosters a partnership between the Planning Service and the various council services that coordinates the spending of the contributions from development. Links to the community are provided by the Community & Partnership Development Lead who attends as well as Members who participate in identifying priorities.
- Consolidate the department's use of the new Idox Uniform planning application data base software system. The new system has bed in and officers are now using the system to process and determine applications with more confidence. The DM Quarterly Return report is now working well and other monitoring reports have been developed for managers to enable officer performance to be monitored.
- Develop a digital plan for the future of the whole team and implement the plan. This has included improvements to the web site experience for our customers. The web pages have been redesigned to be more accessible and more relevant to users with less text and more links. Information regarding the DM team's recent discretionary services, including fast-track applications and pre-purchase certificates was added to the team's web pages, as were revisions to the pre-application advice service; changes were also made to comply with the General Data Protection Regulations.
- Review the pre-application advice service to verify it is adding value, reducing waste and that it is valued by customers – this has been monitored to a degree and suggests the system is working well but more analysis is anticipated in the next reporting period as the Uniform project that was made a priority takes up less of the team's resource.
- Prepare, consult and adopt Supplementary Planning Guidance (SPG). A programme for the preparation of SPG, including prioritisation between different policy areas to reflect available resources was adopted by Planning Committee. Work is underway on the following: 1) Landscape SPG – amendments needed to Volume 2 – further work is ongoing and being undertaken by the new Landscape Officer in the Heritage Team. Political reporting will take place in 2019/20; 2) S106 Planning Obligations Advice Note – Political reporting for Cabinet endorsement is anticipated 2019-20; 3) Archaeology – also

being concluded by the new Landscape Officer. Political reporting is anticipated in 2019/20; 4) Infill/Backland Development SPG – drafting of SPG has commenced and public consultation has been carried out. Political reporting will take place in 2019/20.

- Prepare the 4th LDP Annual Monitoring Report (AMR) and Annual Performance Report (APR). These were sent to WG in October 2018 and published online.
- Review the structure and processes of the Planning Enforcement team. This has been delayed by the appointment of a new enforcement team leader and although commenced will not be completed until the end of 2019. It will therefore remain an action in the current APR.
- Cross-departmental working to ensure corporate plans and activities align with the LDP. This priority is on-going, although significant steps have been taken to improve cross-departmental working relationships, including work on s106 agreements, green infrastructure and the City Deal.
- Develop collaborative working arrangements with other agencies including neighbouring local authorities. This has led to joint working arrangements regarding the council's heritage service (with Torfaen Council) as well as joint working on the LDP review with Blaenau Gwent and Torfaen and for the employment evidence base there is a larger than local joint study on the Gwent footprint (including Newport and Caerphilly Councils). Managers also attend SEWSPEG and the DM regional managers' meeting to share good practice and discuss pending or recent changes in planning legislation.
- Securing delegated status (from Cadw) for determining heritage applications relating to grade II* listed buildings. Cadw have approved MCC's Heritage Manager as a named officer for grade II* buildings following a 12 month period of monitoring. Previously, a named officer status extended only to grade II buildings. This has been the first time Cadw have considered and approved an enhanced scheme of delegation, underlining the commitment to Heritage in MCC, and acknowledged by Cadw.

Local pressures

4.16 Key local pressures include:

- Enabling delivery of the County's housing needs: bringing forward allocated LDP sites; site viability; achieving good planning decisions, creating sustainable communities and seeking to achieve a five year housing land supply;
- Consideration of whether to adopt and implement CIL;
- Securing timely consultation responses from consultees, both internal and external;
- The work associated with the review of the adopted LDP having regard to the current Plan's expiry date in 2021 as well as the challenging timetable for delivery;
- The need to help resource and deliver the Strategic Development Plan for SE Wales;
- Constant change caused by successive new legislation, national planning policy and procedures;
- Increasing workload as the economy recovers and customer expectation of the service rises but with limitations on budgets to resource the service;
- Career and training support for staff in the light of limitations on budgets.

4.17 One of our key challenges is balancing our aim of creating quality places in a timely manner while ensuring schemes are viable and help deliver housing numbers. We are, however, clear that quality is more important than quantity. The introduction of a place-making

emphasis in PPW10 is welcomed, as is its form that embraces the Well-Being of Future Generations Act.

Actions from our previous APR

4.18 Our 2017/18 Annual Performance Report identified five actions:

Action 1 - Systems review to be re-visited and reinvigorated to identify what matters today and how we meet that demand as well as identifying causes of variation in our system that lead to delays in reaching a positive outcome. This includes a review of the enforcement team and their processes to verify if we have the right resources and we are providing a good service for our customers.

Action 2 - Consolidate the department's use of the new Idox Uniform planning application database software system

Action 3 - Monitor the effectiveness of the Council's bespoke pre-application advice service and our fast track application services, while rolling out the use of Planning Performance Agreements, where appropriate.

Action 4 – Improve the Planning Service's web pages to deliver relevant, accessible and legible information so that customers can self-serve.

Action 5 – pursue an agenda of collaboration in relation to heritage services with neighbouring authorities.

4.19 Actions 1, 2, 3 and 4 resulted from the desire to ensure we provide a coherent and timely set of processes for our customers in delivering planning outcomes. Although the performance in 2016/17 was good in determining applications within agreed timescales (moving from amber to green), this was seen as an area for potential improvement and we proposed to undertake a 'Systems Revisit' to assess how much waste was in our processes and to understand if there were common themes as to why applications were not being determined within a timely fashion. There should also be reductions in waste in our systems and time savings to be made by the rolling out our new Idox Uniform database for the DM service (Action 2). Action 4 also overlapped into making our application processing more efficient in that signposting customers effectively so they can self-serve enables demand on our officers to reduce, freeing up their time to carry out work that is essential and valuable to the service.

4.20 While our evidence shows that customers prefer a positive outcome than a quick decision, we fully recognise that if customers are going to continue using our pre-application advice service (which streamlines the subsequent stages, improves outcomes and generates fee income), they must receive timely and meaningful responses. In addition, new regulations allow customers to claim an application fee refund if their application is not determined within a given timescale. We can reduce this risk by agreeing extended deadlines, which we do to good effect. Customers, however, will not be willing to agree a time extension if they cannot see a timely conclusion being reached or have previously received poor service.

- 4.21 Actions 1 and, by implication, 4 were commenced and initial work was carried out to identify where our customer demand was focussed. As a result of this, primary focus involved a web team being set up from within the DM team to seek to reduce day-to-day demand on officers by helping customers to self-serve using an improved and more sophisticated web site. This work was carried out during the reporting period in conjunction with the Council's Digital Team and a substantial redesign of the DM team's web pages was implemented towards the end of 2018/19. This redesign has received positive feedback from all customers, including colleagues in other departments, Members, applicants and agents.
- 4.22 In respect of the latter element of Action 1, this was instigated following a surge in enforcement cases in 2016/17 and mixed performance under some of the previous enforcement measures in that reporting period, which have since been amended following work undertaken by Welsh Government Planning and a POSW officer performance indicator sub-group. Key stages of the triage system, piloted by Swansea Council have been implemented, but in the meantime, following the appointment of a new enforcement manager midway through 2018/19 it has been decided to undertake a more holistic systems review of the Council's planning enforcement team that will be concluded in the next reporting period. This should determine whether the structure and working methods are appropriate given the demands of this small but important team. This aspect will be reviewed within the next APR.
- 4.23 Action 2 has been implemented following the Go Live of the new Uniform software from March / April 2018. The Idox Uniform Implementation team made up of members of the DM Team, spent considerable time in developing a series of comprehensive guides to the different stages required to process an application for pre-application advice and planning applications. DM, Heritage and Enforcement officers have all benefited from the training guides and the transition to the new system has been smooth. Feedback from officers is that the system is easier to use and more efficient than the old M3 software (there is more automation and fewer steps to produce documents). Managers also have a suite of reports they can use to monitor officer performance.
- 4.24 In respect of Action 3, this was delayed owing to a significant part of the team's resources being given over to the implementation of the Idox Uniform software which went live in March/ April 2018. A working group has been set up to progress the review of the pre-application advice service with work gathering traction in 2019/20 regarding analysis of the process and the value it adds to the planning application process. Customers' views are being sought as part of this work. This remains an important piece of work and is retained as an action for 2019/20.
- 4.25 As regards Action 5, during this reporting period it has been possible to secure and manage a shared service between Monmouthshire CC and Torfaen CBC. The team has drawn up a Memorandum of Understanding and secured approval for the collaboration. This has resulted in the appointment of a new Senior Heritage Officer to resource the collaboration, managed by Monmouthshire's Heritage Manager but funded by Torfaen. The service has been in place since January 2019 and has recently had the first review. The report is very

promising and both authorities are pleased with the progress being made. It is anticipated that this will continue to be built on in the forthcoming months and it is hoped after the two year trial period the collaboration will continue on a more formal basis. The collaboration has many benefits, including improved resilience and skill sharing, together with more opportunities to learn and build on the teams skill set. For the above reasons Cadw have been supportive of the new way of delivering heritage services and have endorsed the collaboration. The team has also been able to secure umbrella delegation for MCC named officers to 'sign off' listed building consent applications in Torfaen, meaning that applications in TCBC no longer need to go to Cadw for approval. This has been welcomed and supported by Cadw. As mentioned earlier, delegation arrangements have also been improved in that the Council's Heritage Manager has achieved delegation from Cadw to determine heritage applications for grade II* Listed Buildings (understood to be unique to the UK) while one of the Heritage team's senior officers has achieved IHBC membership and has secured Cadw delegation to determine heritage applications relating to grade II buildings.

5.0 WHAT SERVICE USERS THINK

What matters to our customers/citizens?

- 5.1 Between 2010 and 2012 the Council's DM team underwent a Systems Thinking review. This review sought to strip the function back to first principles: what is important to our customers, and how can waste (actions or procedures that do not add value to the outcome) be eliminated. This evidence-based review has been fully implemented, although part of the Systems Thinking approach requires services to be kept under review and closely monitored.
- 5.2 This review identified that the following things are important to customers:
- Customers value pre-application advice and advice during the consideration of the application;
 - They want officers to be accessible and for there to be open and honest communication;
 - They want consistency of pre-application advice and in validation of applications;
 - They want Planning Committee to follow the officer's recommendation and value being able to have a dialogue with Members prior to determination;
 - They do not want too many conditions attached to decisions, and when conditions are imposed they should be relevant and easy to discharge;
 - They value being able to submit an application online and to search for applications and information online; and
 - Third parties/stakeholders value being listened to during the application process.
- 5.3 The service therefore operates with these priorities as guiding principles, shaping behaviour and procedures. The service is committed to having an outcome focus rather than chasing arbitrary performance targets that are not a priority to our customers.

LDP survey

- 5.4 Following adoption of our Local Development Plan in February 2014, a customer feedback survey was undertaken in November 2014 with 120 responses received. The key headlines from this survey were reported in the 2015/16 APR.

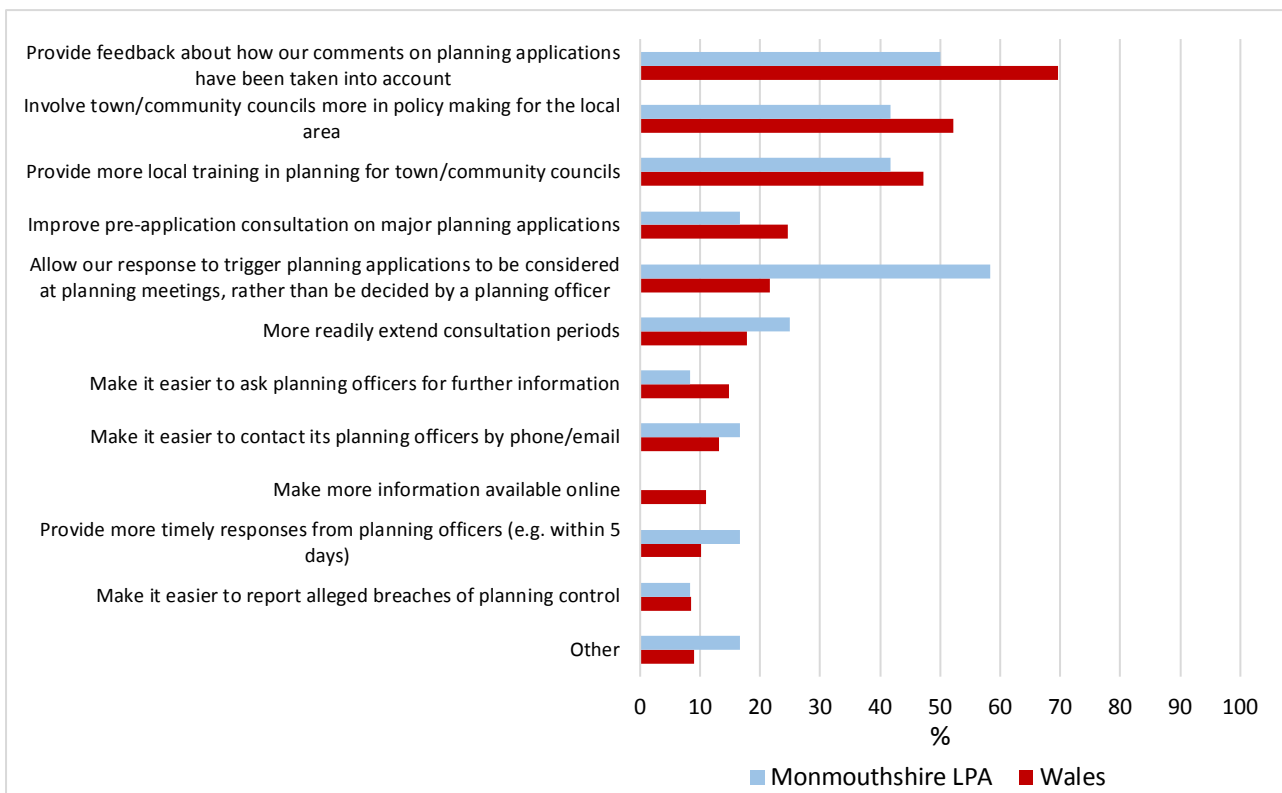
Planning Service Customer Survey

- 5.5 For 2018/19 there has been a change in format from previous years. In the past, we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year. This year the survey has been aimed at the performance of the whole of the planning service, including planning applications, development plans and enforcement and involves the views of local community and town councils (a statutory consultee) rather than planning applicants. The survey was sent to all 33 community or town councils, 12 of whom submitted a whole or partial response.

5.6 The respondents were asked to select the three ways in which they thought our LPA could help town/community councils to participate more effectively in the planning system. Figure 2 shows the percentage of respondents that selected each option as one of their three choices. The option that stated, ‘Allow our response to trigger planning applications to be considered at planning meetings, rather than be decided by a planning officer’ was the most frequently selected option for Monmouthshire. It should be noted that for non-householders planning applications, community and town councils can request that a planning application is considered by planning committee rather than be dealt with via delegated powers. The caveat is that they must attend to speak at committee to convey their observations to members. Failing that they can also request to attend the Council’s planning application Delegation Panel and can express any representations verbally to the three Panel Members before a decision is made on the application. Thus, it is considered that the community and town councils have ample scope to engage with the planning decision process.

5.7 As regards the second highest option selected (providing feedback about how comments have been taken into account), we do provide a section in our officer reports that sets out our assessment of the proposal having specific regard to the observations of the community and town council - so this is documented clearly. We are also happy to attend community and town council meetings from time to time to discuss a particular planning issue that is of concern or to inform the local community about key changes in legislation that might affect how they respond to applications. We have also carried out general and more focused planning training to the current cohort of community and town councillors.

Figure 2: Ways LPAs could help town/community councils participate more effectively in the planning system, 2018-19



- 5.8 We seek and act upon customer feedback. We have received feedback in previous years via the applicant’s survey and there is a clear message that communication with customers is key to providing a good service. The feedback has been discussed in team meetings and we are continuously working to improve the service we provide. It should, however, be noted that we scored above the Wales average on every indicator in the 2017/18 customer survey, often well above. This reflects our willingness to work with the applicant to try to achieve a positive outcome.
- 5.9 Previously we asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. The top three characteristics identified by Monmouthshire’s customers as being important were:
- Access to the case officer to check on your application
 - Availability to talk to a duty planner before submitting an application, and
 - Quick response times to requests for pre-application meetings
- These results illustrate the areas of most importance to our customers and therefore guide how we should focus our resources and attention. These priorities matched the customer priorities identified in 2012 as part of the Systems review (see paragraph 5.2).
- 5.10 Customer feedback has been taken into account when reviewing service delivery, for example when considering the level of duty planning officer service that we are able to sustain. Given the customer feedback, we have sought to maximise the level of service provided.
- 5.11 In addition to the above survey, the number of formal complaints and letters offering compliments are recorded. There were 14 complaints received over 2018/19, compared to just four in 2017/18. Three of these led to Stage 2 Complaint recommendations to remedy justified complaint. These stemmed from issues including being more careful when collecting evidence before issuing an enforcement notice, communication being kept clear and open with complainants (including use of voicemail and getting back to complainants) and having a process in place to deal with objections from local action groups, MPs and AMs. These issues have all been actioned and issues are raised when necessary at team meetings. Although this rise in complaints is regrettable, planning is a contentious area dealing with individual’s rights to develop land and where third parties’ interests will be affected by planning decisions. Land-use planning will always be an area where complaints will be inevitable to some degree. We do try to learn from any issues of justifiable complaint. It is fair to say that complaints have generally risen across all sectors of the Council over the last year. We received six recorded compliments over 2018/19 compared to two over the previous period.

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Number of Stage 1 formal complaints received	17	9	5	5	4	14
Number of Stage 2 formal complaints investigations received	11	5	2	2	1	4

Number of Stage 2 complaints upheld or partially upheld	4 partially upheld	3 partially upheld	0 upheld	0 upheld	0 upheld	3 partially upheld
Number of Ombudsman complaints upheld or partially upheld	1 partially upheld	0	0	0	1 upheld	0
Number of compliments received	3	4	2	9	2	6

5.12 Quality customer service continues to be a service and organisation priority so the momentum and desire to improve remain.

6.0 OUR PERFORMANCE 2018-19

6.1 This section details our performance in 2018-19. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

6.2 Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

Plan making

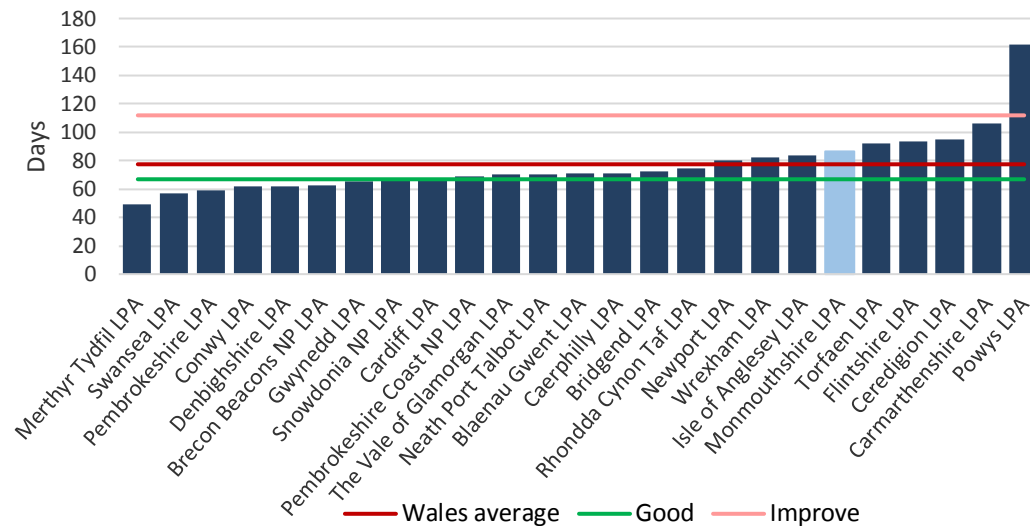
6.3 As at 31 March 2019, we were one of 23 LPAs that had a current development plan in place. We are required to submit an Annual Monitoring Report in October 2019. This document has been prepared and is being submitted to Welsh Government by 31st October 2019.

6.4 During the APR period we had 3.9 years of housing land supply identified, making us one of 19 Welsh LPAs without the required 5 years supply. We now know that our housing land supply has since risen to 4.0 years as a result of delays to the delivery of most of the strategic housing sites in the LDP easing and also because of action we have taken to approve appropriate housing development on non-allocated sites e.g. at Llanfoist, Monmouth and Caldicot. Part of the wider problem involves structural issues in the supply of land, development finance and the house building industry. In Monmouthshire our issue is primarily that sites have not come forward as quickly as anticipated: we do not have a notable issue with land-banking by developers nor do we have any sites that are wholly unviable. Some of our smaller 60% affordable housing sites in Main Villages have not come forward due to land-owners having unrealistic aspirations for their land value. While this has impacted upon delivery of that rural affordable housing policy, it has not impacted significantly on overall housing supply due to the low numbers in question. Welsh Government has now embarked on a review of the delivery of housing in Wales to investigate ways of speeding up new quality housing. Further commentary on our land supply is provided in the Local Development Plan Annual Monitoring Report.

Efficiency

6.5 In 2018-19 we determined 1,101 planning applications, each taking, on average, 86 days to determine. This compares to an average of 77 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year. Following engagement with customers and stakeholders, Monmouthshire County Council has made the evidence-based decision that the outcome of planning applications is far more important than the speed of decision-making. Within reason, customers would prefer to continue working with us to secure an acceptable scheme and obtain planning permission, with as few pre-commencement conditions as possible, than simply have a decision made within an arbitrary 8 week deadline. The impact of planning decisions is long-lived and, while it is recognised that timely decisions can assist the economy, developers and investors also seek clarity and certainty and ultimately want planning permission. Our focus is therefore on the outcome, although we will be seeking an improvement in this figure (which is below the Welsh average) via actions to improve our pre-application advice service and the information on our web pages, as well as more focussed performance management of individual case officers in the DM team.

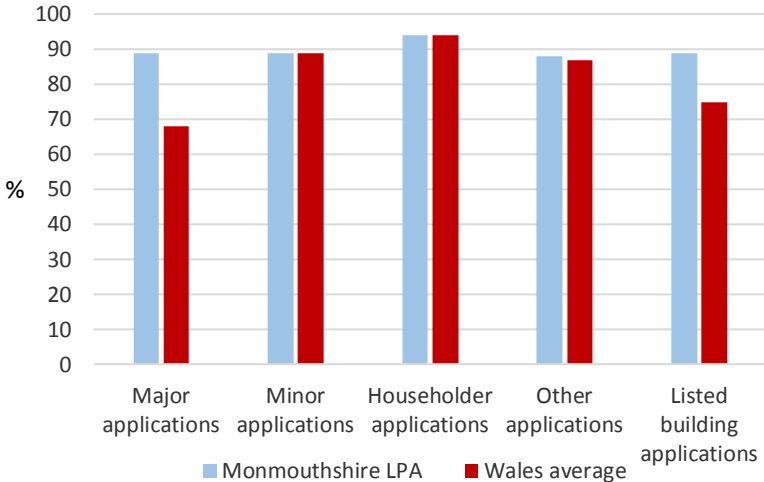
Figure 1: Average time taken (days) to determine applications, 2018-19



6.6 88% of all planning applications were determined within the required timescales. This reflected the average across Wales and we were one of 20 LPA's that had reached the 80% target.

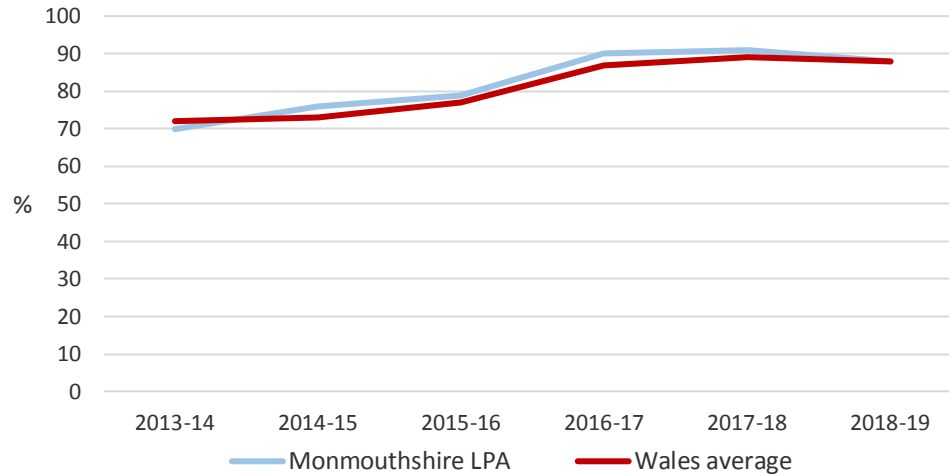
Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. Figure 3 shows the percentage of planning applications determined within the required timescales across the main types of application for our LPA and Wales. It shows that we determined 94% of householder applications within the required timescales which was the same as the Welsh average. We also determined 89% of Listed Building Consent applications within the required timescales (compared to the Welsh average of 75%).

Figure 2: Percentage of planning applications determined within the required timescales, by type, 2018-19



6.7 Between 2017-18 and 2018-19, as Figure 4 shows, the percentage of planning applications we determined within the required timescales decreased from 91% to 88%. Wales also saw a decrease this year(also to 88%). Our figures picked up quarter on quarter over 2018/19 following the implementation of the Council’s back office application processing data base in April 2018.

Figure 3: Percentage of planning applications determined within the required timescales



Over the same period:

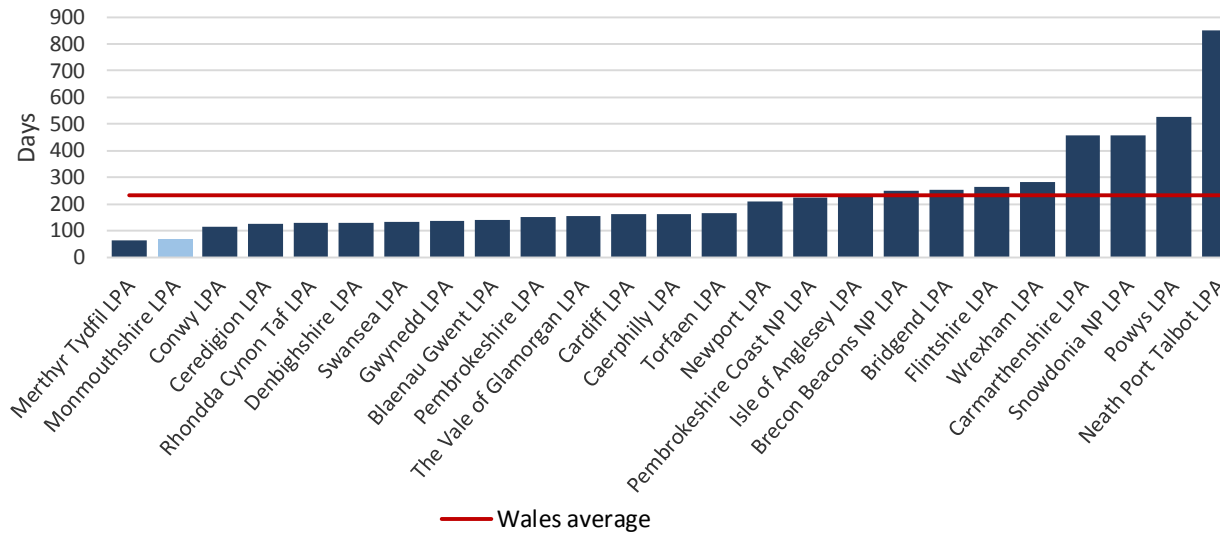
- The number of applications we received increased by 71 applications;
- The number of applications we determined decreased by 16 applications; and
- The number of applications we approved increased.

6.8 The slight drop in the number of planning applications we determined can be explained by the fact that during the final two weeks of March 2018, no planning applications were determined because the Planning Service's new planning application database was being implemented.

Major applications

6.9 We determined 9 major planning applications in 2018-19, none of which were subject to an EIA. Each application took, on average, 66 days (9 weeks) to determine. This compares to 188 days over 2017/18 and so is a substantial improvement. As Figure 5 shows, this was significantly shorter than the Wales average of 232 days (33 weeks), and was the second shortest average time taken of all Welsh LPAs.

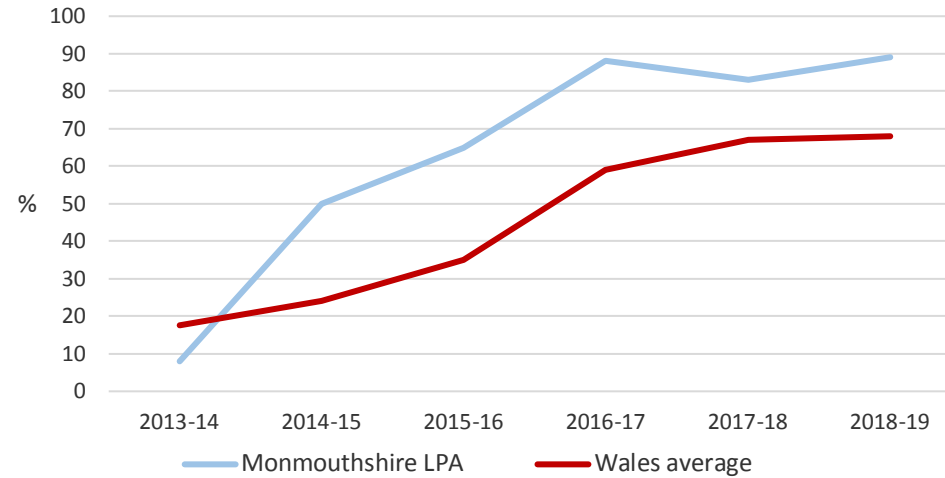
Figure 4: Average time (days) taken to determine a major application, 2018-19



6.10 89% of these major applications were determined within the required timescales, compared to 68% across Wales.

6.11 Since 2017-18 the percentage of major applications determined within the required timescales had increased from 83%. Figure 6 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales.

Figure 6: Percentage of major planning applications determined within the required timescales



6.12 It can be seen that we have consistently performed above the Welsh average on this measure since 2014/15. Our particularly strong performance for major applications is due to a combination of an effective pre-application service, and a good working relationship with customers ensuring agreement to an extension of time. We are now rolling out planning performance agreements for major applications, where applicants can opt for milestones to be agreed in the processing of their application, based on best endeavours and prioritisation of these important applications.

6.13 Over the same period:

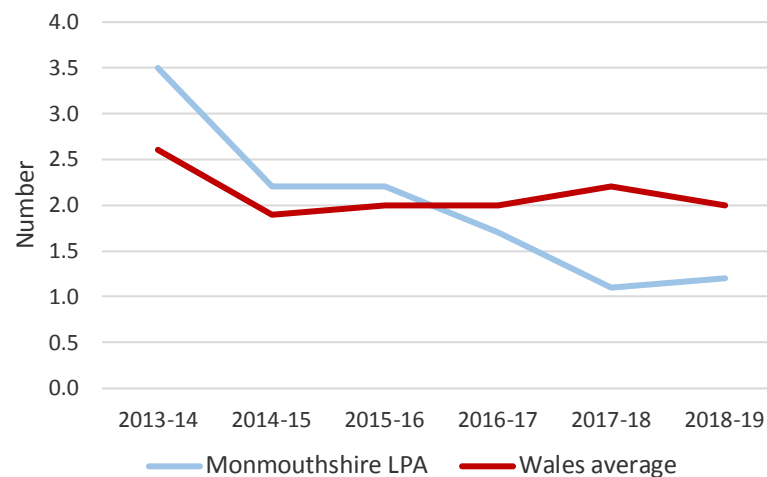
- The percentage of minor applications determined within the required timescales decreased from 95% to 89%;
- The percentage of householder applications determined within the required timescales decreased from 97% to 94%;
- The percentage of other applications determined within required timescales increased from 85% to 88%, and
- The level of approvals remained high at 95% (the same as 2017/18).

6.14 This slight decline in the percentage of applications determined within agreed timescales can be largely explained by staff adapting to the new back office computer system, including officers' use of the extensions of time function in Uniform. However, overall this shows a very good level of performance over the period.

Quality

- 6.15 In 2018-19, our Planning Committee made 50 planning application decisions during the year, which equated to 4.5% of all planning applications determined. Across Wales just over 6% of all planning application decisions were made by planning committee. Unlike most Authorities, Monmouthshire has a Delegated Panel system in operation whereby most applications with between 1 and 4 objections are reviewed by a group comprising the three lead Planning Committee Members. This system works effectively in reducing the number of applications referred to Committee while ensuring interested parties are reassured that their concerns have been heard and reviewed before a decision is made.
- 6.16 Of these Committee-made decisions, 4% (2 out of 50 decisions) went against officer advice. This compared to 8% of member-made decisions across Wales. This equated to 0.18% of all planning application decisions going against officer advice in Monmouthshire (0.4% across Wales). The relatively low proportion of Committee overturns is testament to an effective Member-Officer working relationship, the added value of Planning Committee visiting every site before making a decision, and an experienced Planning Committee provided with appropriate development training.
- 6.17 The two overturned applications in question related to firstly, an infill housing plot in Raglan that was judged by Members to be an over development of the plot but allowed on appeal and secondly, a retrospective application for a revised house design near Caerwent where the enlarged garage element was considered to be unacceptable in visual terms as well as impact on a neighbour. This was also allowed on appeal. The two issues revolved around design and scale and so are subjective issues rather than technical ones that would be of more concern and more vulnerable to an award of costs.
- 6.18 In 2018-19 we received 13 appeals against our planning decisions, which equated to 1.1 appeals for every 100 applications received. This was the third lowest ratio of appeals to applications in Wales indicating our willingness to negotiate proposals to a positive outcome and the strength of our policy framework. Figure 8 shows how the volume of appeals received has changed since 2013-14 and how this compares to Wales.

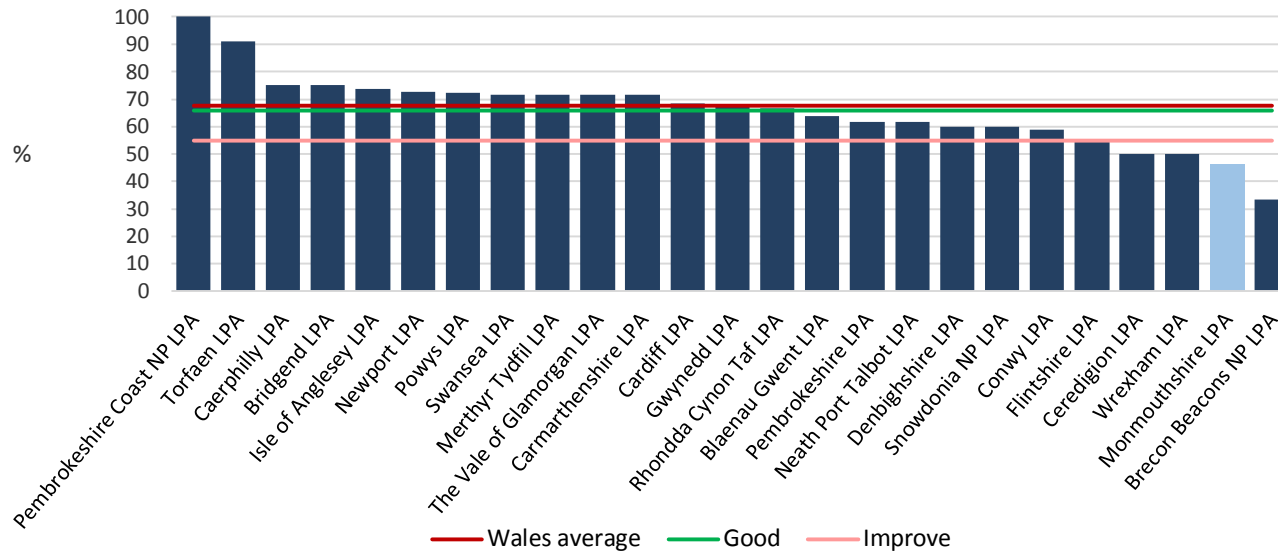
Figure 7: Number of appeals received per 100 planning applications



Over the same period the percentage of planning applications approved stayed the same at 95%.

- 6.19 Of the 13 appeals that were decided during the year, 46% were dismissed. As Figure 9 shows, this was the second lowest percentage of appeals dismissed in Wales and was below the 55% threshold. Those decisions have been inflated by a small number of Member decisions contrary to officer advice (4 of the 13 decisions in 2018/19 were Member decisions, allowed on appeal) and these almost all related to the issue of design which is a subjective matter. If we omit these, the officer decisions alone equated to a 67% success rate that would be within the 'green' good category in the Performance Framework. The figure should be also be tempered against the fact that thirteen planning application appeals is very low over one year based on a total determined of over 1100, and reflects the Council's approach to finding a positive outcome. An appeal is essentially waste in our system as well as waste to the applicant. Our pre-application advice system has been useful in deterring the submission of applications that have little chance of success.

Figure 8: Percentage of appeals dismissed, 2018-19



6.20 During 2018-19 we had no applications for costs at a section 78 appeal upheld.

Engagement

6.21 We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee;
- one of 22 LPAs that have an officer on duty to provide advice to members of the public, and
- one of 21 LPAs that had an online register of planning applications.

6.22 As Table 1 shows, 73% of respondents to our 2017-18 customer survey agreed that the LPA gave good advice to help them make a successful application, although this fell from 80% in 2016/17. The 73% is still well above the Welsh average, though. Moreover, the success rate of our pre-application advice service is commented upon above.

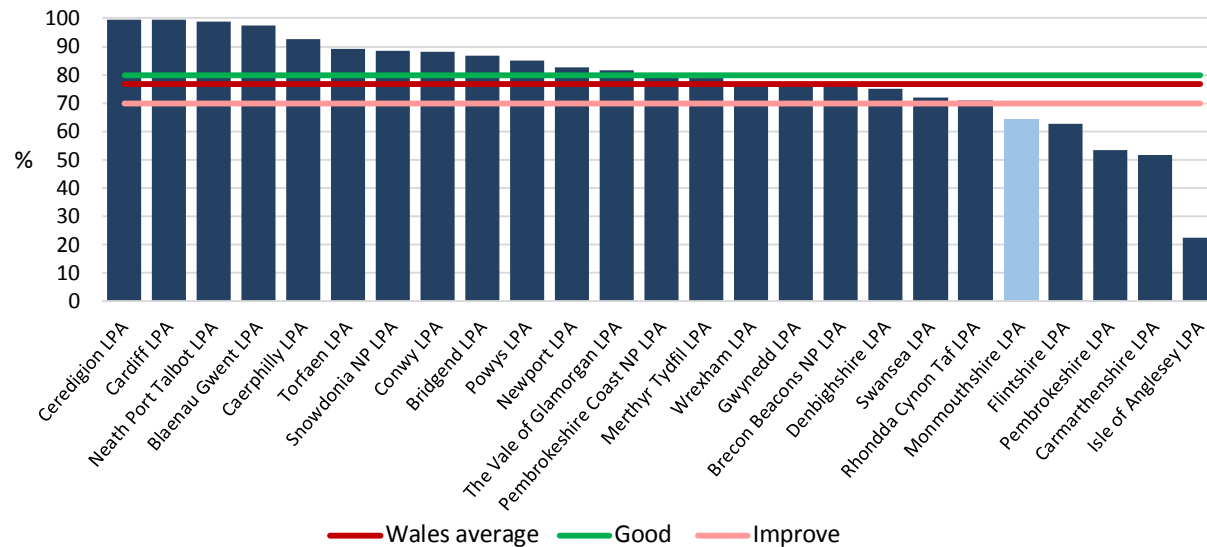
Table 1: Feedback from our 2017-18 customer survey

Respondents who agreed that:	Monmouthshire LPA %	Wales %
The LPA gave good advice to help them make a successful application	73	60
They were listened to about their application	80	60

Enforcement

6.23 In 2018-19 we investigated 313 enforcement cases, which equated to 3.3 per 1,000 population. This was the fifth highest rate in Wales and an increase of 8% compared to the previous reporting period. We investigated 65% of these enforcement cases within 84 days. Across Wales 77% were investigated within 84 days. Figure 9 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

Figure 9: Percentage of enforcement cases investigated within 84 days, 2018-19



6.24 The average time taken to pursue positive enforcement action was 232 days, which was a substantial decline on last year's performance of 96 days (although many older, longstanding cases were cleared over 2018/19). Given the need to manage this small team's sizeable workload, the team are undergoing a systems review of the Enforcement function to understand the areas for improvement and where we can drive out waste and sharpen our practices, leading to further improvement (Action 3).

7.0 FINDINGS AND CONCLUSIONS

7.1 Based on the customer feedback in Section 5 and the performance information in Section 6 and Appendix A, we can be pleased with the service we deliver. During this period:

- The proportion of major applications determined within 8 weeks or agreed timescales increased and was well above 80%, and substantially above the Welsh average. The average time taken has improved significantly;
- The number of applications we determined slightly increased (by 2.8%);
- The proportion of applications we approved remained high at 95%;
- Of those applications that had gone through our pre-application advice service, 98% were approved;
- We dealt with the largest number of applications for listed building consent in Wales (79 applications) and almost 89% of these were approved within agreed timescales;
- Enforcement performance declined over 2018/19.

This shows that, despite a challenging workload, our performance has been generally very good and our pre-application advice service is effective. The need to improve the performance of our enforcement function is fully acknowledged and is a priority going forward.

7.2 A summary table of our performance can be found in Appendix A of the APR. Of the 17 applicable indicators, 12 are ranked good, 1 is fair and 4 are in need of improvement.

- Eleven of the indicators applicable to Monmouthshire have numerical targets set by the Welsh Government. Monmouthshire's performance is ranked 'good' against 6, 'fair' against 1 and 'in need of improvement' against 4. The 'fair' result relates to the average time taken to determine applications (86 days) which missed the 'good' target of 67 days and was below the Welsh average of 77 days. The four measures that were in need of improvement were the five-year supply of housing land that has fallen to 3.9 years, our appeal performance that is still substandard at 46% (although this performance is explained at par. 6.19 above) and the two enforcement measures.

	Number of indicators
Welsh Government target has been set and our performance is 'good'	6
Welsh Government target has been set and our performance is 'fair'	1
Welsh Government target has been set and our performance 'needs improvement'	4

- We performed above or at the Wales average in 13 of the 17 comparable indicators. The indicators for which performance was below Wales average related to the five year housing land supply, together with the appeal and enforcement measures as referred to immediately above. Further commentary on the performance against these measures is set out in Section 6.

No target has been set but our performance is above the Wales average	1
No target has been set but our performance is slightly below the Wales average	0
No target has been set but our performance is significantly below the Wales average	0

- Our performance declined against four indicators:

Indicator	2016/17	2017/18	2018/19	Wales average	WG target
5 year housing land supply	4.1 years'	4.0 years'	3.9 years'	6 years'	5.0 years'
Average time taken to determine all applications	73 days	77 days	86 days	77.2 days	<67 days
% of enforcement cases investigated within 84 days	83%	91%	64.5%	76.3%	>80%
Ave time taken to take positive enforcement action	227 days*	96 days*	232 days	165 days	<100 days

*No target set by WG for those years

7.3 In the light of this, four actions are identified going forwards.

Speed of determining applications

7.4 We determined 88% of applications within agreed timescales, against a Welsh Government target threshold for good performance standing at 80%. The average time taken to determine all applications was 86 days, missing the 'good' target of 67 days (and above the Welsh average of 77 days). While it is accepted that timely decisions can have economic benefits, of greater importance to investors is clarity and certainty, and our evidence is that, within reason, customers are happy to have a slightly slower decision if it is a favourable one. We therefore place greater importance on securing a positive outcome.

7.5 However, this is an area for potential improvement and we have been undertaking a 'Systems Revisit' to assess how much waste is in our processes and to understand if there are common themes as to why applications are not being determined within a timely fashion. There have been reductions in waste in our systems by the implementation of our new Idox Uniform database for the DM service but naturally enough, this has taken time to become stable and embedded, so gains will be in the medium to long term. Opportunities are there to ensure our pre-application advice service is contributing effectively to reducing planning application determination periods by providing clear, professional and respected advice. In addition, our web site offer to customers, although substantially improved via work already carried out with the Council's Digital Team, could be further improved to turn off demand on officer time. There will always be customers who wish to speak directly to an officer but many will self-serve given the opportunity. As such, we need to explore opportunities to signpost customers to useful information on-line so that they can carry out a variety of functions unassisted. These could include making an application for pre-application advice, making a planning application or commenting on a planning application.

We will explore the use of a chatbot with our colleagues in the Council's Digital Team to investigate whether we can answer more straightforward planning queries and signpost customers to appropriate information on our web pages or on other useful sites, including the Planning Portal Wales.

7.6 Project management for major planning applications can be improved by resourcing their processing properly via planning performance agreements (PPAs) with the applicant to deliver a timelier decision by best endeavours. We have trialled one PPA this year which was considered a success in establishing and meeting milestones for a planning application for a complex, strategic, mixed-use development in Chepstow. The fee from such an agreement can be used to back-fill and allow the case officer to be freed up to be a more dedicated resource. We know that further applicants are interested in engaging with us to explore the benefits of this project management tool. Thus, Actions 1 - 2 below are identified.

Action 1 – Complete the review of the effectiveness of the Council's bespoke pre-application advice service and rolling out the use of Planning Performance Agreements, where appropriate.

Action 2 – Continue to improve the Planning Service's web pages to deliver relevant, accessible and legible information so that customers can self-serve. This includes investigating the value of a chatbot to signpost users to information held online that can help them self-serve and reduce queries to the team via phone and email.

Speed of resolving enforcement cases

7.7 The performance of the Council's Planning Enforcement team declined in relation to the two enforcement measures in the Performance Framework over 2018/19, and we do receive customer feedback and complaints regarding perceived delays in

enforcement cases. These issues are certainly not unique to Monmouthshire, and the problem is at least in part due to a misunderstanding of the powers available to us and/or unrealistic expectations, a matter that has been addressed in some way by the training on enforcement that took place in May 2018 for community and town councillors. There remains, however, scope for substantial improvement. The systems review of the Planning Enforcement function, due for completion in December 2019, will help to improve this team's practices and drive out waste. The triage system identified the APR 2016/17, has been partially implemented to systematically prioritise cases, but this is being reviewed as part of the wider systems approach (Action 3).

Action 3 - Systems review of the Planning Service's enforcement function and its processes to speed up our decision-making, verify if we have the right resources and we are providing a good service for our customers

Collaborative Working

7.8 Monmouthshire has a wealth of heritage assets and has long invested in its heritage team to manage these assets in the public interest. It has become apparent that opportunities exist to work collaboratively with neighbouring Councils to provide a shared heritage resource. This reporting period saw the establishment of a shared heritage service with Torfaen Council that is working well. This has given the opportunity to address issues of capacity and consistency of advice between Authorities. In addition, it provides an opportunity to increase resilience, knowledge and the skills base of aspects of Historic Environment Management through building and sharing of expertise and experience. It also acknowledges the agenda for collaboration in the delivery of local government services being promoted by Welsh Government. It is understood that other planning authorities in South-East Wales are considering their needs against the offer of our shared heritage service. Going forward we will promote collaboration with other authorities, where appropriate. This will also include work involved in the preparation of the LDP review which has seen sharing of the background evidence work, as referred to in par. 4.14 above.

Action 4 – Continue to pursue an agenda of collaboration in relation to heritage services with neighbouring authorities and collaboration in other areas where possible, including the evidence base for the review of the Local Development Plan.

Opportunities going forward:

- 7.9 The following opportunities for the coming year have been identified as a result of this Annual Performance Report, our LDP, AMR and our Service Business Plans:
- To improve the speed of our responses to pre-application advice requests and determining planning applications via a review of our bespoke pre-application advice service valued by our customers (Action 1);

- In tandem with our systems thinking approach, to use Team meetings and performance reports to drill down into specific areas of workflow and identify where problems exist and why, with a targeted approach to identifying solutions (Actions 1 and 3);
- Consider the project management of major planning applications, where appropriate, via planning performance agreements to seek by best endeavours to ensure timely and well-managed processing of such applications, providing a good customer experience for the customer (Action 1);
- To improve the web site experience for customers and improve customers' pathways to information; this could include trialling a 'chatbot' to help customers to self-serve on line and reduce the demand on officers, particularly the daily duty officer (Action 2);
- To consolidate the use of the more efficient replacement database for planning applications to reduce waste for staff, including the production of standard letters and monitoring reports. Stage 2 of the Idox project will include the conditions monitoring module and enhancements to the public access module which will provide a better service to the public when they search applications online; these include providing an online measuring tool and the ability to track changes to an application (Action 2);
- To improve the speed with which we deal with enforcement cases via a systems review of the Enforcement function (Action 3);
- To extend collaborative working to deliver a Built Heritage Management Service with neighbouring local authorities, providing resilience, shared learning and consistency across those areas (Action 4);
- Continue with the review of the Monmouthshire LDP because of the need to address the shortfall in the housing land supply and facilitate the identification/ allocation of additional housing land as well as addressing the demographic and employment challenges of the County;
- To identify, implement and/or disseminate best practice via the Planning Officers' Society for Wales or other working groups, including the Welsh Government, the WLGA and the RTPi
- Promote the value of the work carried out by the Council's Planning Service by updating the Value of Planning toolkit on an annual basis and publicising the finding in each APR.

7.10 Progress will be measured via our 2019/20 Annual Performance Report, 2019/20 LDP Annual Monitoring Report, and our 2019-2022 Service Business Plan.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE
Plan making			
Is there a current Development Plan in place that is within the plan period?	Yes		No
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+
Time taken to commence formal revision of an LDP following the triggering of Regulation 41, in months	<12	13-17	18+
Has an LDP Revision Delivery Agreement been submitted to and agreed with the Welsh Government?	Yes		No
LDP review deviation from the dates specified in the original Delivery Agreement, in months	<3		4+
Annual Monitoring Reports produced following LDP adoption	Yes		No
The local planning authority's current housing land supply in years	>5		<5
Efficiency			
Percentage of "major" applications determined within time periods required	>60	50.1-59.9	<50
Average time taken to determine "major" applications in days	Not set	Not set	Not set
Percentage of all applications determined within time periods required	>80	70.1-79.9	<70
Average time taken to determine all applications in days	<67	67-111	112+
Percentage of Listed Building Consent applications determined within time periods required	80+	70.1-79.9	<70
Quality			

WALES AVERAGE	Monmouths hire LPA LAST YEAR	Monmouths hire LPA THIS YEAR
Yes	Yes	Yes
73	N/A	N/A
17	-	2
Yes	-	Yes
1	-	N/A
Yes	Yes	Yes
6 of 25	4	3.9
68	83	89
232	188	66
88	91	88
77	77	86
75	67	89

MEASURE	GOOD	FAIR	IMPROVE
Percentage of Member made decisions against officer advice	<5	5-9	9+
Percentage of appeals dismissed	>66	55.1-65.9	<55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+
Engagement			
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	>80	70.1-79.9	<70
Average time taken to take positive enforcement action	<100	101-200	200+

WALES AVERAGE	Monmouths hire LPA LAST YEAR	Monmouths hire LPA THIS YEAR
9	7	4
68	36	46
0	0	0
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
77	91	65
167	96	232

SECTION 1 – PLAN MAKING

Indicator	01. Is there a current Development Plan in place that is within the plan period?	
"Good"	"Fair"	"Improvement needed"
A development plan (LDP or UDP) is in place and within the plan period	N/A	No development plan is in place (including where the plan has expired)

Authority's performance	Yes
The Council adopted its Local Development Plan in February 2014.	

Indicator	02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	
"Good"	"Fair"	"Improvement needed"
The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement	The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement	The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement

Authority's performance	N/A
The Council has adopted its LDP and therefore this indicator is not applicable. It does not apply to the review of the Plan.	

Indicator	03. Time taken to commence formal revision of an LDP following the triggering of Regulation 41, in months	
"Good"	"Fair"	"Improvement needed"
The Delivery Agreement is submitted less than 12 months after Regulation 41 is triggered	The Delivery Agreement is submitted within 12 and 18 months after Regulations 41 is triggered	The Delivery Agreement is submitted more than 18 months after Regulation 41 is triggered
Authority's performance	2 months	
A full review of the LDP commenced in 2017, with a Draft Review Report published for consultation between 11 December 2017 and 5 February 2018. The Final Review report of the LDP was agreed by a special meeting of Council held on 19 th March 2018.		

Indicator	04. Has an LDP Revision Delivery Agreement been submitted to and agreed with the Welsh Government?	
"Good"		"Improvement needed"
An LDP Revision Delivery Agreement has been submitted by the LPA and agreed with the Welsh Government		No LDP Revision Delivery Agreement has been submitted by the LPA or agreed by the Welsh Government

Authority's performance	Yes
The Delivery Agreement was agreed by WG on 14th May 2018.	

Indicator	05. LDP revision deviation from the dates specified in the original Delivery Agreement, in months	
"Good"		"Improvement needed"
The LDP revision is being progressed within the dates specified in the original Delivery Agreement		The LDP revision is being progressed later than the dates specified in the original Delivery Agreement

Authority's performance	N/A
This measure is not applicable during this reporting period. This indicator will become relevant during the next reporting period as the WG agreed the Council's Delivery Agreement in May 2018.	

Indicator	06. Annual Monitoring Reports produced following LDP adoption	
"Good"		"Improvement needed"
An AMR is due, and has been prepared		An AMR is due, and has not been prepared in time

Authority's performance	Yes
The Council's fourth AMR was submitted to the Welsh Government in October 2018.	

Indicator	07. The local planning authority's current housing land supply in years	
"Good"		"Improvement needed"
The authority has a housing land supply of more than 5 years		The authority has a housing land supply of less than 5 years

Authority's performance	3.9
The 2018 Joint Housing Land Availability Study (JHLAS) was agreed by an independent Inspector and showed that we had a 3.9 years' housing land supply. This matter is considered in detail in the 2018-19 LDP Annual Monitoring Report.	

SECTION 2 - EFFICIENCY

Indicator	05. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 60% of applications are determined within the statutory time period	Between 50% and 60% of applications are determined within the statutory time period	Less than 50% of applications are determined within the statutory time period

Authority's performance	89
<p>The team's performance has improved from 83% over 2016/17. This element of the team's performance remains strong over 2018/19 and is well above the Welsh average of 67.8%. To prioritise resources for major planning applications, planning performance agreements will be increasingly adopted with applicants for suitable planning applications, leading to better project management of these generally more complex applications.</p> <p>The Council has piloted a scheme whereby the local member and key members of planning committee are invited to pre-application advice meetings for major developments to ensure the process is frontloaded. This has avoided delays when the application is eventually submitted. This process is now standard practice for the authority.</p>	

Indicator	06. Average time taken to determine "major" applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	66
<p>The Council's performance is very good compared to the Welsh average of 232 days and has improved substantially from the previous reporting period (188 days). It is the second highest performance for Wales. The use of PPAs should help the team to keep this measure at the excellent level of performance it has achieved this year.</p>	

Indicator	07. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 80% of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	88
<p>88% of all planning applications we dealt with were determined within the required timescales, which is well above the 80% threshold for the 'Good' performance ranking. This compared to 88% across Wales and is a slight decline compared to last year (91%).</p> <p>The slight decline can be attributed to the introduction of our new planning application back office system in March-April 2018. The breakdown of quarters reveal the following performance which improved as the IT system 'bedded in': Q1 – 83%; Q2 – 87%; Q3 – 92%; Q4 – 92%.</p>	

Indicator	08. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
Less than 67 days	Between 67 and 111 days	112 days or more

Authority's performance	86 days
<p>In 2018-19 we determined 1101 planning applications, each taking, on average, 86 days (just over 12 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales and misses the 'good' target of 67 days. Given our focus on outcome rather than speed, this is a reasonable achievement and suggests we have struck a fair balance between these two objectives.</p> <p>We acknowledge that this measure should be better and nearer the 'good' target. The actions identified in relation to improving application submissions via our pre-application advice service, together with improving our web page information as well as closer management of individual workloads should reduce end-to-end times for determination in the next reporting period.</p>	

Indicator	08a. Percentage of Listed Building Consent applications determined within time periods required	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	89
<p>This is the second year of its inclusion as an indicator and has improved significantly compared to last year’s figure of 67%. The Welsh average for this indicator was 75%. The Council’s Heritage team has worked hard at improving its turnaround of listed building applications. We determined 79 applications for listed building consent over 2018/19, the highest of any authority in Wales. The team of four officers (including a monitoring officer) also contributes to the pre-application advice process, the handling of appeals and provides consultation responses on planning applications in conservation areas. A similar service is also provided for Torfaen Council. The Authority has Cadw accredited delegation arrangements for grade II* and II buildings.</p>	

SECTION 3 - QUALITY

Indicator	09. Percentage of Member made decisions against officer advice	
“Good”	“Fair”	“Improvement needed”
Less than 5% of decisions	Between 5% and 9% of decisions	9% or more of decisions

Authority’s performance	4
<p>Monmouthshire’s performance shows that 4% of Committee decisions go against officer recommendation, which equated to 2 planning applications out of 50 determined at committee during 2018/19 which is an improvement on the performance over 2017/18 of 7%. This compares favourably to the 8.2% average in Wales and is below the 5% or less threshold to be rated ‘Good’.</p> <p>Provided that Committee decisions are based on good planning judgement and material planning considerations, overturned recommendations are a perfectly acceptable part of the planning process. The difficulty only arises where decisions are made that cannot be substantiated at appeal.</p> <p>The two overturned applications in question related to an infill plot in Raglan deemed to be an over development by members and a retrospective application for a garage element of a house near Caerwent, judged to be unacceptable in streetscene and neighbour amenity terms. These are subjective issues. The two refused applications were both allowed on appeal. All appeal decisions are reported to committee so that Members can review and learn from such decisions.</p>	

Indicator	10. Percentage of appeals dismissed	
“Good”	“Fair”	“Improvement needed”
More than 66% (two thirds) of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

Authority’s performance	46
<p>This remains below the standard we would like to achieve and although an improvement on last year’s performance needs improvement.</p> <p>The decisions are reviewed in the Planning Service’s monthly Policy / DM Liaison meetings as well as at Planning Committee and detailed issues are shared and discussed.</p> <p>It is noteworthy that the appeal performance, excluding the four committee decisions that were contrary to the officer recommendation, would have meant the appeal performance of a 67% success rate would have been rated ‘green’ or good. The proportion of appeals we deal with is low at 1.1 appeals for every 100 applications received (Welsh average 2 appeals per 100</p>	

applications determined). This was the third lowest ratio of appeals to applications in Wales indicating our willingness to negotiate proposals to a positive outcome and the strength of our policy framework.

Indicator	11. Applications for costs at Section 78 appeal upheld in the reporting period	
“Good”	“Fair”	“Improvement needed”
The authority has not had costs awarded against it at appeal	The authority has had costs awarded against it in one appeal case	The authority has had costs awarded against it in two or more appeal cases

Authority’s performance	0
<p>No awards of costs for unreasonable behaviour have been made against us this year. There were also no awards of costs during the two previous reporting periods.</p> <p>An action identified in the first APR was to report appeal decisions to Planning Committee every month for learning and discussion. This action has been implemented and has been welcomed by the Committee as useful. Committee members are also encouraged to sit in on appeal hearings or inquiries as further development training and to assist the case officer. The Council’s protocol is that nominated members help to present the case where a decision is contrary to the officer recommendation.</p>	

SECTION 4 – ENGAGEMENT

Indicator	12. Does the local planning authority allow members of the public to address the Planning Committee?	
“Good”		“Improvement needed”
Members of the public are able to address the Planning Committee		Members of the public are not able to address the Planning Committee

Authority’s performance	Yes	
<p>Monmouthshire has an established and effective Public Speaking Protocol and also allows applicants, objectors, supports and community and town councils to speak at the Delegation Panel site visits. This has proven to be a valuable exercise in terms of making informed decisions and improved customer and community satisfaction, even if the final decision is not the one they hoped for. The public speaking protocol was amended during the previous reporting period to enable the applicant to be notified earlier that an objector had registered to speak; this provides the applicant with earlier notice and more time to organise a right of reply and after review it appears to be working well.</p> <p>The Size and Composition of Local Planning Authority Committees (Wales) Regulations 2017 did not seek to control the public speaking element of a planning committee. If any future national protocol seeking consistency throughout Wales is published it is hoped it is provided as best practice guidance and does not curtail the successful delegation and public speaking system we already employ.</p>		

Indicator	13. Does the local planning authority have an officer on duty to provide advice to members of the public?	
“Good”		“Improvement needed”
Members of the public can seek advice from a duty planning officer		There is no duty planning officer available

Authority’s performance	Yes	
<p>We have a duty officer available every day from 9am to 5pm and although this is resource intensive, we recognise from feedback that this is a service that the customer values (see par. 5.9 above).</p>		

Indicator	14. Does the local planning authority’s web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?	
“Good”	“Fair”	“Improvement needed”

All documents are available online	Only the planning application details are available online, and access to other documents must be sought directly	No planning application information is published online
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Authority's performance	Yes
<p>Our public access element allows customers to view all public documents and plans relating to applications including officer reports and decision notices, and also allows customers to comment online.</p> <p>We have implemented a new back office system at the start of this reporting period and this has helped make savings in time in relation to automation and easier process steps. This has allowed officers to carry out more work of value such as determining applications for pre-application advice and planning applications.</p> <p>Navigational and functional improvements to the Idox public access module (e.g. to enable a customer to track changes to an application) have been actioned during this reporting period.</p>	

SECTION 5 – ENFORCEMENT

Indicator	15. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days		
“Good”	“Fair”	“Improvement needed”	
More than 80% of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days	

Authority’s performance	65
<p>This was a disappointing area of performance and compared poorly to the Welsh average of 76.3%. The recent appointment of a new Area Team Manager who manages the enforcement section has seen the commencement of a systems review of the enforcement function. This should be completed by December 2019. We would like to move much closer to 100% for this measure and thus the action to review the Enforcement Team is retained. Special attention will be given to this measure in the next reporting period.</p>	

Indicator	16. Average time taken to take positive enforcement action		
“Good”	“Fair”	“Improvement needed”	
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked	

Authority’s performance	232
<p>Again, this was a poor performance for this indicator, well below the Welsh average of 165 days. This was a significant decline on the 96 days taken over 2017/18. The systematic review of the enforcement service during 2019 will identify areas of waste, poor working practices and smarter ways of working to reduce this time significantly.</p>	

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

Authority's returns	A Full return was provided
<p>Monmouthshire Council provided full statistical returns for these indicators. However, it should be noted that this work had to be undertaken manually because our back office IT system at the time cannot store or retrieve most of the data. This is a common problem throughout Wales, the resolution of which has proven to be very time consuming. The Council has procured a new IT system that went 'live' in April 2018 so it is hoped that the time and resource spent manually collecting this data will be reduced.</p> <p>It is worth noting that, in many cases, the sustainable development (SD) indicator definition is different to information collected in the LDP Annual Monitoring Report (AMR), and therefore the results are different in some cases. For example, in terms of housing approvals, the SD indicator records only detailed or final Reserved Matters approvals, whereas the LDP AMR quite rightly (for that context) also includes outline applications as evidence that allocated sites are coming forward.</p> <p>These discrepancies have been checked and properly accounted for. Going forward, where appropriate, consideration will be given to amending the LDP AMR monitoring indicators slightly to reflect the SD indicators, so that similar data is only captured once, reducing duplicated effort and potential confusion. In other cases, such as reviewing progress on the delivery of LDP housing sites, the AMR monitoring indicator will remain unchanged.</p>	

Indicator	SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
------------------	--

Granted (square metres)	
Authority's data	19058

Refused (square metres)	
Authority's data	0

The planning system should support economic development and steer such development to the most appropriate locations. This indicator provides information on the contribution the planning system is making to delivering traditional economic development in identified employment sites.

This performance indicator measures new buildings in square metres approved on allocated and protected employment sites. It now also includes extensions and change of use consents where vacant buildings have been brought back into employment-generating use. It is also limited to measuring only 'B' use classes, and so excludes supporting employment uses such as hotels. Consequently, this data shows a small proportion of the decisions made to support economic growth in the County. More information can be found in the AMR.

The developments approved for this indicator included a 17000m² development comprising a workshop (B2), two storey office (B1), valet/car preparation area and associated infrastructure works for the Mon Motors group at New House Park Industrial Estate, Chepstow plus a 1600m² warehousing development for an existing business at Wonastow Road Industrial Estate, Monmouth.

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
------------------	--

Granted permission (number of applications)	
Authority's data	2

Granted permission (MW energy generation)	
Authority's data	6

The planning system can optimise renewable and low carbon energy generation. This indicator tells us part of the contribution the planning system is making to delivering renewable and low carbon energy generation and moving towards a low carbon economy.

Small scale renewables are now mostly permitted development and, because they do not need planning permission, will never appear in these stats returns. The indicator records only stand-alone schemes for the purpose of generating energy from renewables: it does not record, for example, solar panels on the roof of a new barn or on new dwellings.

During the previous reporting periods, applications were approved primarily for solar development including a 6MW scheme at a farm at Parkhouse, near Trellech.

During this reporting period there was one significant proposal approved for a 6MW stand alone solar project near Llanhennock.

There has been a general drop off in activity, particularly in solar proposals, due to changes to Feed in Tariffs (for instance in 2015/16 year we approved 4 schemes likely to generate 17MW). This illustrates that factors outside of the planning system have the greatest influence on the delivery of renewable energy.

Indicator	SD3. The number of dwellings granted planning permission during the year.
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Market housing (number of units)	
Authority's data	252

Affordable housing (number of units)	
Authority's data	85

The planning system can facilitate the provision of market and affordable housing to meet local housing requirements. This indicator provides information on the contribution of the planning system to delivering new housing.

It is worth noting that this data differs significantly from the LDP AMR data due to differences between the indicator definitions. In particular, this sustainable development indicator records only full planning permission and Reserved Matters approvals: outline consents are excluded.

Over the previous reporting period we approved 300 market dwelling units and 84 affordable housing units.

It is well understood that there is an issue with the LDP strategic housing sites coming forward in a timely fashion and this has affected our housing land supply. The need to review the Plan is recognised and is underway. The strategic housing sites are progressing with approvals being granted from 2017 to this reporting period at Deri Farm, Rockfield Farm, Undy (outline and now first phase reserved matters) together with the strategic site at Crick Road, Portskewett (the latter is also an outline permission). Progress is slower than is desired but is gaining momentum. Owing to the lack of a five year land supply for housing, unallocated sites of an appropriate scale and location have been approved at Llanfoist, Monmouth and Caldicot. This has helped to see the five year housing land supply move upwards slightly from 3.9 years to 4.0 years at March 2019.

A detailed commentary on housing approvals is provided in the LDP AMR.

Indicator	SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.
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Number of residential units (and also hectares of non-residential units) which were GRANTED permission	
Authority's data	1 dwelling unit; 5 ha of non-residential development

Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds	
Authority's data	0

The planning system has an important role in ensuring that new development is not exposed unnecessarily to flooding and can guide development to locations at little or no risk from flooding. This indicator provides information on how planning applications for development in floodplain areas are being managed.

During this reporting period, one apartment was approved within flood zone C1 – this was a site in Usk above commercial premises and such proposals are supported for regeneration purposes under Policy SD3 of the LDP.

The non-residential development related to a significant vehicle preparation development (3.7ha) on brownfield C2 land at Newhouse Park Industrial Estate, an allocated employment site. The other non-residential development related to a warehouse development (0.67ha) on Wonastow Road Industrial Estate, an allocated employment site, but also C1 flood plain, and a two storey office and single storey warehouse extension (0.6ha) to an existing business at Pill Street, Redwick (near Magor) which is also in zone C1.

These developments were either on established employment sites or the expansion of a well-established business and where flood consequences were properly evaluated and managed in both cases.

Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
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Previously developed land (hectares)	
Authority's data	10.24

Greenfield land (hectares)	
Authority's data	7.8

The planning system can ensure that, wherever possible, previously developed land is used in preference to greenfield sites, particularly those of high agricultural or ecological value. This indicator tells us where the planning system is directing new development.

The performance against this indicator normally reflects the rural nature of Monmouthshire as a County, with limited brownfield land available for development. Usually, the majority of development is on greenfield land. However, this reporting period saw a good proportion of approved non-residential development on brownfield sites including Newhouse Park Industrial Estate, Chepstow, Wonastow Road Industrial Estate, Monmouth and Merthyr Road, Abergavenny, plus major housing developments at Brecon Road and Tudor Street - both in Abergavenny. To a lesser extent the development of domestic gardens for new housing also makes a contribution to this.

The greenfield development primarily relates to the strategic site at Rockfield Farm, Undy (5.4ha)

It is worth noting that the data provided above differs significantly from that recorded in our LDP AMR, because the definition for the SD indicator reported upon here excludes outline planning permissions, and therefore significant sites which secured outline planning permission during the reporting period, are not recorded here. Such schemes will be reported in future APRs when detailed planning permission or Reserved Matters consent is given.

Indicator	SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.
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Open space lost (hectares)	
Authority's data	0

Open space gained (hectares)	
Authority's data	1.5

Open spaces can provide recreational, amenity and environmental value as well as having a role in climate protection and adaptation to the impacts of climate change. This indicator measures how the planning system is protecting existing, and facilitating the provision of new, open spaces.

During the monitoring period no permissions were approved that would result in the loss of public open space.

As a result of the reserved matters approval for phase one of the Rockfield Farm, Undy strategic site, 1.5 ha of new open space have been created.

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
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Gained via Section 106 agreements (£)	
Authority's data	3,010,000

Gained via Community Infrastructure Levy (£)	
Authority's data	0

Financial contributions can be used to fund the provision of community infrastructure required to support sustainable development. This indicator measures the level of financial contributions agreed for the provision of community infrastructure.

This reporting period saw over £3M of contributions being secured which was slightly more than the previous period and considerably more than 2016/17 when £1.35M worth of Section 106 contributions were agreed.

This is chiefly because of the two strategic housing sites being approved at Rockfield Farm, Undy, and Crick Road, Portskewett as well as major housing schemes at Church Road, Caldicot, Brecon Road, Abergavenny, the site of the former Magistrates' Court, Abergavenny, Sandy Lane, Caldicot and an allocated housing site at Chepstow Road, Raglan. The contributions range in respect of providing affordable housing, education / community facilities, green infrastructure, sustainable transport infrastructure and public open space.

The Council is considering whether to adopt a CIL, subject to potential changes to Central Government policy.



<p>Name of the Officer completing the evaluation Mark Hand</p> <p>Phone no: 01633 644803 E-mail: markhand@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal</p> <p>Submit the Monmouthshire Planning Service’s fifth Annual Performance Report (APR) to the Welsh Government in accordance with statutory requirements and publish the Report on the Council’s website.</p>
<p>Name of Service</p> <p>Planning Services (Planning Policy and Development Management)</p>	<p>Date Future Generations Evaluation form completed</p> <p>October 2019.</p>

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9. Are your proposals going to affect any people or groups of people with protected characteristics? Please explain the impact, the evidence you have used and any action you are taking below.

The APR identifies areas for improvement within the Development Management section of the Council. Actions outlined to achieve this should bring positive benefits to all members of Monmouthshire’s population. A more efficient and effective Development Management service will secure the aims of the Welsh Spatial Plan, namely Promoting a Sustainable Economy, Valuing our Environment and Respecting Our Environment, be it through timely approval of planning proposals for sustainable forms of development or by preventing harm to acknowledged interests, such as amenity, public safety, health or biodiversity by either refusing permission for inappropriate development or by taking timely and reasonable enforcement action.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	See statement above	None	See above

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Disability	See statement above	None	See above
Gender reassignment	See statement above	None	See above
Marriage or civil partnership	See statement above	None	See above
Pregnancy or maternity	See statement above	None	See above
Race	See statement above	None	See above
Religion or Belief	See statement above	None	See above
Sex	See statement above	None	See above
Sexual Orientation	See statement above	None	See above
Welsh Language	<p><i>.Under the Welsh Language measure of 2011, we need to be considering Welsh Language in signage, documentation, posters, language skills etc.and also the requirement to promote the language.</i></p> <p>Welsh is treated on equal terms as English in the planning process,</p>	None	See above

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Poverty	See statement above	None	See above

2. **Does your proposal deliver any of the well-being goals below?** Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!



Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>Positive: The APR seeks to shape an efficient and engaging development management process providing support and guidance for customers to ensure the best development possible for the benefit of local communities and to protect the character and appearance of Monmouthshire. Planning can provide economic investment and growth, and can protect acknowledged interests such as local amenity and townscape. Identifying areas for improvement and learning what works well elsewhere can ensure that customers are getting effective advice early in the process which is critical in securing positive outcomes and appropriate forms of development.</p> <p>Negative: Some areas for improvement may necessitate customers having to pay for elements of</p>	<p>Better contribute to positive impacts: The APR identifies areas for improvement to make the development management process more responsive and efficient for our customers' applications for developments that are of a high standard.</p> <p>Mitigate any negative impacts: Care will be taken to improve the planning process via interventions set out in the associated report. The team will focus on positive outcomes rather than being process driven. We will continue to monitor performance through the actions we take, relevant performance measures and 1:2:1s with case officers.</p>




Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	the service which can be considered to be costly by some customers.	
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p>Positive: An effective and efficient DM service allows case officers to consider the implications of any development on biodiversity and ecosystems at an early stage in the application process. Officers who are the decision-makers are able to consider the impacts of decisions on ecological interests. This system would not deteriorate as a result of the proposed revisions to the DM process and indeed may provide a more effective system.</p> <p>Negative: None identified.</p>	<p>Better contribute to positive impacts: The actions identified should speed up the delivery of sustainable development.</p> <p>Mitigate any negative impacts: None</p>
<p>A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood</p>	<p>Positive: Actions to improve the DM process would enhance support and guidance for customers when submitting a planning application and provide the opportunity for officers to add value to development proposals and provide acceptable forms of the development, which should improve Monmouthshire citizens' access to local services, such as shops, health and recreational/ play facilities, or prevent inappropriate development from harming the amenity of an area, or indeed the health of local people. Development should promote active travel to ensure it is sustainable.</p> <p>Negative: None identified.</p>	<p>Better contribute to positive impacts: The approval and delivery of development proposals can have a positive impact on health and well-being and foster social and community pride in their communities.</p> <p>Mitigate any negative impacts: None</p>
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	<p>Positive: The area of work undertaken by the Planning Team directly and indirectly influences the</p>	<p>Better contribute to positive impacts: The timely approval and delivery of sustainable development</p>

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	<p>appearance, viability, safety and connectivity of communities via planning policy and land use planning decisions. Providing clear and effective guidance and support to customers at an early stage in the planning process is more likely to lead to positive outcomes that enable the best forms of development possible. This is critical in providing sustainable communities. Taking timely and reasonable enforcement action against inappropriate development can reduce impact on local amenity and health.</p> <p>Negative: None identified.</p>	<p>proposals can have a positive impact on the character and appearance of an area, promote well-being and foster social and community pride.</p> <p>Mitigate any negative impacts: None</p>
<p>A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>Positive: The area of work undertaken by the planning section directly and indirectly influences local social, economic and environmental well-being via planning policy and land use planning decisions. However, the global-scale effect is acknowledged as being limited.</p> <p>Negative: none.</p>	<p>Better contribute to positive impacts: None</p> <p>Mitigate any negative impacts: None</p>
<p>A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>Positive: Planning decisions promote the value and significance of the historic built environment by ensuring that it is a direct consideration in planning policy and land use planning decisions. Planning decisions generally facilitate the provision of tourist and recreation development, including playing fields and built development. The Welsh language is now a material planning consideration.</p>	<p>Better contribute to positive impacts: Timely planning decisions will ensure that proposals foster civic pride through well-designed development in historic areas or through the removal of development that has a negative impact on a heritage designation via enforcement action.</p> <p>Mitigate any negative impacts: None</p>

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	Negative: none.	
A more equal Wales People can fulfil their potential no matter what their background or circumstances	Positive: Appropriate and timely development management decisions should bring positive benefits to all members of Monmouthshire's population through policies that seek to achieve the five main aims of the Wales Spatial Plan, namely Building Sustainable Communities, Promoting a Sustainable Economy, Valuing our Environment, Achieving Sustainable Accessibility and Respecting Our Environment Negative: none.	None.

3. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Long Term</p> <p>Balancing short term need with long term and planning for the future</p>	<p><i>We are required to look beyond the usual short term timescales for financial planning and political cycles and instead plan with the longer term in mind (i.e. 20+ years)</i></p> <p>The LDP covers the period 2011-21. The Council's Development Management function which makes planning decisions seeks to implement the policies of the LDP which promotes sustainable development. By its nature, therefore, it cannot look beyond the next five year period but the SA/SEA of the LDP would have ensured consideration of the impact on future generations. The review of the LDP will seek to adopt land use planning policies up until 2033 taking into account the county's socio-economic challenges.</p>	<p>Ensure that the LDP and its policies have been subject to an appropriate level of scrutiny. This also applies to the current review of the LDP.</p>
 <p>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>Monmouthshire's Planning Service believes in working with its customers (which include not just applicants but the public, other Council departments, other local authorities, third sector agencies and businesses) to improve its offer to its customers to meet their needs. This APR identifies areas for improvement to achieve this aim. It is subject to scrutiny and endorsement by Members of both the Council's Economy & Development Select Committee and Planning Committee. Members and officers of the Council have a specific interest in the subject to ensure that sustainable forms of development are carried out in Monmouthshire.</p>	<p>Any observations offered by Committee will be taken into account as part of the submission process to Welsh Government.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p><i>Who are the stakeholders who will be affected by your proposal? Have they been involved?</i></p> <p>The APR is subject to consultation with Members of the Economy & Development Select Committee and Planning Committee whose Members have a specific interest in the subject, as well as senior officers of the Council.</p>	<p>As above.</p>
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The APR's aim is to identify areas for improvement in the Planning Service and to initiate actions for meaningful improvement. This would provide the basis for timelier decisions to secure much needed sustainable development. Taking timely and reasonable enforcement action against inappropriate development can reduce impact on local amenity and health.</p>	<p>N/A</p>
 <p>Integration</p> <p>Considering impact on all wellbeing goals together and on other bodies</p>	<p><i>There is space to describe impacts on people, economy and environment under the Wellbeing Goals above, so instead focus here on how you will better integrate them and balance any competing impacts</i></p> <p>The work undertaken by the Planning Service directly relates to promoting and ensuring sustainable development and its three areas: environment, economy and society.</p>	<p>Improvements to the DM process would facilitate the implementation of the LDP which has been subject to a Sustainability Assessment that balances the impacts on Social, Economic and Environmental factors.</p>

4. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Social Justice, Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Social Justice	None.	None	n/a
Safeguarding	None.	None.	n/a
Corporate Parenting	None.	None	n/a

5. What evidence and data has informed the development of your proposal?

The APR has been written having regard to data and evidence provided by the following:
 The Development Management Quarterly Survey 2018/19; the POSW Customer Survey 2018/19; the Council's Local Development Plan Annual Monitoring Report 2018/19; the Planning Service's Business Plan 2018-2021 and the MCC/ Public Service Board Well-being Plan.

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SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

.This section should summarise the key issues arising from the evaluation. This summary must be included in the Committee report template

The work undertaken by the Council's Planning Service, and in particular the Development Management function, directly relates to promoting and ensuring sustainable development. The APR 2018/19 would enable the service to identify areas of improvement in the processing of applications and in the enforcing of planning matters, and to engage with customers at an early stage of the planning process to ensure the most appropriate forms of development are approved within Monmouthshire. The planning process promotes sustainable forms of development, helping to create jobs and investment, while protecting material interests such as amenity, public safety and biodiversity.

7. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible
See actions in the APR	See APR	See APR

8. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision making process. It is important to keep a record of this process to demonstrate how you have considered and built in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1	Economy & Development Select Committee (with Planning Committee Members invited)	05/09/2019	To be added as appropriate

**SUBJECT: MONMOUTHSHIRE LOCAL DEVELOPMENT PLAN
ANNUAL MONITORING REPORT**
MEETING: INDIVIDUAL CABINET MEMBER
DATE: 9 October 2019
DIVISION/WARDS AFFECTED: ALL

1 PURPOSE

- 1.1 To consider the extent to which the current Local Development Plan (LDP) is delivering against its objectives and monitoring indicators, as set out in the fifth Annual Monitoring Report (AMR), attached at **Appendix 1**. Although the decision has already been taken to commence work on a new LDP, there is a statutory requirement to continue to monitor the current LDP's performance. In addition, this monitoring report will help inform and shape the Replacement LDP by reflecting on what is working and what is not.

2. RECOMMENDATION

- 2.1 That the Cabinet Member for Enterprise & Land Use Planning endorses the fifth Local Development Plan Annual Monitoring Report for submission to the Welsh Government by 31 October 2019.
- 2.2 To note comments raised by Economy and Development Select Committee (5th September 2019). The main issues raised included:
- Lesson learned from the current adopted LDP that can inform the Replacement LDP
 - Housing provision and housing land supply, including considering the reasons behind site delivery delays and ways to avoid delay in future allocated sites coming forward
 - Town centres and retail vacancy rates

Comments from the meeting of the Economy and Development Select Committee will be added as soon as the minutes of the meeting are received.

3. KEY ISSUES

Background – Adopted Monmouthshire LDP

- 3.1 The Monmouthshire LDP 2011-2021 was formally adopted by the Council on 27 February 2014. As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report.

The Annual Monitoring Report

- 3.2 The AMR provides the basis for monitoring the effectiveness of the LDP and ultimately determines whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. It also allows the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County and identifies any significant contextual changes that may influence plan implementation or review/revision.

- 3.3 This is the fifth AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2018 – 31 March 2019.
- 3.4 Although the Council has already made the decision to commence work on a new LDP, this monitoring report will help inform and shape the Replacement LDP by reflecting on what is working and what is not.

LDP Monitoring Framework

- 3.5 The LDP policy and sustainability appraisal (SA) monitoring frameworks form the basis for the AMR, assessing how the Plan's strategic policies, and associated supporting policies, are performing against the identified key monitoring targets and outcomes and whether the LDP strategy and objectives are being delivered. This has enabled the Council to make an informed judgement of the Plan's progress in delivering the targets/monitoring outcomes and policies during this monitoring period.

Key Findings

- 3.6 Section 5 of the AMR provides a detailed assessment of Plan's performance. The results of the monitoring process demonstrate that the majority of the indicator targets and monitoring outcomes are being achieved. Some of the most significant findings in relation to these are:

- Progress continues to be made towards the implementation of the spatial strategy.
- The Council approved proposals for a total of 598 homes over the 2018-19 monitoring period of which 157 (26.3%) are for affordable homes.
- There were 443 dwelling completions which includes 131 Affordable dwellings. This is the highest number of both market and affordable dwelling completions recorded since the adoption of the LDP and represents the progress being made in bringing the strategic sites forward.
- Four LDP allocated housing sites gained planning permission:
 - Land at Crick Road, Portskewett (SAH2) 291 dwellings including 73 affordable homes (25%);
 - Chepstow Road, Raglan (SAH10(iii)) 45 dwellings including 16 affordable homes (35%);
 - Main Village site at Dingestow (SAH11(iii)) 15 dwellings comprising 9 affordable (60%) and 6 general market homes.
 - Main Village site at Llanfair Kilgeddin (SAH11(x)) 5 dwellings comprising 3 affordable (60%) and 2 general market homes.

Progress has also been made in relation to the remaining strategic housing site at Vinegar Hill, Undy (SAH6).

- The target densities of housing permitted on the housing sites was met for the two allocated sites at Crick Road, Portskewett and Chepstow Road, Raglan, albeit these were both outline applications.
- Affordable housing policy targets set out in Policy S4 are generally being met in relation to planning permissions granted in the Main Towns, Rural Secondary Settlements, Severnside settlements and Main Villages.

- The County has a total of 40.16 hectares of employment land available, indicating that sufficient employment land is maintained to meet the identified take up rate.
- There has been progress in terms of employment permissions within the County, with permissions granted for a range of B use class employment uses on protected employment sites (SAE2) and non-allocated sites (totalling 4.88 hectares). A number of rural diversification and rural enterprise schemes have also been approved (7).
- The Council approved proposals for a total of 22 tourism facilities, all of which related to tourist accommodation ranging from a hotel, holiday lets to glamping accommodation. The Sustainable Tourism Accommodation Supplementary Planning Guidance [SPG] (November 2017) has helped clarify our general support for this important sector of our economy.
- Vacancy rates in all of the County's central shopping areas, with the exception of Chepstow and Usk, remain below the Great Britain high street vacancy rate. It is, however, notable that vacancy rates have increased in the central shopping areas of Caldicot, Chepstow, Usk and Raglan since the last monitoring period.
- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the Primary Shopping Frontages SPG.
- A total of 8 community and recreation facilities have been granted planning permission.
- Ample land remains available for potential waste management sites and there has been no reduction in the minerals land bank.
- There were no applications that resulted in the loss of listed buildings or historic sites and no development permitted which would have an adverse impact on the historic environment.

3.7 There are, however, a number of indicator targets and monitoring outcomes relating to housing land supply and brownfield land development that are not progressing as intended:

- The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018-19 period demonstrates that the County had 4.0 years' housing land supply (based on the residual methodology prescribed in TAN1). This is the fourth consecutive year that the land supply has fallen below the 5 year target. However, the land supply has increased since the last monitoring period (3.9 years) which is considered to be a result of the introduction and implementation of the Council's positive policy approach to unallocated sites.
- The remaining allocated strategic housing site at Vinegar Hill, Undy is yet to obtain planning permission. However, there has been further progress with the site during the current monitoring period and it is expected an application will be received for the first phase during the next monitoring period. Progress on the delivery of the LDP strategic housing sites is provided in the policy analysis section for Policy S3.
- There was a substantial decrease in development permitted on brownfield sites (12.7%/3.7ha) since the previous monitoring period (40.18%/21.58ha). This is

lower than all of the previous AMR monitoring periods which reflects the limited opportunities/scope for further significant brownfield development in the County.

- 3.8 It remains evident that the lack of a 5 year housing land supply continues to be a matter of concern. Although the housing land supply has increased to 4.0 years over the monitoring period, predominantly due to the introduction and implementation of the Council's positive policy approach to unallocated sites, it remains below the 5 year target. A fundamental contributing factor to this shortfall is the slower than anticipated progression of allocated strategic housing sites since the Plan's adoption. However, as evidenced in the AMR, progress is being made in bringing these sites forward. An additional four allocated sites gained planning permission over the monitoring period and progress is being made in bringing the remaining strategic site forward (all other strategic sites have obtained planning permission). This demonstrates that the strategic sites are deliverable, however, their slower than anticipated delivery rate has obvious implications for the housing land supply and continues to suggest that there is a need for additional site allocations to increase the supply of housing land.
- 3.9 This continues the trend identified in the previous three AMRs and Joint Housing Land Availability Studies (JHLAS) which led to the Council's decisions to initiate an early review and subsequent revision of the Plan, and to take a positive policy approach to considering unallocated sites in order to address the shortfall in the housing land supply and facilitate the identification/allocation of additional viable and deliverable housing land.
- 3.10 The low proportion of development permitted on brownfield sites during the current monitoring period reflects the limited opportunities/scope for further significant development on brownfield sites in the County. This is identified as a key issue in the Replacement LDP Issues, Vision and Objectives Paper (Issue 16) and is reflected in Objective 6 which seeks to promote the efficient use of land, including the need to maximise opportunities for development on previously developed land, whilst recognising that brownfield opportunities are limited in Monmouthshire. The potential for further development on brownfield land will be considered as part of the LDP revision process.

Contextual Information

- 3.11 Section Three of the AMR provides an analysis of the relevant contextual material that has been published since the adoption of the Plan at a national, regional and local level, along with general economic trends. While some of these identified changes may have implications for the future implementation of the LDP/Replacement LDP, none of the changes identified over the monitoring period are considered to be significant and can be considered as part of the LDP revision process.

Supplementary Planning Guidance (SPG)

- 3.12 Progress has been made in the preparation and adoption of SPG to help to facilitate the interpretation and implementation of LDP policy. This is detailed in Section Three of the AMR. SPG preparation and adoption will continue in the next monitoring period as appropriate. Where essential, however, resources will be focused on Plan revision.

Sustainability Appraisal (SA) Monitoring

- 3.13 Section Six of the AMR expands on the assessment of LDP performance against the SA Monitoring Objectives, setting out the performance of the Plan against a number of sustainability indicators. There is an overlap between some of the LDP and SA indicators helping to demonstrate how the two monitoring processes are interlinked.

Conclusions and Recommendations

- 3.14 Section Seven sets out the conclusions and recommendations of the fifth AMR. The 2018-19 AMR indicates that good progress continues to be made in implementing many of the Plan's policies and that overall the strategy remains sound. There were fewer 'red' ratings recorded during the current monitoring period, compared to the 2017-18 AMR due to improved performance in relation to dwellings completions (Policies S1/S2/S4), affordable housing permissions (Policy S4) and progress on allocated strategic sites (Policy S3). However, a number of the key policy targets are not being met which indicates that these policies are not functioning as intended. Fundamentally, the continued lack of a 5 year housing land supply remains a matter of concern that needs to be addressed if the Plan's housing requirements and the needs of Monmouthshire's communities are to be met.
- 3.15 In accordance with the findings and recommendations from the previous AMRs, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported during the last monitoring period. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a replacement LDP.
- 3.16 In May 2018 the Council resolved to commence work on a replacement LDP for the County (excluding the area within the BBNP) which will cover the period 2018-2033. The Replacement LDP is being prepared in accordance with the Delivery Agreement which will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.
- 3.17 The AMR recommends to continue to progress work on the Replacement LDP. This will ensure continued Plan coverage in the County, thereby avoiding the risks associated with any policy vacuum. The next formal stage of the Replacement LDP involves the preparation of a Preferred Strategy which will be published during the next monitoring period. It is further recommended that the AMR is submitted to the Welsh Government in accordance with statutory requirements. The AMR will be published on the Council's web site and publicised via our Twitter account @MCCPlanning.

Next Steps

- 3.18 Although the decision has already been taken to commence work on a Replacement LDP, there is a statutory requirement to continue to monitor the current LDP's performance. The Plan will continue to be monitored on an annual basis through the preparation of successive AMRs, with the broad structure of the AMR remaining the same from year to year in order to provide ease of analysis between successive reports.
- 3.19 Work has continued on the Replacement LDP since the 2018-19 reporting period which has included a non-statutory engagement/consultation on the Growth and Spatial Options. The next stage of the process will involve the preparation of the Preferred Strategy which will set out the Council's preferred growth and spatial options for the County over the period 2018-2033. We will undertake statutory engagement and consultation with a wide range of stakeholders, groups and communities on the Preferred Strategy and Integrated Sustainability Assessment. This will subsequently inform the Deposit LDP which will be prepared in 2020.

4 SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS

- 4.1 The Council must comply with European Directives and Regulations to monitor the state of the environment and this forms an integral part of the AMR. The adopted LDP and completion of the AMR accord with these requirements.

Sustainable Development

- 4.2 Under the 2004 Act the LDP is required to be subject to a Sustainability Appraisal (SA). The role of the SA is to assess the extent to which planning policies would help to achieve the wider environmental, economic and social objectives of the LDP. In addition, the European Strategic Environmental Assessment (SEA) Directive requires the 'environmental assessment' of certain plans and programmes prepared by local authorities, including LDP's. All stages of the LDP were subject to a SA, whose findings were used to inform the development of LDP policies and site allocations in order to ensure that the LDP would be promoting sustainable development. The SEA Directive also requires that the Council monitor the state of the environment through monitoring the sustainability objectives set out in the SA Report. This forms an integral part of the AMR. A Future Generations Evaluation (including equalities and sustainability impact assessment) is attached to this report at **Appendix 2**.

Equality

- 4.3 The LDP was also subjected to an Equality Challenge process and due consideration given to the issues raised. The AMR provides an analysis of existing LDP policies, which were prepared within this framework. Assessments of Equality Impact will be required throughout the Plan's implementation wherever there is likely to be significant impact. Future revision of LDP policies and proposals will require an Equalities and Well-being of Future Generations Impact Assessment to be carried out.

5. OPTIONS APPRAISAL

- 5.1 It is a requirement of the Regulations to monitor the LDP and to submit an AMR to the Welsh Government, so no other options were considered.

6. EVALUATION CRITERIA

- 6.1 Submission of the AMR to the Welsh Government by 31 October 2019 means the legal requirement has been met.
- 6.2 In the wider sense, the purpose of the AMR is to measure the extent to which the LDP's objectives are being met. The report sets out the way this has been measured and the successes and challenges experienced. The 2019-20 AMR will be reported to Individual Cabinet Member in October 2020.

7. REASONS

- 7.1 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. The Council has a statutory obligation, under section 61 of the 2004 Act, to keep all matters under review that are expected to affect the development of its area. In addition, section 76 of the Act requires the Council to produce information on these matters in the form of an AMR for submission to the Welsh Government at the end of October each year following plan adoption. The preparation of an AMR is therefore an integral part of the statutory development plan process. The Welsh Government has issued regulations and guidance on the required contents

of AMRs. The completion of the 2018-19 Monmouthshire AMR is in accord with these requirements and guidance.

8. RESOURCE IMPLICATIONS

- 8.1 Officer time and costs associated with the data collection and analysis of the monitoring indicators and preparation of the AMR. These costs will be met from the Planning Policy budget and carried out by existing staff.

9. CONSULTEES

- Economy and Development Select Committee and Planning Committee, via meeting on 5th September 2019. Comments from this Committee meeting will be added as soon as the minutes of the meeting are received.
- Enterprise DMT

10. BACKGROUND PAPERS

European Legislation:

- European Strategic Environment Assessment Directive 2001/42/EC.
- Strategic Environmental Assessment Regulations 2004.
- The Conservation of Habitats and Species Regulations 2010 (as amended 2011).

National Legislation and Guidance:

- Planning (Wales) Act 2015
- Planning and Compulsory Purchase Act 2004.
- Town and Country Planning (Local Development Plan) (Wales) Regulations 2005
- Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015
- Local Development Plan Manual, Welsh Assembly Government, Edition 2, 2015.
- Planning Policy Wales (Edition 10), Welsh Government, December 2018.

Monmouthshire LDP:

- Monmouthshire Adopted LDP, Monmouthshire County Council, February 2014.
- Monmouthshire LDP 'Sustainability Appraisal/Strategic Environmental Assessment Report Addendum', February 2014.
- Monmouthshire Local Development Plan Annual Monitoring Reports, 2014-15, 2015-16, 2016-17 & 2017-18.

Monmouthshire County Council publications:

- Monmouthshire LDP 'Retail Background Paper', July 2019
- Monmouthshire LDP Draft 'Employment Background Paper', July 2019.
- Monmouthshire 'Joint Housing Land Availability Study', June 2019.

11. AUTHORS

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Monmouthshire County Council



**monmouthshire
sir fynwy**

Adopted Local Development Plan 2011-2021

Annual Monitoring Report

Monitoring Period 1st April 2018-31st March 2019

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**Monmouthshire County Council
Adopted Local Development Plan
2011 - 2021**

Annual Monitoring Report

Monitoring Period 1st April 2018 – 31st March 2019

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1 Executive Summary

- 1.1 The Monmouthshire Local Development Plan (LDP) was adopted on 27 February 2014. As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR).
- 1.2 The AMR provides the basis for monitoring the effectiveness of the LDP and ultimately determines whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. It also allows the Council to assess the impact the LDP is having on the social, economic, cultural and environmental well-being of the County and identifies any significant contextual changes that may influence Plan implementation or review.
- 1.3 This is the fifth AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2018 – 31 March 2019.

Key Findings of the Fourth Annual Monitoring Process 2018-2019

Contextual Information

- 1.4 Section 3 provides a summary of the relevant contextual material that has been published during the current monitoring period. This includes national legislation and relevant plans, policies and strategies at the national, regional and local level, along with general economic trends which have occurred since the LDP's adoption. While some of these identified changes may have implications for the future implementation of the adopted LDP/Replacement LDP, none are considered to be significant during this monitoring period. The implications of some of the contextual changes will take place over the longer term and will be considered in subsequent AMRs and as part of the LDP revision process.

Local Development Plan Monitoring – Policy Analysis

- 1.5 Section 5 of the AMR provides a detailed assessment of how the Plan's strategic policies and associated supporting policies are performing against the identified key monitoring targets and outcomes and whether the LDP strategy and objectives are being delivered. This has enabled the Council to make an informed judgement of the Plan's progress in delivering the targets/monitoring outcomes and policies during this monitoring period. The table below provides a visual overview of the effectiveness of policies during the current monitoring period based on the traffic light rating used in the assessment. It is notable that there were fewer 'red' ratings recorded during the current monitoring period, compared to the 2017-18 AMR (11 red ratings). This is due to improved performance in relation to dwellings completions, including affordable homes

(Policies S1/S2/S4), affordable housing permissions (Policy S4) and progress on allocated strategic sites (Policy S3).

Targets / monitoring outcomes* are being achieved	55
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	26
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	3
No conclusion can be drawn due to limited data availability	2

*For those indicators with no target/trigger the monitoring outcomes are assessed and rated accordingly

Key AMR Findings

1.6 The results of the monitoring process demonstrate that many of the indicator targets and monitoring outcomes are being achieved (green traffic light rating), indicating that the relevant Plan policies are performing as intended. Of particular note over this monitoring period:

- Progress continues to be made towards the implementation of the spatial strategy.
- The Council approved proposals for a total of 598 dwelling units of which 157 (26.3%) are for affordable homes.
- 443 dwelling completions were recorded including 131 affordable dwellings. This is the highest number of both market and affordable dwelling completions recorded since the adoption of the LDP and represents the progress being made on bringing the strategic sites forward.
- Four LDP allocated housing sites gained planning permission:
 - Land at Crick Road, Portskewett (SAH2) 291 dwellings including 73 affordable homes (25%);
 - Chepstow Road, Raglan (SAH10(iii)) 45 dwellings including 16 affordable homes (35%);
 - Main Village site at Dingestow (SAH11(iii)) 15 dwellings comprising 9 affordable (60%) and 6 general market homes.
 - Main Village site at Llanfair Kilgeddin (SAH11(x)) 5 dwellings comprising 3 affordable (60%) and 2 general market homes.

Progress has also been made in relation to the remaining strategic housing site that has not yet gained planning permission.

- The target densities of housing permitted on the Housing Sites (SAH1 and SAH10) was met for the two allocated sites at Crick Road, Portskewett and Chepstow Road, Raglan, albeit these are both outline applications at this stage.
- Affordable housing policy targets set out in Policy S4 are generally being met in relation to planning permissions granted in the Main Towns, Rural Secondary Settlements, Severnside settlements and Main Villages.
- The County has a total of 40.16 hectares of employment land available, indicating that sufficient employment land is maintained to meet the identified take up rate.
- There has been progress in terms of employment permissions within the County, with permissions granted for a range of B use class employment uses on protected employment sites (SAE2) and non-allocated sites (totalling 4.88 hectares). A number of rural diversification and rural enterprise schemes have also been approved (7).
- The Council approved proposals for a total of 22 tourism facilities, all of which related to tourist accommodation ranging from a hotel, holiday lets to glamping accommodation. The Sustainable Tourism Accommodation Supplementary Planning Guidance [SPG] (November 2017) has helped clarify our general support for this important sector of our economy.
- Vacancy rates in all of the County's central shopping areas, with the exception of Chepstow and Usk, remain below the Great Britain rate.
- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the Primary Shopping Frontages SPG.
- A total of 8 community and recreation facilities have been granted planning permission.
- One application was permitted with the specific aim of delivering habitat creation.
- Ample land remains available for potential waste management sites and there has been no reduction in the minerals land bank.
- There were no applications that resulted in the loss of listed buildings or historic sites and no development permitted which would have an adverse impact on the historic environment.

- 1.7 The analysis also indicates that various policy indicators are not being achieved but with no corresponding concerns over policy implementation, as detailed in Section 5 (amber traffic light rating). Further investigation has determined that there are justified reasons for the performance recorded and this is not representative of any fundamental issue with the implementation of the policy framework or strategy at this time.
- 1.8 There are, however, are number of key policy indicator targets/monitoring outcomes that are not progressing as intended (red traffic light rating). These are as follows:
- The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018-19 period demonstrates that the County had 4.0 years' housing land supply (based on the residual methodology prescribed in TAN1). This is the fourth consecutive year that the land supply has fallen below the 5 year target. However, the land supply has increased since the last monitoring period (3.9 years) which is considered to be a result of the introduction and implementation of the Council's policy approach to unallocated sites.
 - The remaining allocated strategic housing site at Vinegar Hill, Undy is yet to obtain planning permission. However, further progress with the site has taken place over the current monitoring period and it is expected an application will be received for the first phase during the next monitoring period. Progress on the delivery of the LDP strategic housing sites is provided in the policy analysis section for Policy S3.
 - There has been a substantial decrease of development permitted on brownfield sites (3.7ha/12.7%) since the previous monitoring period. This is lower than the figures recorded in all of the previous AMR monitoring periods which is reflective of the limited opportunities/scope for further significant brownfield development in the County.
- 1.9 It remains evident that the lack of a 5 year housing land supply continues to be a matter of concern. Although the housing land supply has increased to 4.0 years over the monitoring period, predominantly due to the introduction and implementation of the Council's policy approach to unallocated sties, it remains below the 5 year target. A fundamental contributing factor to this shortfall is the slower than anticipated progression of allocated strategic housing sites since the Plan's adoption. While there is sufficient housing land allocated in the LDP to meet the identified dwelling requirements over the Plan period, sites have not progressed as quickly as expected for a variety of reasons, many of which are independent of the planning system such as the wider economy and housing market. Site viability is a major factor impacting on site deliverability and viability assessments slow down the determination of planning applications. The delayed site delivery affects the amount of general market and affordable housing being

delivered through the planning system. The TAN1 requirement for LPAs to base the 5 year housing land supply calculation on the residual method is also considered to be a contributing factor in the current shortfall of housing land in the County.

- 1.10 However, as evidenced in the AMR, progress is being made in bringing the LDP allocated sites forward. An additional four allocated sites gained planning permission over the monitoring period and progress is being made in bringing the remaining strategic site forward. This demonstrates that the strategic sites are deliverable, however, their slower than anticipated delivery rate has obvious implications for the housing land supply and continues to suggest that there is a need for additional site allocations to increase the supply of housing land.
- 1.11 It is essential that the lack of a 5 year housing land supply is addressed to enable the Plan's overall housing requirement to be met. However, as noted above, while housing land supply has increased over the current monitoring period due to the introduction and implementation of the Council's policy approach to unallocated sites, it is highly unlikely that Monmouthshire will re-gain a 5 year supply under the current Plan. Accordingly there is a need for additional site allocations to increase the supply of housing land. This continues the trend identified in the previous three AMRs and Joint Housing Land Availability Studies (JHLAS) which led to the Council's decisions to initiate an early review and subsequent revision of the Plan, and to take a positive policy approach to considering unallocated sites in order to address the shortfall in the housing land supply.
- 1.12 The low proportion of development permitted on brownfield sites during the current monitoring period reflects the limited opportunities and scope for further significant development on brownfield sites in the County. This is identified as a key issue in the Replacement LDP Issues, Vision and Objectives Paper (Issue 16) and is reflected in Objective 6 which seeks to promote the efficient use of land, including the need to maximise opportunities for development on previously developed land, whilst recognising that brownfield opportunities are limited in Monmouthshire. The potential for further development on brownfield land will be considered as part of the LDP revision process.
- 1.13 Given the importance attached to the land supply issue, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a replacement LDP.
- 1.14 In May 2018 the Council resolved to commence work on a replacement LDP for the County (excluding the area within the BBNP) which covers the period 2018-2033. The Replacement LDP is being prepared in accordance with the Delivery

Agreement which will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.

Supplementary Planning Guidance (SPG)

- 1.15 SPG preparation and adoption will continue in the next monitoring period as appropriate. Where essential, however, resources will be focused on the Replacement Plan.

Sustainability Appraisal (SA) Monitoring

- 1.16 Section 6 expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. There is an overlap between some of the LDP and SA indicators helping to demonstrate how the LDP monitoring and SA monitoring are interlinked.

- 1.17 Some of the most notable findings specific to the SA during the current monitoring period include:

- 100% of major new development¹ is located within a 10 minute walk from a frequent and regular bus service. This is the same as the previous AMR.
- Three trees that were part of a Tree Preservation Order woodland were lost to development, this was however necessary as the trees were diseased and structurally unsound. This was a marginal increase since the previous AMR as only one tree was lost in that period, however, it was necessary for safety reasons and therefore justified.
- One location where the annual objective levels of nitrogen dioxide was exceeded (Hardwick Hill, Chepstow). This is the same location as the previous 3 AMRs.
- 3 of 13 proposals permitted on LDP allocated sites and sites of over 10 dwellings/1ha incorporated Sustainable Urban Drainage Systems (SUDS)² into the scheme. This is a reduction since the previous AMR where 10 of 15 schemes incorporated SUDS.

¹ Major development is defined as development involving one or more of the following: developments of 10 or more dwellings or 0.5ha or more; development of building or buildings where the floor space to be created is 1000m² or more; developments on site with an area of 1ha or more; winning or working of minerals, or use of the land for mineral working deposits; or, waste development.

² SUDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SUDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SUDS achieve this by lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment (*British Geological Society*).

- 3 rivers across the County experienced summer low flow (River Usk, River Wye and River Monnow). This is the first time any of the rivers in the County have recorded summer low flow since adoption of the LDP.
- 62.41% of Monmouthshire's total household waste was recycled or composted. This has decreased marginally since the previous AMR where 63% was recorded.
- Approximately 2.86 hectares of agricultural land at Grade 3a and higher potentially lost to major development. This relates to the Rockfield Road site in Monmouth granted outline planning permission for 70 dwellings. This is almost identical to the previous AMR period where 2.8 hectares was recorded.
- 7.1% increase in tourism expenditure (£218.93 million) compared to £204.43 million over the previous 2016 period.

Conclusions and Recommendations

- 1.18 The 2018-19 AMR indicates, that good progress continues to be made in implementing many of the Plan's policies and that overall the strategy remains sound. There were fewer 'red' ratings recorded during the current monitoring period, compared to the 2017-18 AMR due to improved performance in relation to dwellings completions (Policies S1/S2/S4), affordable housing permissions (Policy S4) and progress on allocated strategic sites (Policy S3). However, a number of the key policy targets are not being met which indicates that these policies are not functioning as intended. Fundamentally, the continued lack of a 5 year housing land supply remains a matter of concern that needs to be addressed if the Plan's housing requirements and the needs of Monmouthshire's communities are to be met.
- 1.19 Given the importance attached to the land supply issue, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. Based on the evidence contained within the Review Report it was concluded that the LDP should be revised and that this should take the form of a full revision procedure. The Council resolved in May 2018 to commence work on a replacement LDP for the County (excluding the area within the BBNP) which covers the period 2018-2033. The Replacement LDP is being prepared in accordance with the Delivery Agreement with will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.
- 1.20 Accordingly, the AMR recommends the following:
1. Continue to progress work on the Replacement LDP. This will ensure continued Plan coverage in the County, thereby avoiding the risks

associated with any policy vacuum. The next formal stage of LDP revision involves the preparation of a Preferred Strategy. This will be published during the next monitoring period.

2. Submit the fifth AMR to the Welsh Government by 31 October 2019 in accordance with statutory requirements. Publish the AMR on the Council's website.
3. Continue to monitor the Plan through the preparation of successive AMRs.

2 Introduction

- 2.1 The Annual Monitoring Report (AMR) provides the basis for monitoring the effectiveness of the Local Development Plan (LDP) and ultimately determines whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. It also allows the Council to assess the impact the LDP is having on the social, economic, cultural and environmental well-being of the County and identifies any significant contextual changes that might influence the Plan's implementation or review/revision.
- 2.2 Monitoring is a continuous part of the plan making process. It provides the connection between evidence gathering, plan strategy and policy formulation, policy implementation, evaluation and plan review/revision.

Adoption of the Monmouthshire Local Development Plan

- 2.3 Under the Planning and Compulsory Purchase Act (2004) and associated Regulations, local planning authorities (LPAs) are required to produce a LDP. The Monmouthshire Local Development Plan was formally adopted by Monmouthshire County Council on 27 February 2014. The LDP provides the land use framework which forms the basis on which decisions about future development in the County, including planning applications, are based.
- 2.4 This is the fifth AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2018 – 31 March 2019.

The Requirement for Monitoring

Planning and Compulsory Purchase Act 2004

- 2.5 The Council has a statutory obligation, under section 61 of the 2004 Act, to keep all matters under review that are expected to affect the development of its area. In addition, under section 76 of the Act, the Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government at the end of October each year following plan adoption. The preparation of an AMR is therefore an integral part of the statutory development plan process.
- 2.6 In order to monitor LDP performance consistently, plans should be considered against a standard set of monitoring indicators and targets. The Welsh Government has issued regulations and guidance on the required content of AMRs.

Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015

2.7 The Town and Country Planning (Local Development Plan) (Wales) Regulations have been amended to simplify certain aspects of the local development plan procedures, however, these do not affect the LDP monitoring process. Under Regulation 37 the AMR is required to:

- Identify policies that are not being implemented;
And for each policy:
- Identify the reasons why the policy is not being implemented;
- Identify the steps (if any) that are intended to be taken to enable the policy to be implemented;
- Explore whether a revision to the plan to replace or amend the policy is required.

2.8 In addition, the AMR is required to monitor identified core indicators by specifying:

- The housing land supply from the current Housing Land Availability Study, and;
- The number (if any) of net additional affordable and general market dwellings built in the LPA area.

These are both for the year of the AMR and for the full period since the LDP was first adopted.

Local Development Plan Manual (Edition 2, 2015)

2.9 The 2006 LDP Manual outlined additional LDP indicators which the AMR should report on. These were incorporated into the LDP monitoring framework where relevant. Some of these indicators were adapted to better fit with local circumstances and some were discounted as being inappropriate. The revised LDP Manual has deleted many of the additional LDP indicators included in the first Manual. However, as some of these indicators are included in the adopted LDP monitoring framework the Council will continue to monitor these to ensure consistency. The revised manual incorporates a smaller number of additional core output indicators relating the housing provision, employment and retail matters. However, as these are not included in the adopted monitoring framework it is not considered appropriate to include these retrospectively. Rather any necessary changes to the monitoring framework will be considered as part of the LDP revision process.

Monmouthshire LDP Monitoring Framework

2.10 A Monitoring Framework is provided in Chapter Eight of the LDP comprising a series of 50 indicators, with corresponding targets and triggers for further action, in relation to the Plan's strategic policies. It also indicates the linkages between the Plan themes, objectives, strategic policies and other Plan policies. The indicators were developed in accordance with the above Welsh Government

Regulations and guidance on monitoring. The Monitoring Framework forms the basis of the AMR.

Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011)

- 2.11 In addition the LDP and AMR must comply with European Directives and Regulations. The Sustainability Appraisal Report Addendum (2014) identifies a further set of indicators (61) that are used to monitor progress on sustainability issues. Whilst interlinked, these are set out separately from the LDP Policy Monitoring Framework and have been used in the AMR to measure the environmental, economic and social impacts of the LDP.
- 2.12 The completion of the AMR accords with the requirements for monitoring the sustainability performance of the Plan through the Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended).

AMR Format and Content

- 2.13 The AMR has been designed to be a succinct and easily accessible document that can be used as a convenient point of reference for all strategic policy areas.
- 2.14 The structure of the AMR is as follows:

Section 1 Executive Summary - Provides a succinct written summary of the key monitoring findings.

Section 2 Introduction - Outlines the requirement for, the purpose and structure of the AMR.

Section 3 Contextual Information - Provides a brief overview of the relevant contextual information which, although outside the remit of the Plan, could affect the performance of the LDP policy framework. Policy specific contextual information is provided in the relevant policy analysis section.

Section 4 LDP Monitoring Process - Explains the monitoring process undertaken.

Section 5 LDP Monitoring - Policy Analysis - Provides a detailed analysis of the effectiveness of the LDP policy framework in delivering the identified aims/outcomes and targets, together with recommendations for further action.

Section 6 Sustainability Appraisal Monitoring - Provides an assessment of the LDP's performance against the SA monitoring indicators.

Section 7 Conclusions and Recommendations – Gives an overview of the AMR findings with reference to the analysis made in the preceding sections and, where relevant, provides recommendations on issues that require further consideration.

Publication – The AMR will be published on the Council’s website.

Future Monitoring

- 2.15 The broad structure of the AMR should remain the same from year to year in order to provide ease of analysis between successive reports. However, given that the monitoring process is dependent upon a wide range of statistical information that is sourced from both the Council and external sources, any changes to these sources could make certain indicators ineffective or out-dated. Accordingly, the monitoring framework may evolve over the Plan period and AMRs will be used as a means of identifying any such inevitable changes to the framework.

LDP Review and Revision

- 2.16 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 confirmed the recommendation to continue with an early review of the LDP due to the housing land supply shortfall.
- 2.17 A full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a replacement LDP. It also concluded that the Monmouthshire LDP should be revised on an individual basis, rather than, jointly with adjacent Local Planning Authorities.
- 2.18 The Council resolved in May 2018 to commence work on a replacement LDP for the County (excluding the area within the BBNP) which will cover the period 2018-2033. The Replacement LDP is being prepared in accordance with the Delivery Agreement which will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.

3 Contextual Information

- 3.1 This section provides a brief summary of the relevant contextual material that has been published during the current monitoring period. This includes national legislation and relevant plans, policies and strategies at the national, regional and local level. Any potential overall implications for the LDP as a whole are outlined where appropriate. General economic trends which have occurred since the LDP's adoption are also set out, together with progress on key supplementary planning guidance.
- 3.2 Contextual information which is specific to a particular LDP policy area is provided in the relevant policy analysis section for ease of reference and is therefore not repeated in detail here.

Legislative Changes

Sustainable Drainage Systems (SuDS) on New Developments

- 3.3 Following Welsh Government consultations (May 2017 to February 2018), the Welsh Minister for the Environment signed the Commencement Order, on 1st May 2018, to bring Schedule 3 of the Flood and Water Management Act 2010 into force in Wales. As a result, from 7th January 2019, all proposed new developments in Wales must include Sustainable Drainage Systems (SuDS) which comply with the Welsh Ministers' Standards; and in Monmouthshire will be signed off by the Council as the SuDS Approving Body (SAB). It is considered that the Implementation of Sustainable Drainage Systems on New Developments has no significant implications for the adopted LDP (Policy S12 on 'Efficient Resource Use and Flood Risk' and Policy SD4 on 'Sustainable Drainage' make provisions for SuDS). This will be given further consideration as part of the LDP revision process.

National Planning Policy

National Development Framework (NDF)

- 3.4 The Welsh Government has commenced work on the production of a National Development Framework (NDF) which will replace the Wales Spatial Plan. The NDF will set out the 20 year spatial framework for land use in Wales, providing a context for the provision of new infrastructure/growth. It will concentrate on development and land use issues of national significance which the planning system is able to influence and deliver. The Welsh Government undertook a consultation on the NDF Issues, Options and Preferred Option during the early part of the current monitoring period (30 April – 20 July 2018). A report summarising the responses to the consultation exercise, the Welsh Government's response and outlining the next steps, will be made available in the next monitoring period. The Draft NDF will also be published for consultation

during the next monitoring period. Future progress on the NDF and any subsequent implications for the Replacement LDP will be reported in future AMRs. It is expected that the NDF will be adopted in September 2020.

Planning Policy Wales (PPW) (Edition 10)

- 3.5 Planning Policy Wales (Edition 10) was published in December 2018. In light of the Well-being of Future Generations (Wales) Act 2015, PPW has been restructured into policy themes around the well-being goals with policy updated to reflect new Welsh Government strategies and policies. Any implications for the Replacement LDP will be reported in future AMRs as the Plan progresses. Of particular note, PPW10 emphasises the importance of place-making, green infrastructure and the sustainable travel hierarchy.

Welsh Government Circular 005/2018 'Planning for Gypsy, Traveller and Showpeople Sites'

- 3.6 Circular 005/2018 was published in June 2018, following consultation on a draft Circular in early 2017. It supersedes advice contained in Circular 30/2007 'Planning for Gypsy and Traveller Caravan Sites'; Circular 78/91 'Travelling Showpeople'; and Circular 76/94 'Gypsy Sites Policy and Unauthorised Camping'; which have been cancelled. The circular reflects provisions contained in the Housing (Wales) Act 2014 to ensure local authorities meet the accommodation needs and provide sites for Gypsies and Travellers through the planning system. It outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim. It is considered that Circular 005/2018 on 'Planning for Gypsy, Traveller and Showpeople Sites' has no significant new implications for the adopted LDP. Further consideration will be given to the Circular as part of the LDP revision process.

Regional Context

Strategic Development Plans (SDP)

- 3.7 The Planning (Wales) Act provides a legal framework for the preparation of Strategic Development Plans. This will allow larger than local issues such as housing demand, search areas for strategic employment sites and supporting transport infrastructure, which cut across a number of local planning authorities, to be considered and planned for in an integrated way. SDPs will address cross-boundary issues at a regional level and must be in general conformity with the NDF. The Regulations make reference to three potential strategic planning areas including South East Wales.
- 3.8 On 29th January 2018 the Cardiff Capital Region Cabinet agreed that work should commence on a Strategic Development Plan (SDP) for the region which includes

Monmouthshire. A SDP Project Group³ was established during the last monitoring period tasked with progressing key options for the SDP, including SDP boundary, governance, timescale and scope. Regional work continued on these key SDP matters during the current monitoring period. Future progress on the SDP and any subsequent implications for the Replacement LDP will be reported in future AMRs.

Cardiff Capital Region and City Deal

- 3.9 The Cardiff Capital Region (CCR) is made up of an area of South East Wales, consisting of the ten local authorities, including Monmouthshire. These local authorities are working collaboratively to seek to tackle issues that affect the whole of the region, such as worklessness and poor transportation links, with the aim of working together and collaborating on projects and plans for the area. The Authorities forming the Capital Region are progressing the City Deal to fund projects aimed at boosting the competitiveness of the region over the next 20 years. The CCR City Deal will help boost economic growth by improving transport links, increasing skills, helping people into work and giving businesses the support they need to grow. It will also establish strong governance across the region through the Cardiff Capital Region Joint Cabinet. The progress of the Cardiff Capital Region agenda, City Deal Bid and any subsequent implications for the LDP will be given further consideration in subsequent AMRs where appropriate and as part of the LDP revision process. This investment represents a significant opportunity for Monmouthshire and for the region.

Local Context

Monmouthshire Well-being Assessment and Plan

- 3.10 Under the provisions of the Well-being of Future Generations Act every Public Service Board (PSB) in Wales was required to publish a Well-being Plan by May 2018. Replacing the Single Integrated Plan (SIP), the plans were to look at the economic, social, environmental and cultural well-being of each county and have clear links with the LDP. The Monmouthshire Public Service Board Well-Being Plan was published during the last monitoring period. PSB partners are working on detailed action plans which set out how they will deliver the steps identified in the Well-Being Plan. The prioritised steps for 2018-19 are set out in the 2019 Annual Report which provides details of the progress made with each of these steps. Further progress on the implementation of the Local Well-being Plan will be reported in subsequent AMRs insofar as it relates to the LDP.

³ SDP Project Group comprises heads of planning and planning policy managers from the 10 local planning authorities in South East Wales.

Future Monmouthshire

- 3.11 Monmouthshire County Council embarked on a project to re-evaluate the needs and aspirations of our communities and how a 'Council of the Future' will seek to meet those challenges. The community engagement work ran alongside and was integral to work on the Local Well-being Plan. The results of this engagement and other relevant evidence gathered for this exercise will be of relevance to the LDP revision.

Monmouthshire Community Infrastructure Levy (CIL) Update

- 3.12 The Wales Act 2017 devolved CIL to the Welsh Government. To date the Welsh Government has given no indication of its likely approach to CIL. Given the uncertainty over the measure, therefore, further implementation of CIL in Monmouthshire has been held in abeyance. The progress of the CIL and any subsequent implications for the LDP/Replacement LDP will be given further consideration in successive AMRs where appropriate.

Monmouthshire 21st Century Schools

- 3.13 Of note work on two 21st Century Schools in the County has been completed, Monmouth School and Caldicot School, with work continuing on other 21st Century Schools in the County. This reflects a key corporate priority of children having the best possible start in life and no-one being left behind.

General Economic Trends

Economic Activity

- 3.14 Key economic activity data for Monmouthshire and Wales from the LDP base date of 2011 to the current monitoring period is shown in the tables below. The data demonstrates that during the current monitoring period whilst the percentage of the economically active who are in employment has decreased marginally, the percentage of the economically active who are unemployed has also decreased, at 3.0% it is only slightly higher than the lowest level recorded in 2016/17. The proportion of those economically active who are unemployed in the County remains significantly lower than the Wales figure. The Gross pay for full-time workers in the County remains at a higher level in Monmouthshire than in Wales as a whole (+23%). Such changes are not considered to be so significant as to have any implications for the LDP. These economic indicators will be considered in subsequent AMRs and any potential implications recorded.

Economically Active – In Employment

	Monmouthshire	Wales
April 2011-March 2012	73.8%	66.7%
April 2012-March 2013	74.2%	67.6%
April 2013-March 2014	73.0%	69.5%
April 2014-March 2015	74.5%	69.3%
April 2015-March 2016	78.8%	71.1%
April 2016-March 2017	76.5%	71.4%
April 2017-March 2018	78.0%	72.7%
April 2018-March 2019	77.7%	73.1%

Source: Nomis (Annual Population Survey, July 2019)

Economically Active – Unemployed

	Monmouthshire	Wales
April 2011-March 2012	5.1%	8.4%
April 2012-March 2013	5.6%	8.3%
April 2013-March 2014	5.1%	7.4%
April 2014-March 2015	4.9%	6.8%
April 2015-March 2016	3.3%	5.4%
April 2016-March 2017	2.9%	4.4%
April 2017-March 2018	3.5%	4.9%
April 2018-March 2019	3.0%	4.5%

Source: Nomis (Annual Population Survey, July 2019)

Gross Weekly Pay Full-Time Workers (Earnings by Residence)

	Monmouthshire	Wales
2011	£560.3	£455.1
2012	£530.7	£454.9
2013	£579.5	£475.3
2014	£582.1	£480.0
2015	£610.5	£487.6
2016	£619.4	£499.2
2017	£619.6	£505.9
2018	£638.5	£518.6

Source: Nomis (Annual Population Survey, July 2019)

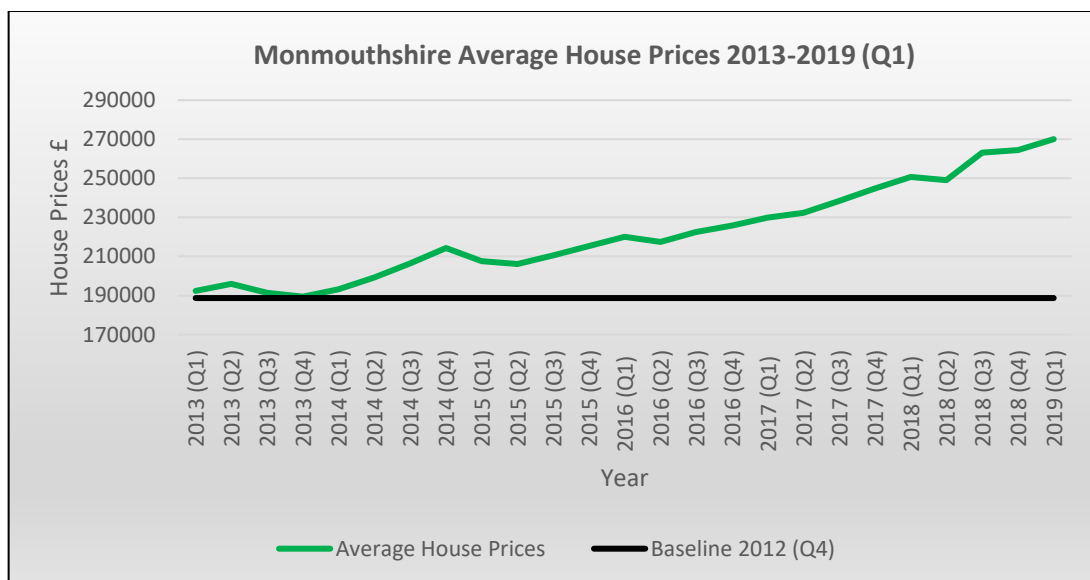
- 3.15 Evidence continues to suggest that the income for economically active women who both live and work within the County is significantly lower than that of men within the same category. It is unlikely that this is something that the land use planning system can directly influence, however, further consideration will be given to this, if relevant, via the Replacement Plan.

House Prices

- 3.16 As demonstrated in the graph below, Land Registry data indicates that average house prices in Monmouthshire have increased over the current monitoring period. Subsequently, average prices in quarter 1 2019 (January to March) at £270,061 were higher than the 2012 quarter 4 baseline price (£188,720). If the

average house price trend data recorded exceeds the identified trigger for further investigation set out in relation to Policy S4, the Council will consider re-assessing the viability evidence which informed the affordable housing policy targets. This is given further consideration in the policy analysis section relating to Policy S4.

- 3.17 The abolishment of the Severn Bridge tolls in December 2018 and plans for the South East Wales Metro, together with wider opportunities associated with the Cardiff Capital Region City Deal agenda, could have potential impacts on house prices in Monmouthshire. The M4 relief road public inquiry concluded and the Inspector provided his recommendation to the Minister during this monitoring period. Any such impacts will be considered in subsequent AMRs and through the LDP revision process.



Source: Land Registry UK House Price Index (July 2019)

Supplementary Planning Guidance (SPG)

- 3.18 Additional draft SPG has been prepared during this monitoring period, namely Revised Affordable Housing and Draft Infill Development. Consultation and progression through to adoption of both will take place during the next monitoring period.

Summary

- 3.19 As detailed above, revised/new national, regional and local plans, policies and strategies have emerged during the current monitoring period, some of which may have implications for the future implementation of the LDP and for the Replacement LDP. Subsequent AMRs will continue to provide updates on relevant contextual material which could affect the Plan's future implementation/Replacement LDP.

4 LDP Monitoring Process

How is the LDP Monitored?

- 4.1 Section 5 provides a detailed analysis of the effectiveness of the LDP policy framework in delivering the identified policy aims/outcomes and targets, together with appropriate recommendations for further action. Consideration is also given to any significant policy specific contextual issues that have arisen over the monitoring period which could affect policy implementation. Aligned with the LDP monitoring framework, the analysis is grouped according to the Plan's strategic policies and is structured as follows:

Monitoring Aims / Outcomes	The monitoring aim / outcome identifies what each strategic policy is seeking to achieve. Supporting objectives, development management and site allocation policies are also set out to demonstrate the interlinkages between the policies.
Contextual information	Significant contextual information that has been published over the monitoring period is outlined where relevant to a particular strategic policy. This will enable the AMR to determine whether the performance of a policy has been affected by contextual changes. These can include new or amended legislation, national, regional and local plans, policies or strategies as well as external social and economic trends which could affect the delivery of the LDP such as economic conditions. Any such changes lie outside the remit of the LDP.
Indicators, targets and triggers	<p>Policy performance recorded during the monitoring period in relation to the indicators and relevant targets /triggers for further investigation is set out for each strategic policy.</p> <p>The targets and triggers for certain indicators have been sub-divided to enable the effective monitoring of these indicators. This includes indicators relating to the following strategic policies:</p> <ul style="list-style-type: none"> • S1 Spatial Strategy • S3 Strategic Housing Sites • S4 Affordable Housing • S6 Retail • S8/S9 Enterprise and Economy/ Employment Sites Provision <p>The total number of targets and triggers in the monitoring framework has subsequently increased.</p>

	<p>Where relevant, indicator data recorded in previous AMRs is provided in the tables. Such data is colour coded (i.e. red, amber, green) to enable trends to be readily identified.</p>
Analysis	<p>Having regard to the indicators, relevant targets, triggers and monitoring outcomes, the AMR assesses whether the Plan's strategic policies are being implemented as intended and whether the LDP objectives and strategy are being achieved. This includes the identification and further investigation of any policy that fails to meet its target and/or has reached its trigger point. However, the fact that a policy reaches its trigger level does not automatically imply that the policy is failing. The analysis will consider whether such performance may be due to extraneous circumstances or could be justified in the context of the overall policy framework.</p> <p>The analysis excludes those indicator targets with no applicable planning applications or completions to assess during the monitoring period. These totalled 3 during the current monitoring period.</p>
Recommendations	<p>Taking account of the policy analysis, appropriate recommendations are provided including a statement of any necessary actions required. If policies are found to be failing the AMR will set out clear recommendations on what, if anything, needs to be done to address this.</p> <p>Consideration of the LDP against all of the information gathered over the monitoring period will allow the Council to determine whether a review of the Plan is required.</p>

Policy Performance Traffic Light Rating

- 4.2 As a visual aid in monitoring the effectiveness of the Plan's strategic policies and to provide a quick reference overview of policy performance a 'traffic light' rating is included for relevant indicators as follows:

55	Policy targets/monitoring outcomes* are being achieved
26	Policy targets/monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy
3	Policy targets/monitoring outcomes* are not currently being achieved with subsequent concerns over the implementation of the policy
2	No conclusion can be drawn due to limited data

*For those indicators with no target/trigger the monitoring outcomes are assessed and rated accordingly.

Replacement Indicators

- 4.3 In instances where the Council has been unable to monitor an indicator or where an indicator has been superseded, an explanation will be provided in the relevant policy analysis section and, where appropriate, an alternative indicator will be identified. There may also be instances where it is necessary to amend an indicator, for example, to improve the clarity of the indicator or realign it with relevant data sets. In such cases an explanation will be provided in the relevant policy analysis section and the indicator amended as appropriate.

Triggers for Plan Review

- 4.4 The Council is required to commence a full review of the LDP every four years.
- 4.5 As detailed in paragraphs 2.16-2.18, a full review of the Monmouthshire LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a replacement LDP. In May 2018 the Council resolved to commence work on a replacement LDP for the County (excluding the area within the BBNP) which will cover the period 2018-2033. Work commenced on the Replacement LDP during the current monitoring period.

Sustainability Appraisal Monitoring Framework

- 4.6 The Sustainability Appraisal Monitoring expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. The SA identifies 17 objectives and 61 indicators to measure the environmental, economic and social impacts of the LDP. This is set out in Section 6 of the AMR.

5 LDP Monitoring – Policy Analysis

- 5.1 This section provides a detailed assessment of whether the Plan’s strategic policies, and associated supporting policies, are being implemented as intended and whether the LDP objectives and strategy are being achieved. Appropriate recommendations are subsequently provided, together with necessary actions to address any policy implementation issues identified through the monitoring process. Aligned with the LDP, the analysis is set out in strategic policy order.

Spatial Strategy

Monitoring Aim/Outcome: New housing development to be distributed in accordance with the LDP Spatial Strategy

Strategic Policy: S1/S2 Spatial Distribution of New Housing Provision

LDP Objectives Supported: 1, 3 & 4

Contextual Changes

Of note, additional information on Monmouthshire's current housing land availability, including dwelling completions/permissions and their location, is available in the 2019 Joint Housing Land Availability Study (JHLAS) which can be accessed via the following link:

<http://www.monmouthshire.gov.uk/planning-policy/housing-land-supply>

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019	
Proportion of new housing development provided in accordance with the spatial strategy Policy S1 / settlement hierarchy set out in Policy S2*	Location of new residential development should correspond to the requirements set out in the Tables to Policy S2:	Housing completions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	Dwelling Completions	
	a) Main towns 41% <i>(2014-15: 27%)</i> <i>(2015-16: 40.2%)</i> <i>(2016-17: 38.2%)</i> <i>(2017-18: 71.3%)</i>			60.3%
	b) Severnside Settlements 33% <i>(2014-15: 43%)</i> <i>(2015-16: 8.1%)</i> <i>(2016-17: 19.3%)</i> <i>(2017-18: 5.4%)</i>			16.9%

	c) Rural Secondary Settlements 10% <i>(2014-15: 6%)</i> <i>(2015-16: 37.2%)</i> <i>(2016-17: 21.4%)</i> <i>(2017-18: 12.2%)</i>		16.7%
	d) Rural General 16% <i>(2014-15: 24%)</i> <i>(2015-16: 14.5%)</i> <i>(2016-17: 21%)</i> <i>(2017-18: 11.1%)</i>		6.1%

Analysis – Dwelling Completions

a) Main Towns

Of the 443 dwelling completions recorded during the monitoring period, 60.3% (267 homes) were in the County's main towns which is higher than the identified target of 41%, the trigger for this indicator has consequently been met. The vast majority of these completions were in Monmouth (60%, 160 homes). Chepstow accounted for 47 completions over the monitoring period (all market homes) and Abergavenny 60 homes. Of the completions in Monmouth, the bulk of the completions were located on the LDP allocated Wonastow Road site (SAH4) (145 homes); Of the completions in Abergavenny 32 homes were located on the LDP allocated Deri Farm site (SAH1), with a further 20 completions on a large windfall site** (The Hill). In Chepstow the bulk of completions (35) were located on a large windfall site (Osborn International); the remainder related to completions on small sites***.

Three quarters of completions (201 homes) in the main towns were general market dwellings, with the remaining quarter relating to affordable dwelling completions (66 homes). In Abergavenny this comprised 8 homes at Deri Farm and in Monmouth 58 homes at Wonastow Road.

The LDP allocated site at Wonastow Road, Monmouth granted permission in November 2015 is progressing well accounting for over half 54% (145 homes) of total main town completions. In addition to this, the LDP allocated site at Deri Farm which obtained full planning permission in the last monitoring period recorded 32 completions. Further details on the progress of these sites is set out in the analysis of strategic housing sites (Policy S3).

The percentage of dwelling completions recorded in the main towns during this monitoring period (60.3%) remains considerably higher than in the first three monitoring periods (2016 – 2017, 38.2%, 2015 – 2016, 40.2% and 2014 – 2015, 27%). This is predominately attributable to the number of completions on the allocated sites at Wonastow Road, Monmouth (54% of total completions) Deri Farm, Abergavenny

(12% of total completions) as well as large windfall sites in Abergavenny (7% of the total completions) and Chepstow (13% of the total completions).

The exceedance of the target within this indicator is considered to signal a temporary issue with the delivery of the Plan's spatial strategy, rather than an issue with the effectiveness of the strategy itself. While there is a higher proportion of overall completions than in previous monitoring periods, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the main towns. It is recognised that the allocated sites at Wonastow Road, Monmouth and Deri Farm, Abergavenny together with large windfall sites in Abergavenny and Chepstow accounted for the vast majority of completions, all of which are in accordance with the spatial strategy. The Council will nevertheless continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

b) Severnside Settlements

16.9% (75 homes) of dwelling completions recorded during the monitoring period were in Severnside settlements which is substantially lower than the identified target of 33% for this area. The trigger for this indicator has subsequently been met. The majority (44%) of these completions were on the former Sudbrook Paper Mill site (SAH7) which recorded 33 completions of which 10 were affordable. A large windfall site at Neddern Way in Caldicot also made a significant contribution to the number of completions, 25 homes (33%) all of which were affordable homes. The remaining completions, 10 homes, are attributable to small windfall sites, all of which were general market dwellings.

The lower than anticipated completion rate may be expected as allocated LDP sites in the Severnside area, which are in accordance with the spatial strategy, have not yet all been granted permission. It is anticipated that as these sites obtain permission and are developed the proportion of completions in the Severnside Settlements will align more closely with the target figure of 33%. A Reserved Matters application for Phase 1 of the Rockfield Farm, Undy site (SAH5) gained permission during this monitoring period and is expected to progress further in the next monitoring period increasing the number of completions in the Severnside area, whilst the Crick Road site (SAH2) gained outline permission during the current monitoring period. Nevertheless, delivery of these sites is slower than anticipated as detailed in the analysis of strategic housing sites (Policy S3).

Whilst the completion rate recorded in Severnside during the current monitoring period is lower than the identified target, as noted above this is to be expected due to the slower than anticipated delivery of LDP Strategic Sites in the Severnside area. This indicator is considered to signal a temporary issue with the delivery of the Plan's spatial strategy, rather than an issue with the suitability or effectiveness of the strategy itself. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

c) Rural Secondary Settlements

16.7% (74 homes) of all dwelling completions recorded during the monitoring period were in the County's Rural Secondary Settlements. This is above the identified target of 10% but within the +/-10% flexibility. Accordingly, the trigger for further investigation has not been reached.

The allocated site at Usk Road, Penperlleni (SAH10(ii)) accounted for the majority (86%) of completions (64 homes). Of the remaining homes all were small sites***, 4 homes in Llanfoist, a further 3 homes in Penperlleni, an affordable dwelling in Raglan and 2 homes in Usk.

Nearly two thirds of the completions (50 homes) were general market dwellings, with the remaining 24 homes relating to affordable dwelling completions (Usk Road, Penperlleni, 23 homes and a site in Raglan, 1 home).

The completion rate in the Rural Secondary Settlement's is higher than the last monitoring period but lower than the previous two monitoring periods (2016 – 2017, 21.4% and 2015 – 2016, 37.2%) .

It is notable that not all of the allocated LDP sites in the Rural Secondary Settlements have sufficiently progressed to generate completions during the monitoring period. It is anticipated that as the allocated sites are progressed and developed in Raglan and Usk the proportion of completions in these settlements will align with the target figure.

In view of the above, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the Rural Secondary Settlements. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the plan period.

d) Rural General

6.1% (27 homes) of all dwelling completions recorded during the monitoring period were in the County's rural general areas which is below the identified target (16%) but within the +/-10% flexibility. Accordingly, the trigger for further investigation has not been reached.

As may be expected in rural areas, the majority of completions are accounted for by small sites (22 homes). Of these, 19 were general market dwellings and 3 were affordable dwellings. The affordable dwellings were as a result of the development of a rural exception site in Forge Road, Tintern. One allocated main village site was completed over the monitoring period, Land north of the Minor Road, Shirenewton (SAH11(xiv)(a)), this contributed a further 5 completions of which 3 were affordable.

A number of Main Village sites are progressing with further completions expected during the next monitoring period. As the Plan's allocated main village sites (SAH11) are developed, together with continued opportunities for small site conversions and infill development, it is anticipated that the proportion of completions in these

settlements will align more closely with the target figure of 16% over the plan period. Of note, the delivery of Main Village sites will be given further consideration as part of the LDP revision process.

The completion rate in the County's rural areas is the lowest recorded since monitoring began. Generally, however, the completion rate in rural general areas has been within +/-10% of the identified target and the trigger for further investigation has not been met during any monitoring period. In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the rural general areas as set out in Policy S1 and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

Recommendation

a) No action is currently required. Continue to monitor, however, see comments in relation to allocated strategic housing sites (Policy S3).

b) No action is currently required in relation to the Plan's strategy. Continue to monitor, however, see comments in relation to allocated strategic housing sites (Policy S3).

c) No action is currently required. Continue to monitor.

d) No action is currently required. Continue to monitor.

*Dwelling completions and permissions are monitored in order to gain a comprehensive picture of the spatial strategy's implementation

**Large site windfall >10 dwellings

***Small site windfall <10 dwellings

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018– 31 March 2019
Proportion of new housing development permitted in accordance with the spatial strategy Policy S1 / settlement hierarchy set out in Policy S2*	Location of new residential development should correspond to the requirements set out in the Tables to Policy S2: e) Main towns 41% <i>(2014-15: 81%)</i> <i>(2015-16: 31%)</i> <i>(2016-17: 30.2%)</i> <i>(2017-18: 59.61%)</i>	Housing permissions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	Dwelling Permissions 29.7%

	f) Severnside Settlements 33% <i>(2014-15: 11%)</i> <i>(2015-16: 10%)</i> <i>(2016-17: 54.1%)</i> <i>(2017-18: 24.15%)</i>		53.4%
	g) Rural Secondary Settlements 10% <i>(2014-15: 1%)</i> <i>(2015-16: 37%)</i> <i>(2016-17: 5.2%)</i> <i>(2017-18: 10.26%)</i>		8.1%
	h) Rural General 16% <i>(2014-15: 7%)</i> <i>(2015-16: 22%)</i> <i>(2016-17: 10.5%)</i> <i>(2017-18: 5.98%)</i>		8.7%

Analysis – Dwelling Permissions

Dwelling permissions in Monmouthshire are lower than recorded during the last monitoring period (down from 1238 to 595). The decrease is due to the majority of allocated LDP Strategic Sites already having planning permission. A large proportion of the 598 is attributable to the permissions obtained for the allocated LDP sites at Crick Road, Portskewett (291 homes) and Chepstow Road, Raglan (45 homes) which collectively accounted for half (56%) of all permissions recorded in the County over the current monitoring period. The large windfall site at Rockfield Road, Monmouth totalled 70 dwellings accounting for 12% of all permissions.

e) Main Towns

Of the 595 homes granted planning permission during the monitoring period, 29.7% (177 homes) were in the County’s Main Towns. As this is 11.3% lower than the identified LDP target (41%), the trigger for further investigation has been reached.

Three sites accounted for the majority of dwellings permitted over the monitoring period in the Main Towns, two of which are considered to be windfall sites; 47 homes at the former Magistrates Court in Abergavenny and 24 homes at 17–25 Brecon Road, Abergavenny. An unallocated site at Rockfield Road, Monmouth for 70 homes was also permitted in accordance with the Council’s policy approach to unallocated sites which seeks to address the shortfall in the housing land supply. Although small sites accounted for 13 planning permissions in the main towns, they accounted for 18 of the homes permitted – 11 in Abergavenny, 4 in Monmouth and 3 in Chepstow. The remaining 18 homes related to conversions. Of note, 136 (77%) of the dwellings permitted in the main towns during the

monitoring period were for general market dwellings and 41 (23%) were for affordable dwellings, with 16 in Abergavenny and 25 in Monmouth.

Abergavenny accounted for the majority of dwelling permissions recorded (51.4%), with Monmouth accounting for 43.5%. Chepstow only accounted for 5.1%.

This position reflects the analysis in the 2017-2018 AMR which anticipated that the proportion of permissions in the main towns would decrease in the 2018-2019 AMR due to the allocated Strategic Housing Sites in Abergavenny, Monmouth and Chepstow gaining planning permission in previous monitoring periods. An update on the progression of allocated sites in the main towns is provided in the strategic sites policy analysis (Policy S3).

In view of the above, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the main towns and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

f) Severnside Settlements

Over half (53.4%, 318 homes) of the 595 dwellings granted planning permission during the monitoring period were in Severnside settlements. This is above the identified target for this area (33%) accordingly, the trigger for further investigation has been reached.

The allocated site at Crick Road (SAH2) accounts for the majority of dwelling permissions recorded in the Severnside settlement (291 homes, 91.5%) over the monitoring period. A windfall site at the former White Hart Inn, Sandy Lane, Caldicot accounted for an additional 16 dwellings permitted. Small sites accounted for the remaining permissions in Severnside – 7 dwellings in Caldicot, 3 dwellings in Rogiet and 1 dwelling in Undy. Of the dwellings permitted in Severnside settlements, 237 (74.5%) were for market homes and 81 (25.5%) for affordable homes (73 at Crick Road, Portskewett, 4 at Elm Road, Caldicot and 4 at the former White Hart Inn, Caldicot).

While the proportion of development permitted in Severnside settlements is higher than the previous monitoring period (2017 – 2018, 24.15%) this is attributable to the permission at the Crick Road, Portskewett site. This is the only Strategic Housing Site granted planning permission over the 2018- 2019 monitoring period.

There is one further strategic housing allocation in Severnside that is yet to receive planning permission. This, coupled with continued opportunities for windfall/small sites, should ensure continued alignment with the spatial strategy as set out in Policy S1. An update on the progression of allocated sites in Severnside is provided in the Strategic Sites policy analysis (Policy S3).

The permission at the Crick Road, Portskewett site during the current monitoring period shows further progression of the Strategic Sites in the Severnside area. As indicated in the analysis of Policy S3, there is no evidence to suggest that the remaining site allocations in Severnside are not deliverable or that their allocation needs to be reviewed.

The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

g) Rural Secondary Settlements

48 (8.1%) of all dwellings permitted during the monitoring period were in the County's rural secondary settlements. This is close to the target of 10%, accordingly, the trigger for further investigation has not been reached.

The allocated housing site at Chepstow Road, Raglan accounted for the majority of homes permitted (45 homes, 94%). Of these, 29 related to market dwellings and 16 to affordable dwellings. Small sites accounted for the remainder – 1 each in Usk, Raglan and Penperlleni, all of which were for general market dwellings.

Evidently, the proportion of permissions recorded in the rural secondary settlements was boosted by the Chepstow Road, Raglan site. There has been limited progression with the remaining allocated LDP site in the Rural Secondary Settlements in Usk which has not yet acquired permission, but as the remaining allocated sites are progressed and developed the proportion of completions will align with the target figure.

In view of the above, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the rural secondary settlements. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the plan period.

h) Rural General

52 (8.7%) of all dwellings permitted during the monitoring period were in the County's rural areas. While this is lower than the identified LDP target (16%) it is within the +/-10% flexibility. Accordingly, the trigger for further investigation has not been reached.

Unsurprisingly, small sites accounted for the majority of the dwelling permissions recorded in a range of rural settlements throughout Monmouthshire (62%, 32 homes). Two LDP allocated main village sites at Dingestow (SAH11(iii)) and Llanvair Kilgeddin (SAH11(x)) gained planning permission over the monitoring period accounting for a further 20 homes in total (38%) over the monitoring period, (12 affordable, 8 general market). Regarding the small sites specifically, the largest site related to 4 homes in Llanilio Crossenny - a 100% Affordable Housing Rural Exceptions Site. The remaining homes predominately related to small scale infill opportunities and barn conversions. A total of 36 market dwellings were permitted and 16 affordable dwellings (9 in Dingestow, 3 in Llanvair Kilgeddin and 4 in Llanilio Crossenny).

Permissions recorded in rural areas during this monitoring period are higher than the 2017-2018 AMR (5.98%) and is more in line with the 2016 – 2017 (10.5%) AMR. Despite variations in previous AMRs, the proportion of permissions in the County's rural areas recorded has been within + / - 10% of the target since adoption, meaning that the trigger for further investigation has not been met to date which signifies that there are no significant concerns with the permissions achieved in rural areas.

It is anticipated that the progression of all LDP site allocations, including those within the County's Main Villages, will ensure that the proportion of permissions in rural settlements continue to reflect the identified target and enables improved alignment with the spatial strategy.

In view of the above, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the County's rural settlements. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the plan period.

Recommendation

e) No action is currently required. Continue to monitor.

f) No action is currently required. Continue to monitor.

g) No action is currently required. Continue to monitor.

h) No action is currently required. Continue to monitor.

*Dwelling completions and permissions are monitored in order to gain a comprehensive picture of the spatial strategy's implementation

Housing Provision

Monitoring Aim/Outcome: To provide 4,500 dwelling units (including 960 affordable dwelling units) in the County over the plan period.

Strategic Policy: S2 Housing Provision

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: H1-H9, SAH1-SAH11

Contextual Changes

Welsh Government Circular 005/2018 ‘Planning for Gypsy, Traveller and Showpeople Sites’ was published in June 2018. The circular reflects provisions contained in the Housing (Wales) Act 2014 to ensure local authorities meet the accommodation needs and provide sites for Gypsies and Travellers through the planning system. It outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. The number of additional general market and affordable dwellings built over the plan period*	Up to 488 dwellings to be built per annum 2013-2021 <i>(2014-15: 205)</i> <i>(2015-16: 234)</i> <i>(2016-17: 238)</i> <i>(2017-18: 279)</i>	10% less or greater than the LDP strategy build rate for 2 consecutive years	443
2. Housing land supply*	Maintain a minimum 5 year housing land supply throughout the plan period <i>(2014-15: 5.0)</i> <i>(2015-16: 4.1)</i> <i>(2016-17: 4.0)</i> <i>(2017-18: 3.9)</i>	Less than a 5 year housing land supply in any 1 year	4.0

3. Density of housing permitted on allocated sites♦	Meet the target densities set out in site allocation policies SAH1 to SAH10	Planning permissions granted that do not meet these densities	SAH2: 27dph SAH10(iii): 20.6 dph
4. Review of Gypsy/ Traveller Accommodation Needs and Sites Study to be completed within two years of the LDP's adoption	If a need for additional site(s) is identified seek to allocate a suitable site by Spring 2017	Identified need not met by Spring 2017	Gypsy Traveller Accommodation Assessment approved by WG January 2017. 8 pitches have been approved.

Analysis

1. 443 dwellings were built during the monitoring period (312 general market and 131 affordable). The trigger for this indicator has not been met as it is within 10% of the LDP AMR target.

The majority of completions were on allocated sites (279 homes, 63%), including Deri Farm, Abergavenny (32), Wonastow Road, Monmouth (145), Land South Usk Road, Penperlleni (64), Sudbrook Paper Mill (33) and Land East of Shirenewton (5). Small sites (including conversions) also accounted for a significant number of completions over this period, totalling 84 (19%). Three windfall sites accounted for the remaining 80 completions (18%), The Hill, Abergavenny (20), Brookside, Caldicot (25) and Osborn International, Chepstow (35).

The completions recorded were at their highest since adoption of the LDP at 443 dwellings which is closely aligned to the LDP AMR target of 488 dwelling completions per annum between 2014 and 2021. This figure, coupled with the completion rate of 956 dwellings recorded during the four monitoring periods since adoption (205 completions in 2014-2015; 234 completions in 2015 – 2016; 238 completions in 2016 – 2017 and 279 completions in 2017 - 2018), means that a total of 1399 dwelling completions have been recorded since the Plan's adoption in 2014.

Completions recorded during this period are substantially higher than the previous four monitoring periods. General market dwelling completions are consequently significantly higher than the last monitoring period (312 in 2018 - 2019 compared to 195 in 2017 – 2018) together with a higher number of affordable dwellings completions (131 in 2018 – 2019 compared to 84 in 2017 - 2018).

Given that an additional Strategic Housing Site gained permission during this monitoring period, it is anticipated that this combined with the other strategic site allocations will result in further completions on these sites during next year's monitoring period. The continued delivery of the LDP strategic housing sites in particular will enhance the completion rate in line with the identified target. An

update on the progression of allocated strategic sites is provided in the strategic sites policy analysis (Policy S3).

Six strategic site allocations had gained consent by the end of this monitoring period, and significant progress is being made on bringing the remaining strategic site forward, as indicated in the analysis of Policy S3. There is no evidence to suggest that the remaining strategic site allocation is not deliverable or that the allocation needs to be reviewed. The slow delivery rate of these sites, however seems to confirm the need for additional site allocations through a revised LDP.

The Council will continue to monitor dwelling completion rates closely in future AMRs to determine the effectiveness of the policy framework in enabling delivering both general market and affordable dwellings.

2. The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018 – 2019 period demonstrates that the County had 4.0 years' housing land supply. The overall total land supply is 2,911 homes, comprising 2,460 homes on large sites and 451 homes on small sites.

As indicated in the table below, this is the fourth consecutive year that the land supply has fallen below 5 years (based on the residual method prescribed in TAN1), and as such the trigger for this indicator has been met.

Where the land supply is less than 5 years, TAN1 states that local planning authorities should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.

The fundamental reason for the shortfall in the land supply is the slower than anticipated delivery rate of the LDP allocated sites. However, as indicated in the analysis above and in relation to Policy S3, the strategic sites are coming forward and there are no concerns with their deliverability. Those strategic sites with planning permission are being developed and an additional strategic site gained planning permission during this monitoring period, Crick Road, Portskewett.

The land supply has increased in the current monitoring period to 4.0 years which is reflective of the introduction and implementation of the Council's positive policy approach to unallocated sites. That is, where sites are a departure from the LDP but are otherwise acceptable in planning terms and accord with the identified 'ground rules' a recommendation for approval may be considered. One such site gained planning permission during the current monitoring period, Land West of Rockfield Road, Monmouth (70 dwellings). There has also been undoubted progress on allocated sites but despite this the housing land supply remains below 5 years. This suggests that there is a need for additional site allocations to increase the supply of housing land. It was noted in the previous three AMRs that a key way of achieving this would be through an early review/revision of the adopted LDP. The revision of the LDP commenced during the current monitoring period. The Council's has also introduced and implemented a positive policy approach to unallocated sites which

will assist in increasing the housing land supply. Monmouthshire is the only LPA in SE Wales to have seen its housing land supply increase during this monitoring period.

The TAN1 requirement for LPAs to base the 5 year housing land calculations on the residual method is also considered to be a contributing factor to the current shortfall in the Authority's land supply. It is worth noting that, under the previous TAN1 guidance, past build rates over the last ten years, Monmouthshire would have an 11 year housing land supply. This method of calculation was retracted in the revised TAN1: the point is simply made to help illustrate that this issue is not a simple case of the LDP being slow to deliver, it is a complex combination of rules around how land supply is measured and external economic factors affecting house building and the housing market. The Welsh Government commissioned research into TAN1 and housing land supply and Monmouthshire took part as a case study Authority. The results of this research remain with Welsh Government who may recommend changes to the way housing land availability is currently calculated, however, until such time any changes are made the current system applies.

Study Date	Number of Years Supply
1 April 2011-12	4.4
1 April 2012-13	3.6
1 April 2013-14	5.2
1 April 2014-15	5.0
1 April 2015-16	4.1
1 April 2016-17	4.0
1 April 2017-18	3.9
1 April 2018-19	4.0

3. The following allocated LDP sites** acquired planning consent over the monitoring period with site densities as follows:

- Crick Road, Portskewett (SAH2) 291 homes, density of 27 dwellings per hectare.
- Land at Chepstow Road Raglan (SA10 (iii)) 45 homes, density of 20.6 dwellings per hectare.

The Crick Road, Portskewett site achieved a density that was slightly higher than the target of 26.02 as set out in the LDP. The Chepstow Road, Raglan site aligned with the target density of 20.64.

In view of the above, as both of the LDP allocations granted permission over the monitoring period met/slightly exceeded the required target densities, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to the density of housing permitted on allocated sites. The Council will continue to monitor this for the remaining allocated sites in order to determine the effectiveness of the spatial strategy over the Plan period.

4. The Council is committed to monitoring the accommodation needs of Gypsies and Travellers and has prepared a Gypsy Traveller Accommodation Assessment (GTAA) which was submitted to the Welsh Minster in the 2016 - 2017 monitoring period. The

aim of the assessment is to provide data which will identify Gypsy and Traveller pitch needs separately from wider residential demand and aspiration. A key finding of the assessment is that there is an estimated unmet need for eight pitches to 2021, based on overcrowding, unauthorised occupation and the likelihood of cultural aversion to conventional housing.

In accordance with the monitoring framework, as the identified need had not been met by Spring 2018 the trigger for further investigation has been reached, albeit that this matter is being progressed as detailed below.

In view of this and as previously reported, the Council's intention is to make provision for an appropriate site(s) to meet identified unmet need by working proactively with the Gypsy and Traveller households to establish their preference for site provision (private or Council). The findings of the GTAA process suggest that there is an aspiration within much of the Gypsy Traveller community for private site provision in Monmouthshire. Where necessary, the Council will work with and support Gypsy Traveller households to identify and develop suitable private sites to address the identified unmet need in accordance with the LDP policy framework. It is considered that the provision of such sites would be best dealt with through the existing LDP policy framework (Policy H8). If a private site(s) cannot be achieved there may be a need to identify a public gypsy/traveller site in accordance with the LDP policy framework.

During the last monitoring period, some progress was made in terms of progressing the recommendations of the GTAA, including the preparation and adoption of a Gypsy Traveller Pitch Accommodation Policy (adopted 28th February 2018). This Policy will provide a waiting list based on bands (levels) of need to assist in the allocation of pitches and is required before consideration can be given to the identification of suitable Gypsy Traveller sites. No Gypsy and Traveller sites were identified under the Policy in the current monitoring period.

As reported in the previous 2 AMRs, 2 planning applications for Gypsy/Traveller accommodation were refused over the 2016-17 period. The applications related to a private gypsy site comprising of an additional 5 pitches and associated development at land in Llangeview and a 4 pitch private Gypsy site in Llancayo. Both proposals were considered to be contrary to LDP policies in relation to development in the open countryside and it was considered that the applicants had failed to demonstrate that there were overriding exceptional circumstances that would outweigh the LDP policy framework. The Llangeview application (DC/2015/01424) was subsequently allowed at appeal in October 2017 for a permanent site for 7 pitches and associated development. The 4 pitch private Gypsy site in Llancayo (DC/2016/00297) was dismissed at appeal in December 2017 on all but one of the grounds. The inspector allowed it in respect of ground (g) only, relating to the period of compliance with the Enforcement Notice, extending the period from 2 months to 12 months. This decision is currently being challenged at the High Court by the appellant.

A planning application for a one family traveller site with 1 pitch at land north east of Llanvetherine (DM/2018/00205) was refused on grounds of highway safety during the current monitoring period. The applicant subsequently appealed the decision with an appeal hearing in February 2019. The appeal decision has not been received during the monitoring period.

LDP criteria-based policy H8 will be used to consider any applications for Gypsy/Traveller accommodation that arises in Monmouthshire.

Recommendation

1. Continue to progress the LDP revision.
2. Continue to progress the LDP revision.
3. No action required at present. Continue to monitor.
4. No action required at present. Continue to monitor.

*Core Indicators

**Indicator relates to SAH1 – SAH10 allocated sites only. Therefore excludes allocated Main Village sites (SAH11).

◆Amended to delete reference to ‘average’ for clarification. The indicator seeks to monitor the density achieved on allocated sites, rather than average density.

Strategic Housing Sites

Monitoring Aim/Outcome: To deliver the strategic housing sites in accordance with strategic policy S3 and site allocation policies SAH1-SA7.

Strategic Policy: S3 Strategic Housing Sites

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: SAH1-SA7

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. The number of dwellings permitted on strategic sites as identified in Policy S3 and site allocation policies SAH1 to SAH7	Secure /deliver housing need on the key strategic sites identified in Policy S3 and site allocation policies SAH1-SA7 during the plan period:	Planning permission is not granted by the end of 2014 for each of the strategic sites	
	a) Deri Farm, Abergavenny		(250*)
	b) Crick Road, Portskewett		291
	c) Fairfield Mabey, Chepstow		(450*)
	d) Wonastow Road, Monmouth		(340*)
	e) Rockfield Farm, Undy		(265*)
	f) Land at Vinegar Hill, Undy		0
	g) Former Paper Mill, Sudbrook		(212*)

2. The number of dwellings completed on strategic sites as identified in Policy S3 and site allocation policies SAH1 to SAH7	Dwelling completions in accordance with the housing trajectory for each of the strategic sites**	Dwelling completions fall below 10% of housing trajectory target for each of the strategic sites	
	a) Deri Farm, Abergavenny (2017-18 trajectory = 29 completions for 2018-19)		32
	b) Crick Road, Portskewett (2017-18 trajectory = 10 completions for 2018-19)		N/A outline only
	c) Fairfield Mabey, Chepstow (2017-18 trajectory = 0 completions for 2018-19)		N/A outline only
	d) Wonastow Road, Monmouth (2017-18 trajectory = 119 completions for 2018-19)		145
	e) Rockfield Farm, Undy (2017-18 trajectory = 7 completions for 2018-19)		N/A outline only
	f) Land at Vinegar Hill, Undy (2017-18 trajectory = 0 completions for 2018-19)		N/A
	g) Former Paper Mill, Sudbrook (2017-18 trajectory = 35)		33

	<i>completions for 2018-19)</i>		
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Analysis

1. Dwelling Permissions

In terms of allocated strategic sites, one site was granted permission over the current monitoring period. The Crick Road, Portskewett site was granted outline planning permission for 291 dwellings.

This site combined with permission for 340 homes at the Wonastow Road site*, 212 homes at the Former Paper Mill, Sudbrook*, 450 homes at Fairfield Mabey, Chepstow, 265 homes at Rockfield Farm, Undy and 250 homes at Deri Farm, Abergavenny mean that six of the Plan's strategic site allocations have achieved consent since LDP adoption. However, as the remaining strategic site at Vinegar Hill, Undy has not yet gained planning permission the trigger for further investigation has been met.

Given the constraints associated with some of the sites, including Deri Farm and Fairfield Mabey, the trigger date of gaining permission for all sites by the end of 2014 was unrealistic. The failure to have obtained planning permission on the remaining strategic site at Vinegar Hill by the end of the current monitoring period is, however, a matter of concern, albeit that progress is being made on bringing this site forward as outlined in brief below.

Deri Farm, Abergavenny (SAH1):

Persimmon Homes submitted a full application (DC/2014/01360) for 250 homes (201 market and 49 affordable homes) in November 2014. The progress of the application was slower than anticipated due to significant issues relating to site viability, particularly affordable housing provision and the undergrounding of overhead power lines. However, these issues were subsequently resolved, the application was approved in the 2017 - 2018 monitoring period and 32 homes have been completed to date.

The agreed 2018-2019 JHLAS expects the site to deliver 182 homes within the Plan period.

Crick Road, Portskewett (SAH2):

Monmouthshire County Council and Melin Homes submitted a joint outline application in April 2018 (DM/2018/00696) for 291 homes (218 market and 73 affordable homes). A master planning consultation exercise to consider various options for the site was undertaken during the 2015-2016 monitoring period, along with various pre-application meetings over the 2016-2017 and 2017-2018 monitoring periods along with a formal Pre-Application Community Consultation. The site was granted outline permission in March 2019. The employment allocation has been replaced with a care home which will provide up to 48 beds on the area outlined for employment use. This is deemed acceptable as it is anticipated it will create jobs, as well as meeting local needs for elderly accommodation

The agreed 2018-2019 JHLAS expects the site to deliver 87 homes within the Plan period with the first completions in 2020/21.

Fairfield Mabey, Chepstow (SAH3):

Progress with the application has been slower than anticipated due to various matters, including highways issues (Welsh Government Highways Division had a holding objection on the application for 18 months). However, the outstanding issues have since been resolved and the site gained outline planning permission for 450 homes (432 market and approximately 18 affordable homes (4%) on 1.5 acres of the site) in November 2017. The viability of the site has been assessed and independently reviewed for the Council by the District Valuation Services Team (the DVS). The review concluded that the scheme has a substantial viability issue and that it cannot be delivered with a policy compliant affordable housing provision mainly because of the significant costs that the development has to bear. The most significant of these costs include the remediation and the sewer diversion/road lowering. The provision of the 1.5 acres of land was identified as the best way of making provision for affordable housing on the site.

A Reserved Matters Application (DM/2019/00001) was submitted over the current monitoring, which is expected to be approved during the next monitoring period, showing further progress.

The agreed 2018-2019 JHLAS expects the site to deliver 115 homes within the Plan period with the first completions in 2020/21.

Wonastow Road, Monmouth (SAH4):

Outline permission was granted for up to 370 dwellings and 6.5ha of employment land in December 2014. The site developers (Barratt/David Wilson and Taylor Wimpey) submitted a Reserved Matters application (DC/2015/00392) for 340 homes (238 market and 102 affordable homes) which was granted permission in November 2015, with 21 dwelling completions recorded on the site during the 2016-2017 monitoring period and 87 dwellings in the 2017 -2018 monitoring period. A further 145 dwelling completions were recorded on the site over the current monitoring period taking the total completions to 253 dwellings (169 market and 84 affordable).

The overall LDP site allocation is for a total of 450 homes. The additional homes relating to this allocation are to be delivered as an extension to the site at Drewen Farm. An application for this element of this site has not yet been submitted. This part of the site is effectively land-locked until the Taylor Wimpey development is sufficiently progressed to allow access through.

The agreed 2018-2019 JHLAS expects the site to deliver 400 homes within the Plan period.

Rockfield Farm, Undy (SAH5):

This site was wholly owned by the Council and is allocated for 270 homes and 2ha of serviced land for business and industrial use. An outline planning application was submitted in July 2016 (DC/2016/00883) for 266 homes and 5,575 sq m of employment land (B1 use). For the purposes of the AMR 265 homes (198 market and 67 affordable homes) are recorded as a net gain, as the existing farmhouse has a residential use and is

being demolished so has been taken off the overall figure. Progress with the site has been slower than anticipated due to various issues, including archaeology. These issues have, however, been resolved and the outline application was approved in March 2018. A Reserved Matters application (DM/2018/01606) was granted planning permission for phase 1 of the development over the current monitoring period for 144 homes in February 2019. This part of the site has been sold to a developer.

The agreed 2018-2019 JHLAS expects the site to deliver 163 homes within the Plan period with the first completions in 2019/20.

Land at Vinegar Hill, Undy (SAH6):

This site for 225 homes is linked to the adjacent Rockfield Farm site and was expected to progress in tandem. However, the developer has not yet submitted an application. There has, however, been some further progress over the current monitoring period with a number of pre-application meetings to discuss the progress of the site. An application is expected for the first phase of the site during the next monitoring period.

The agreed 2018-2019 JHLAS expects the site to deliver 75 homes within the Plan period with the first completions in 2020/21.

Former Paper Mill, Sudbrook (SAH7):

A full planning application (DC/2015/01184) was submitted by Harrow Estates (Redrow confirmed as the developer) in October 2015 for 212 homes (192 market and 20 affordable homes). There had been a number of site viability issues associated with this application meaning that progress with the application has been slower than anticipated. However, these issues were subsequently resolved and the application was approved in the 2016 - 2017 monitoring period (November 2016). The site was is currently under construction. A total of two completions were recorded over the 2017 - 2018 monitoring period and a further 33 homes of which 10 are affordable, have been completed over the current monitoring period.

The agreed 2018-2019 JHLAS expects the site to deliver 140 homes within the Plan period.

It is recognised that, with exception of Wonastow Road, allocated strategic sites have not progressed in accordance with the identified target of obtaining planning permission by the end of 2014. However, given the constraints associated with some of the sites, including Deri Farm and Fairfield Mabey, the trigger date of gaining permission for all sites by the end of 2014 was unrealistic. Notwithstanding this, six of the seven allocated strategic sites have now obtained planning permission, with the seventh strategic site expected to obtain planning permission during the next monitoring period. This demonstrates that although the sites have not gained planning permission as quickly as anticipated following the Plan's adoption, there are no issues with their delivery.

The agreed 2018-2019 JHLAS trajectory figures demonstrate a Plan period shortfall (i.e. up to the end of 2021) of 980 dwellings from strategic sites. While there has been further progress over this monitoring period with a further strategic site gaining planning permission, the trigger for investigation has been met for the fifth consecutive year. As

stated above, it is likely that the remaining strategic site at Vinegar Hill, Undy will be progressed during the next monitoring period and will be reported accordingly. The delays in them coming forward, however, have implications for other monitoring targets and triggers and the need for any further action is being considered in connection with those particular indicators.

Given the importance of delivering the strategic sites, particularly in terms of their contribution to the 5 year land supply, the Council will continue to monitor their progress closely.

The delivery of strategic sites has obvious implications for the spatial strategy and housing delivery (general market and affordable). As noted in the policy analysis for Policy S1, S2 and S4, as these sites are progressed it is anticipated that dwelling delivery will continue to align with the Plan's spatial strategy and general market and affordable dwelling targets.

2. Dwelling Completions

Completions were recorded on the following allocated strategic sites during the monitoring period: Wonastow Road, Monmouth (145 completions, 87 market and 58 affordable), Sudbrook Paper Mill (33 completions, 23 market and 10 affordable) and Deri Farm (32 completions, 24 market and 8 affordable); this is expected as all of these sites gained planning permission prior to this monitoring period. The Wonastow Road completions recorded exceeded the 2017-18 JHLAS trajectory which predicted 119 completions on this site in 2018-19. The Deri Farm completions also exceeded the 2017-18 JHLAS trajectory which predicted 29 completions on this site in 2018-19. The Sudbrook Paper Mill site had a minor shortfall of completions; the 2017-18 JHLAS trajectory predicted 35 completions on this site in 2018-19. However, this is a brownfield site that required significant site remediation work prior to commencement of development so the shortfall of 2 homes is not considered a cause for concern.

As evidenced above, given that considerable progress is being made on a number of strategic sites it is anticipated that dwelling completions will align with the identified JHLAS housing trajectory targets as these sites progress during the next monitoring period.

Comparison with the 2017-2018 JHLAS trajectory indicates that the strategic sites are progressing, and the number of homes outside the 5 year land supply (i.e. 2019 – 2024) has subsequently decreased, as detailed in the table below.

JHLAS Strategic Site Schedule Comparison

	2016-17 JHLAS		2017 – 18 JHLAS		2018 – 19 JHLAS		Change in Number Homes Outside 5 Year Land Supply 2018 -2019
	Within 5 year Land Supply	Outside 5 Year Land Supply	Within 5 year Land Supply	Outside 5 Year Land Supply	Within 5 year Land Supply	Outside 5 year Land Supply	
Deri Farm	182	68	229	21	218	0	-21
Fairfield Mabey	170	180	230	120	325	125	+5
Rockfield Farm	190	80	232	34	266	0	-34
Vinegar Hill	120	105	150	75	175	50	-25
Wonastow Road (Taylor Wimpey)	166	0	115	0	34	0	0
Wonastow Road (Barratt)	174	0	117	0	52	0	0
Wonastow Road (Drewen Farm)	110	0	110	0	110	0	0
Crick Road	140	145	160	125	203	88	-37
Sudbrook Paper Mill	150	62	175	35	175	0	-35

Only one strategic site has seen an increase in the number of homes outside of the 5 year supply, Fairfield Mabey, Chepstow and this is marginal at 5 homes. Accordingly, a total of 263 homes fell outside the 5 year land supply (i.e. 2019 – 2024) in the 2019 JHLAS, compared with 410 homes in the 2018 JHLAS. This further demonstrates that the strategic sites are progressing.

The Council will nevertheless continue to monitor this issue closely in order to determine whether the Plan’s strategic residential allocations are being delivered in accordance with the housing trajectory targets.

Recommendation

1. No action required at present. Continue to monitor.
2. No action required at present. Continue to monitor.

*Site permitted prior to this AMR monitoring period.

**2016-17 Trajectory as this forecasts completions for 2017-18 period i.e. current monitoring period.

Affordable Housing

Monitoring Aim/Outcome:	To provide 960 affordable dwelling units over the plan period
Strategic Policy:	S4 Affordable Housing
LDP Objectives Supported:	1, 3 & 4
Other LDP Policies Supported:	H7, SAH1-SAH11

Contextual Changes

House Prices

The recorded fluctuations in the County's average house prices since 2012 are set out in Section 3 - Contextual Information. The potential implications of average house price trends recorded over the monitoring period are assessed in relation to indicator 5 below.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018– 31 March 2019
1. The number of additional affordable dwellings built over the plan period* ¹	Deliver 96 affordable dwellings per annum 2011-2021 (total of 960 over the plan period) <i>(2014-15: 17)</i> <i>(2015-16: 63)</i> <i>(2016-17: 47)</i> <i>(2017-18: 84)</i>	10% less or greater than the LDP strategy build rate for 2 consecutive years	131
2. Number of affordable dwellings secured on new housing sites	a) 35% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Main Towns and Rural Secondary Settlements identified in Policy S1 <i>(2014-15: 35%)</i> <i>(2015-16: 34%)</i> <i>(2016-17: 43%)</i> <i>(2017-18: 16.5%)</i>	Proportion of affordable housing achieved on development sites in each area falls below the requirement set out in Policy S4	32%

	<p>b) 25% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Severnside Settlements identified in Policy S1</p> <p><i>(2014-15: 100%)</i> <i>(2015-16: N/A)</i> <i>(2016-17: 9.7%)</i> <i>(2017-18:31.7%)</i></p>		100%
	<p>c) 60% of the total number of dwellings to be affordable on sites of 3 or more dwellings in the Main Villages identified in Policy S1</p> <p><i>(2014-15: 0%)</i> <i>(2015-16: 60%)</i> <i>(2016-17: 60%/20%**)</i> <i>(2017-18: 62.5%)</i></p>		60.0%
	<p>d) Minor villages: sites with capacity for 4 dwellings make provision for 3 to be affordable; and sites with capacity for 3 dwellings make provision for 2 to be affordable.</p> <p><i>(2014-15: N/A)</i> <i>(2015-16: N/A)</i> <i>(2016-17: N/A)</i> <i>(2017-18: N/A)</i></p>		N/A (No applicable applications)
3. Number of affordable dwellings permitted/built on	Main Village sites to collectively deliver 20 affordable dwellings per annum 2014-2021	10% less or greater than the target build rate	12 permitted/3 built***

Main Village Sites as identified in Policy SAH11	(2014-15: 0) (2015-16: 9 permitted) (2016-17: 9 permitted/9 built) (2017-18: 5 permitted/0 built)	for 2 consecutive years	
4. Number of affordable dwellings built through rural exception schemes	No target (2014-15: 0) (2015-16: 0) (2016-17: 0) (2017-18: 0)	None	4 (1 permitted)
5. Affordable housing percentage target in Policy S4	Target to reflect economic circumstances	Average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters	Refer to analysis below (5)

Analysis

1. A total of 131 affordable dwellings were completed during the monitoring period, accounting for 30% of the total dwelling completions recorded. 78% of these were achieved on allocated LDP sites. Almost half of these (44% /58 homes) were located on the allocated site at Wonastow Road, Monmouth. A further 18% (23 homes) were located on the Usk Road, Penperlleni site, 8% (10 homes) on the Sudbrook paper Mill site and 6% (8 homes) on the Deri Farm, Abergavenny site. In addition 3 affordable dwellings were completed on an allocated main village site in Shirenewton (SAH11(xiv)(b)). In addition to completions on allocated LDP sites, three completed sites related to 100% affordable housing schemes, a large windfall site at Brookside, Caldicot (25 homes) and two rural exception sites, Forge Road, Tintern (3 homes) and Yew Tree Cottage, Raglan (1 home).

This affordable housing completions figure is significantly higher than the 84 affordable dwelling completions recorded in last year's AMR, and is also greater than the previous three AMR's (47 homes in 2016-17, 63 homes in 2015-2016 & 17 homes in 2014 – 2015).

Whilst the number of affordable dwelling completions is higher than the identified target (96 per annum) in the current monitoring period, the total number of affordable dwelling completions recorded over the five years since the Plan's adoption (342) is still below required delivery. Based on the LDP target a total of 480 affordable dwellings should have been completed which, in view of completions achieved, results in a shortfall of 138 completions between 2014-2019. While there is a shortfall the gap is noticeably decreasing (shortfall of 173 in the previous AMR) due to the substantial increase in affordable housing completions over the current monitoring period.

Slower than anticipated progress on the implementation of a number of LDP allocated sites, as considered above in relation to Policies S2 and S3, has resulted in less than expected delivery of both market and affordable housing. As allocated sites, including main village sites, achieve consent affordable housing completions will continue to increase in line with the target. As previously noted, one strategic site acquired consent during the current monitoring period along with one Rural Secondary Settlement site and two main village sites (with construction yet to commence) which will result in a further increase in the level of affordable dwelling completions. There is no specific evidence to date that demonstrates that Policy S4 itself is not operating effectively, albeit that there have been delays in the determination of some planning applications, including Deri Farm and Fairfield Mabey, because of negotiations over viability issues arising from the requirements of Policy S4. These viability issues themselves directly impact on levels of affordable housing secured, robust assessments are nevertheless being undertaken to ensure the maximum potential contribution is achieved.

No specific action is required in relation to Policy S4 but the Council will continue to monitor completion rates closely in future AMRs to determine its effectiveness in delivering affordable dwellings.

2. Main Towns and Rural Secondary Settlements

The proportion of affordable dwellings permitted on sites of 5 or more homes in the County's main towns and rural secondary settlements during the monitoring period equated to 32% which is broadly in line with the LDP policy target of 35%.

The findings are based on a total of 5 applications, 4 in the main towns and 1 in a rural secondary settlement. The scheme in the rural secondary settlement is the allocated LDP site at Chepstow Road, Raglan which was granted outline permission for up to 45 dwellings of which 35% are to be affordable, achieving the affordable housing requirement. The four schemes in the main towns are all windfall sites, three sites in Abergavenny and one site in Monmouth. The scheme at Rockfield Road, Monmouth for 70 homes will provide 25 affordable homes (35%), while two of the schemes in Abergavenny will exceed the affordable housing requirement. One site for 100% affordable housing (4 homes) at Croesonen Road, and a scheme for 12 homes at Brecon Road. The Brecon Road permission provides for 50% of the proposed homes to be affordable, of which 35% should be affordable housing in perpetuity, meeting the requirement. The remaining site in Abergavenny, the Former Magistrates Court, has no on-site provision of affordable housing as the proposed development does not meet the needs of households on the register, however an off-site contribution is to be made.

The remainder of permissions recorded in the main towns and rural secondary settlements were for sites with a capacity of fewer than 5 homes and, therefore, fell below the 35% threshold set out in Policy S4.

Evidently, the affordable housing target of 35% has been met by 4 of the 5 sites permitted in the main towns and rural secondary settlements, with a justification for the deviation away from the target, in relation to the 1 site that fell short of the 35% requirement. This suggests that Policy S4 is functioning effectively in enabling the delivery of affordable dwellings in the main towns and rural secondary settlements, albeit that this is based on just 5 applications during this period. The Council will continue to monitor this issue closely in order to determine the effectiveness of the affordable housing target identified in Policy S4 in future AMRs.

Sevenside Settlements

Five applications were permitted in Sevenside for 5 or more dwellings over the monitoring period. The largest scheme relates to an outline permission for the allocated site at Crick Road, Portskewett, this was policy compliant with 25% of the homes to be affordable. A reserved matters permission for phase 1 of the allocated Rockfield Farm, Undy site (SAH5) was also granted. However, this site gained an outline permission during the last monitoring period and so is not counted towards the figures for the current monitoring period. The scheme is in compliance with the LDP policy target (i.e. 25%) and once constructed will provide a significant contribution to affordable housing provision in Sevenside.

The remaining three sites were all in Caldicot. The redevelopment of flats at Oakley Way and a development of 4 one bedroom houses at Elm Road which are both 100% affordable schemes, and the redevelopment of the former White hart Inn site which will provide 16 dwellings, 25% of which will be affordable thereby meeting the LDP target.

The remainder of the permissions recorded in Sevenside settlements were for sites with a capacity of less than 5 dwellings and, therefore, fell below the affordable housing threshold set out in Policy S4.

The Council will continue to monitor such sites over the next monitoring period in order to assess the implementation of the affordable housing targets identified in Policy S4.

Main Villages

Two applications were permitted over the monitoring period within Main Villages for sites of 3 or more dwellings. These both related to LDP allocations, land south east of Dingestow (SAH11(iii)) for 15 dwellings (9 affordable dwellings and 6 market dwellings) and land to the north of Llanvair Kilgeddin (SAH11(x)) for 5 dwellings (3 affordable dwellings and 2 market dwellings). Both permissions achieved the target of 60% affordable homes and are therefore policy compliant.

The Council will continue to monitor Main Village sites in order to determine the effectiveness of the affordable housing target identified in Policy S4.

Minor Villages

No permissions were granted during the monitoring period for small sites in Minor Villages. The Council will continue to monitor Minor Village sites in order to determine the effectiveness of the affordable housing target identified in Policy S4.

3. Two applications were permitted over the monitoring period on the allocated sites identified in Policy SAH11, as referred to above. The first related to the allocation at land south east of Dingestow (SAH11(iii) for 15 dwellings (9 affordable and 6 market), the second related to land to the north of Llanvair Kilgeddin (SAH11(x) for 5 dwellings (3 affordable and 2 market), this being an outline application. Both permissions achieved the target of 60% affordable homes. The planning permission at the allocated site to the north of the road in Shirenewton (SAH11(xiv)(b)) referred to in previous AMRs has been completed during the monitoring period.

As evidenced, while there has been some progress with Main Village allocations, the target for these sites to collectively deliver 20 affordable dwellings per annum has not been achieved. These sites have delivered 12 affordable homes since the LDP's adoption which is significantly short of the LDP target, with a further 32 affordable homes given permission on main village sites. The delivery of these sites will be given further consideration as part of the LDP revision process. The reasons for the lack of progress on Main Village sites will be investigated further as part of this process, including for example unrealistic land owner expectations in relation to land values. This will enable the Council to de-allocate those sites that are not progressing as intended.

4. There were four completions relating to rural exception schemes over the monitoring period. Three dwellings at Forge Road Tintern, and a single dwelling build your own affordable home site referred to in the previous four AMRs (Yew Tree Cottage, Cuckoos Row). An additional rural exception scheme was permitted over the monitoring period. This related to 4 dwellings in Llantilio Crossenny.

While there is no target in relation to the number of completions for rural exception schemes the Council will continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to rural exception schemes.

5. The trigger for conducting additional viability testing in relation to the affordable housing targets set out in Policy S4 is an increase in average house prices of 5% or more above the 2012 base price sustained over 2 quarters.

As set out in Section 3, Land Registry⁴ data indicates that average house prices in Monmouthshire have increased over the current monitoring period with average prices in quarter 1 2019 (January to March) standing at £270,061, significantly higher

⁴ For consistency, LDP monitoring is based on Land Registry data. However, it is recognised that Hometrack provides more accurate house price data and this is the data source for the Replacement LDP Issues Vision and Objectives Paper (July 2019) and the Local Housing Market Assessment (September 2018).

than the 2012 quarter 4 baseline price (£188,720⁵). Despite this, the trigger for further investigation has not been met. A 5% increase in the 2012 quarter 4 baseline price figure would equate to an increase of £9,436 and while average house prices have risen over the 2018-19 monitoring period, prices have not risen by this amount continuously over 2 quarters. The largest increase recorded over the monitoring period was £14,091 between quarter 2 2018 and quarter 3 2018. Accordingly, as with the previous AMRs, the change in average house prices does not necessitate a reassessment of the viability evidence in relation to Policy S4 and its monitoring indicator, although it is well documented that average house prices in the County are one of the key issues identified for the Replacement LDP. The Council will continue to monitor average house price trends in future AMRs in order to determine any potential implications for the effective implementation of Policy S4.

It should also be recognised, however, that house prices are just one factor that could impact on development viability. Build costs, for instance, would also have risen over the monitoring period. Whilst build costs are not specified as a LDP monitoring indicator, general viability issues will be kept under review as information comes forward on a case-by-case basis and in connection with any strategic viability work in relation to the Replacement LDP process. This will enable the Council to consider any further potential implications for the effective implementation of Policy S4.

Recommendation

1. No action is required at present. Continue to monitor.
2. No action is required at present. Continue to monitor.
3. Consider progress of Main Village sites as part of the Replacement LDP process.
4. No action is required at present. Continue to monitor.
5. No action is required at present. Continue to monitor.

*Core Indicators

¹ Indicator and Target based on the Monmouthshire planning area and Monmouthshire LDP only.

**60% achieved on LDP sites. The 20% relates to a Reserved Matters application approved following an outline application made prior to LDP adoption.

***Completion of SAH11(xiv) (b) Land east Shirenewton 5 homes (3 affordable/2 market homes) [DC/2015/00688]

⁵ This figure is the Land Registry data for the baseline price, which is updated annually. AMRs report on the up to date Land Registry data.

Community and Recreation Facilities

Monitoring Aim/Outcome:	To retain existing community and recreation facilities and seek to develop additional facilities
Strategic Policy:	S5 Community and Recreation Facilities
LDP Objectives Supported:	1 & 5
Other LDP Policies Supported:	CRF1, CRF3

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Number of community and recreation facilities granted planning permission	No target* <i>(2014-15: 9)</i> <i>(2015-16: 5)</i> <i>(2016-17: 4)</i> <i>(2017-18: 10)</i>	None*	8
2. Number of community/ recreation facilities lost	Minimise the loss of community and recreation facilities <i>(2014-15: 3)</i> <i>(2015-16: 0)</i> <i>(2016-17: 6)</i> <i>(2017-18: 2)</i>	Loss of any 1 community/ recreation facility in any 1 year	2
Analysis			
<p>1. Eight planning applications were approved for community and recreation uses during the current monitoring period. Two of the eight applications relate specifically to recreation uses, the remainder are for community uses.</p> <p>Of the two of the applications for recreation uses, one relates to the change of a railway to an active travel footpath and the other relates to a change of use of agricultural land to extend Llandenny’s village hall recreational space.</p> <p>New community facilities granted planning permission over the monitoring period relate to a change of use from employment use to a community theatre at Castlegate Business</p>			

Park Caldicot; the conversion of a barn to children's nursery in Llangovan; and a new community hub facility at Magor.

The remaining three applications are an extensions to existing community uses which entail: an extension to Caldicot's cemetery by extending into the adjacent field; an extension to Abergavenny's Community Hub and Library by developing the first floor of Abergavenny's Town Hall; and an extension to the multi-functional community buildings (café/shop/laundrette) at the Gateway Christian Centre, Abergavenny.

Overall, the number of community facilities approved during is considered to be broadly in line with previous years which ranges from 4 in the 2015-16 AMR to 10 in the previous 2017-18 AMR.

2. There has been a loss of two community facilities over the period monitored. The first related to the loss of a former school in Llanfair Kilgeddin to a holiday let use. There was little likelihood of the building being reused as a school and so it was considered that the change of use of the building from a nursery school to holiday lets – a tourism use - did not conflict with the objectives of Policy CRF1. The school closure will be factored into the sustainable settlement assessment for the new LDP.

The second community facility lost related to a change of use of a public house/restaurant/café in Llanvihangel Gobilon, currently run as a biker-friendly café known as 'The Steel Horse' into a single residence. In this instance, accounts had been provided showing that the premises had been operating at a loss for some time and there was also evidence to show that attempts to sell the premises as an A3/A1 use had also failed. The principle of losing the pub was therefore considered to be acceptable having regard to Policies S5 and CRF1.

While the data collected indicates that a number of community facilities have been lost to alternative uses over the monitoring period and subsequently the trigger for this indicator has been met, their loss is justified within the context and requirements of the LDP policy framework. Consequently the Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

*Not considered appropriate to include a target/trigger for this indicator given that in some instances the Council is looking to reduce the amount of community facilities or to focus investment on existing facilities

Retail

Monitoring Aim/Outcome: Direct new food and non-bulky retail development to the County's town and local centres and seek to enhance their vitality, attractiveness and viability.

Strategic Policy: S6 Retail

LDP Objectives Supported: 1 & 2

Other LDP Policies Supported: RET1-RET4

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Amount of new food and non-bulky retail development permitted in town/local centres as a proportion of all retail development permitted	90% of new food and non-bulky retail floorspace to be located in town/local centres <i>(2014-15: 0%) (2015-16: 53.2%) (2016-17: 33%) (2017-18: 35.7%)</i>	More than 10% of new food and non-bulky retail floorspace is developed outside town/local centres in any 1 year	0% retail development permitted in town/local centres. 359 sq m permitted outside town/ local centres*
2. Percentage of vacant units within the CSA of each town and local centre**	No increase in the number of vacant units:	Vacancy rate in a town/local centre increases for 2 consecutive years	
	a) Abergavenny <i>(2014: 5.1%) (2015: 5.8%) (2016: 8.7%) (2017: 6.3%)</i>		4.7%
	b) Caldicot <i>(2014: 9.2%) (2015: 7.6%) (2016: 10.1%) (2017: 8.8%)</i>		10.6%
c) Chepstow <i>(2014: 9.0%)</i>	11.8%		

	(2015: 10%) (2016: 7.1%) (2017: 5.9%)		
	d) Monmouth (2014: 8.3%) (2015: 7.9%) (2016: 4.9%) (2017: 10.1%)		10.1%
	e) Magor (2014: 9.1%) (2015: 0%) (2016: 0%) (2017: 9.1%)		4.5%
	f) Raglan (2014: 0%) (2015: 0%) (2016: 0%) (2017: 0%)		9%
	g) Usk (2014: 7.8%) (2015: 11.1%) (2016: 13.1%) (2017: 9.7%)		15.8%
3. Percentage of A1 uses in the primary shopping frontages of Abergavenny, Caldicot, Chepstow and Monmouth***	% of A1 uses no less than the thresholds identified for the towns' primary shopping frontages as defined in the Primary Shopping Frontages SPG**	% figures for a primary shopping frontage fall below the threshold set out in the SPG	
	a) Abergavenny • PSF1 Cross St, High St, Frogmore St & 1 Nevill St (Target 75%) (2014: 76%) (2015: 77%) (2016: 76%) (2017: 75%)		• 75%
	• PSF2 Cibi Walk (Target 100%) (2014: 100%) (2015: 100%) (2016: 100%)		• 94%

	(2017: 100%)		
	<ul style="list-style-type: none"> PSF3 Cross St (51-60&Town Hall) (Target 55%) (2014: 36%) (2015: 36%) (2016:36%) (2017: 36%) 		<ul style="list-style-type: none"> 36%
	b) Caldicot <ul style="list-style-type: none"> PSF4 Newport Rd (Target 65%) (2014: 65%) (2015: 65%) (2016: 65%) (2017: 65%) 		<ul style="list-style-type: none"> 63%
	c) Chepstow <ul style="list-style-type: none"> PSF5 High St (Target 75%) (2014: 80%) (2015: 80%) (2016: 80%) (2017: 80%) 		<ul style="list-style-type: none"> 76%
	<ul style="list-style-type: none"> PSF6 St Mary St (Target 65%) (2014: 65%) (2015: 65%) (2016: 65%) (2017: 69%) 		<ul style="list-style-type: none"> 69%
	d) Monmouth <ul style="list-style-type: none"> PSF7 Monnow St (Target 75%) (2014: 77%) (2015: 76%) (2016:72%) (2017: 74%) 		<ul style="list-style-type: none"> 75%
	<ul style="list-style-type: none"> PSF8 Church St, Agincourt Sq & Priory St (1-4) (Target 65%) (2014: 57%) (2015: 57%) (2016:62%) (2017: 65%) 		<ul style="list-style-type: none"> 67%

Analysis

1. No applications were permitted for new A1 food and non-bulky retail developments in the County's town/local centres during the period monitored. As three applications (100% of applications for new A1 uses) were permitted outside of the centres, the trigger for this indicator has been met.

- DM/2018/00304 – this relates to an A1 retail unit for the sale of hot and cold food and drinks at Beaufort Park in Chepstow. It was considered that in terms of the principle of the change of use, although contrary to Policy E1 – Protection of Existing Employment Land, the floor area of the A1 use is small scale and is specifically for a sandwich shop which could make the other vacant units more attractive to other business occupiers. A condition was added to ensure the A1 element of the unit is specifically for a sandwich shop use, so as not to impact upon Chepstow Town centre.
- DM/2018/00978 – this relates to an extension of the retail space at Usk Garden Centre. The garden centre is an existing, well established business and the principle of the extension was therefore deemed acceptable as the continued development of the garden centre is supported by strategic policies relating to rural enterprise.
- DM/2018/01156 – this relates to a drive through kiosk/coffee shop at Magor Interchange. The site of the coffee shop is within the existing Motorway services, where other retail facilities exist. It is not thought that the proposed coffee shop will compete for customers in Magor Shopping Centre as the customers will be those travelling on the motorway. As a cafe already exists on the site the drive through will be offering an alternative to those already visiting the services. Because of its location within an existing motorway service station the proposal will not have a detrimental impact on the trade/turnover, vitality or viability of Magor's Central Shopping Area and therefore the proposal is not deemed contrary to the objectives of Policy RET4 of the LDP.

The developments are considered appropriate given the particular circumstances of each application. In view of this, there are not considered to be any concerns with the implementation of LDP retail policies and therefore no further investigation is required at present. However, the Council will continue to monitor this issue in future AMRs to determine the effectiveness of the Plan's retail policy framework.

2. Vacancy rates recorded during the monitoring period** in all of the County's central shopping areas (CSA), with the exception of Chepstow and Usk were below the GB High Street vacancy rate (11.5% December 2018, Local Data Company). Retail vacancy rates in the County's town centres ranged from 4.5% in Magor to 15.8% in Usk.

Comparison with last year's vacancy rates indicates that 2 centres have seen a fall in vacancy rates – Abergavenny (6.3% to 4.7%) and Magor (9.1% to 4.5%) – with Monmouth maintaining a vacancy rate of 10.1%, which suggests that these centres are performing well. Conversely, 4 centres recorded a rise in vacancy rates since the

previous monitoring period – Caldicot (8.8% to 10.6%), Chepstow (5.9% to 11.8%), Usk (9.7% to 15.8%), and Raglan (0% to 9.0%). In the case of Raglan there is currently one vacant unit and due to the small size of the centre this impacts disproportionately on the level of vacancies. In Caldicot the rise in vacancy rates has been across secondary frontages, in Chepstow, however vacancy rates across primary frontages has seen a steep climb. As vacancy rates in the Chepstow CSA prior to this had seen a downward trend this will need to be looked at carefully in the next AMR.

As none of the County's centres have seen an increase in vacancy rates for 2 consecutive years the trigger for further investigation has not been reached and given that in the main vacancy rates are low, with most below the GB rate, this indicates that Monmouthshire's town and local centres are functioning effectively. Recent changes to business rates are, however, a cause of concern. The Council will continue to monitor vacancy levels in future AMRs to determine trends.

2. The percentage of A1 retail uses within the towns' primary shopping frontages (PSF) recorded during the monitoring period** generally accord with the thresholds identified in the Primary Shopping Frontages SPG.

The identified thresholds in two of the PSFs were set at higher levels than the existing level of non-A1 retail uses as there is an aspiration to improve their retail offer i.e. PSF3 Cross Street (51-60 & Town Hall) Abergavenny and PSF8 Church Street, Agincourt Square & Priory Street (1-4) Monmouth. While there has been no change in the proportion of retail uses within PSF3 since monitoring began, there has been an increase in the proportion of A1 retail uses within PSF8 over the past three monitoring periods, from 57% in 2015 to 62% in 2016, and then to 65% in 2017. Over the current monitoring period the proportion of A1 uses along the frontage has increased to 67% exceeding the identified threshold within this frontage. Despite achieving the identified threshold within PSF8 it remains important that a strong policy stance on proposals for change of use to non-retail uses in both of these frontages is maintained in order to improve and protect their retail offer.

Comparison with last year's figures indicate that the proportion of A1 uses within the towns' primary shopping frontages improved or remained unchanged with the exception of the following:

- PSF2 Cibi Walk, Abergavenny recorded a decline, down 6% to 94%. This was due to a change of use of an A1 unit to A2 use at Unit 15. The unit in question is being used as a marketing suite for Persimmon Homes and so is not a permanent use. It is hoped that the unit will return to an A1 use once the current occupier no longer requires it.
- PSF4 Newport Road, Caldicot recorded a decline in the proportion of A1 uses, down 2% to 63%, taking it below the identified threshold. This is due to the opening of a Dominoes in a previously vacant A1 unit.
- PSF5 High Street, Chepstow also recorded a decline in the proportion of A1 units over the monitoring period, down 4% to 76%, although it remains marginally above the identified threshold of 75%.

Overall, it is considered that the towns' primary shopping frontages are vital and viable and functioning well and no further investigation is required at present. The Council will continue to monitor this issue in future AMRs to determine the effectiveness of the Plan's retail policy framework. Primary Shopping Frontages and Central Shopping Area boundaries will be reviewed as part of the LDP revision process.

Recommendation

1. No action is required at present. Continue to monitor.
2. No action is required at present. Continue to monitor.
3. No action is required at present. Continue to monitor.

*Three planning permissions granted for retail development over the monitoring period in out of town locations.

**Monmouthshire Retail Background Paper (July 2019). Base date October 2018.

***Monmouthshire Primary Shopping Frontages SPG, April 2016

Economy and Enterprise

Monitoring Aim/Outcome: To ensure a sufficient supply of employment land and to protect the County's employment land

Strategic Policy: S8 Enterprise and Economy, S9 Employment Sites Provision

LDP Objectives Supported: 7

Other LDP Policies Supported: E1-E3, RE1, SAE1-SAE2

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Net employment land supply/development♦	Maintain sufficient employment land to meet identified take-up rate of 1.9 ha per annum <i>(2014-15: 46.8ha)</i> <i>(2015-16: 41.18ha)</i> <i>(2016-17: 40.76ha)</i> <i>(2017-18: 40.16ha)</i>	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	40.16ha
2. Take-up of employment land♦	Maintain sufficient employment land to meet identified take-up rate of 1.9 ha per annum <i>(2014-15: 0.38ha)</i> <i>(2015-16: 1.131ha)</i> <i>(2016-17: 3.21ha)</i> <i>(2017-18: 5.002ha)</i>	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	0.873ha
Planning permission granted for new development (by type) on allocated employment sites as	No specific target <i>(2014-15: 0)</i> <i>(2015-16: 3)</i> <i>(2016-17: 2)</i> <i>(2017-18:1)</i>	Lack of development on strategic employment sites identified in	2 planning permissions granted

identified in Policy SAE1		Policy SAE1 by the end of 2017	
4. Planning permissions granted for employment use (B use classes) by settlement♦♦	No specific target	None	
	Main Towns <i>(2014-15: 9.0ha)</i> <i>(2015-16: 0.95ha)</i> <i>(2016-17: 0.52ha)</i> <i>(2017-18: 0.784ha)</i>		4.37ha
	Severnside Settlements <i>(2014-15: 0.39ha)</i> <i>(2015-16: 2.83ha)</i> <i>(2016-17: 0.17ha)</i> <i>(2017-18: 2.124ha)</i>		0.04ha
	Rural Secondary Settlements <i>(2014-15: 0.3ha)</i> <i>(2015-16: 0.48ha)</i> <i>(2016-17: 0.01ha)</i> <i>(2017-18: 0ha)</i>		0.005ha
	Rural General <i>(2014-15: 0.25ha)</i> <i>(2015-16: 0.22ha)</i> <i>(2016-17: 1.14ha)</i> <i>(2017-18: 0.575ha)</i>		0.454ha
5. Planning permissions granted for employment use (B use classes♦♦) by sector*	No specific target	None	
	Manufacturing		0ha
	Wholesale & retail trade; repair of motor vehicles and motor cycles		0.59ha
	Transport & storage; information and communication		3.69ha
	Real estate activities; Professional, scientific and technical activities; Administrative and support service activities		0ha
	Accommodation & food service activities		0ha

	Arts, entertainment and recreation; Other service activities		0.58ha
6. Amount of employment land lost to non-employment uses (i.e. non-B1, B2, B8 uses)	Minimise the loss of employment land to non-B1, B2, B8 uses <i>(2014-15: 0.08ha)</i> <i>(2015-16: 0.56ha)</i> <i>(2016-17: 0.65ha)</i> <i>(2017-18:0.12ha)</i>	Loss of any B1, B2 or B8 employment land in any 1 year	0.105ha
7. Proportion of resident workforce working within Monmouthshire	Increase the proportion of resident workforce working within Monmouthshire <i>(2014: 54.5%)</i> <i>(2015: 58.3%)</i> <i>(2016: 57.9%)</i> <i>(2017: 58.1%)</i>	None	60.4%
8. Number of people in-commuting to Monmouthshire♦♦♦	Reduce the level of in-commuting over the plan period <i>(2014: 19,200)</i> <i>(2015: 17,800)</i> <i>(2016: 20,400)</i> <i>(2017: 17,100)</i>	None	24,600
Number of people out-commuting from Monmouthshire♦♦♦	Reduce the level of out-commuting over the plan period <i>(2014: 19,600)</i> <i>(2015: 18,700)</i> <i>(2016: 18,700)</i> <i>(2017: 18,500)</i>	None	17,400

Analysis

1. There is currently 40.16ha of employment land available across the County on the SAE1 Identified Industrial and Business Sites. The employment land availability has not changed since the previous 2017-2018 AMR figure, which reflects the fact that there have been no new permissions on the County's SAE1 identified industrial and business sites over the monitoring period other than change of use applications, which do not affect land supply.

Sufficient employment land has therefore been maintained over the monitoring period providing the opportunity to meet the identified take-up rate of 1.9ha per annum. Policies S8 and S9 are functioning effectively in this respect.

2. The take-up rate of employment land (i.e. completed developments) equated to 0.873ha over the monitoring period. The majority of this is attributed to completed developments at Identified Industrial Business Sites at SAE1d Westgate Business Park in Llanfoist (0.6ha) and SAE1i Beaufort Park in Chepstow (0.21ha), both of which were granted permission in the 2016-2017 monitoring period. The remainder of take –up employment land related to development on protected employment sites (SAE2), at Wonastow Road Monmouth (0.013ha) and Cuckoos Row Raglan (0.05ha).

The take-up is lower than the previous three AMRs (1.131ha 2015-16, 3.21ha 2016-17 and 5.002ha 2017-18 respectively), however, it is anticipated this will increase in the next monitoring period as developments with permission progress.

The trigger for further investigation relates to the total amount of land supply rather than take-up rates, this indicator will nevertheless be closely monitored in future AMRs to determine the effectiveness of the policy framework relating to employment land.

3. Two applications were granted planning permission on allocated employment sites as identified in SAE1 during the monitoring period. The applications both related to SAE1i Beaufort Park Chepstow, and both related to change of use application from a B1 use to an A1 retail use. The justification for the loss of B1 employment land lost is analysed in section 6 below.

While there has been limited progress on the delivery of identified industrial and business sites over the monitoring period the Council will continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to the delivery of strategic employment sites. In this respect, the trigger for this indicator is the lack of development on strategic employment sites identified in Policy SAE1 by the end of 2017. A total of 8 planning permissions have been granted on SAE1 sites since adoption of the LDP (albeit 2 are change of use applications) 7 are completed, with the change of use to an A1 use with B1 above at SAE1i not yet commenced. A full review of the SAE1 allocations will be undertaken as part of the evidence base to inform the Revised LDP.

4. This indicator seeks to monitor the amount of employment floorspace for B use classes permitted by settlement in Monmouthshire. 10 applications were approved for such employment uses during the monitoring period, totalling 4.88 ha. Of these, 4 permissions were on protected employment sites (SAE2 sites) totalling 4.27 ha and the remaining 6 permissions were on non-allocated employment land totalling 0.609 ha.

The Main Towns accounted for the majority of B use class employment floorspace permitted, totalling 4.37ha. This was predominately due to permission granted for MonMotors vehicle workshop, offices and vehicle storage (B2/B1 and B8) plus car valeting service (sui generis) on a 3.69ha employment site at Newhouse Farm Chepstow (SAE2k). There were also two sites permitted in Monmouth, which made up the remaining floorspace within Main Towns: a new B8 storage unit on 0.55ha of land

at Wonastow Road (SAE2l); and a new B1 car rental office with washing facility (sui generis) at Overmonnow garage, a non-allocated site.

The Severnside Area accounted for just 0.03ha of employment permissions, both of which were for B1 uses, of which only 0.02ha was additional floorspace gain, as 0.01ha related to a sub-division of an existing unit within Rogiet's Progress Industrial estate (SAE2r). The additional 0.02ha net gain of employment floorspace related to a B1 office extension at Severn Bridge Industrial Estate (SAE2p).

Permission within Rural Areas accounted for the remainder 0.469ha of B use class employment floor space, which included:

- Change of use of domestic garage to B1/B2 agricultural machinery repairs business at Leechpool Portskewett (0.01ha);
- A B1/B8 extension to existing vehicle tracker business at Goytre (0.004ha);
- A B1 office extension to vehicle repair workshop at Ton Lane, Raglan (0.005ha);
- A B1 office extension and B8 warehouse extension at established business South Wales Sports Ground, Redwick (0.5ha)
- A B2/B8 change of use for craft pottery and timber storage at Wentwood Forestry Offices (0.01).

As with the previous AMR, no permissions were granted in the Rural Secondary Settlements over the monitoring period.

Although there is no specific target relating to this indicator, the Council is keen to monitor employment permissions for B uses in the County. The amount of employment floorspace permitted during this monitoring period is nevertheless higher than that recorded in the last AMR (3.36ha). The Council will continue to monitor this issue in future AMRs.

While indicators 4 and 5 of this section relate to B use classes, it is useful to note that a number of permissions were granted for other employment generating uses (i.e. non-B uses) during the monitoring period, particularly rural enterprise/diversification schemes as detailed in the analysis for Policy S10.

In addition as detailed in the analysis for Policy S11 (Visitor Economy), 22 applications were approved for tourism uses during the monitoring period, all of which were for tourist accommodation facilities ranging from hotel accommodation to holiday lets and b&bs to glamping accommodation in various settlements across the County. These will provide a further boost to the visitor economy in Monmouthshire.

5. This indicator seeks to monitor the amount of employment floorspace for B use classes permitted by sector in Monmouthshire. B1 light industry uses accounted for 0.16ha of permissions and B8 storage/distribution accounted for 0.55ha. There was no sole B2 general industry floorspace permitted, however B2 floorspace was granted permission in combination with other B use classes. The majority of employment floorspace permitted was for mixed use employment sites with a B1/B2/B8 proposal

accounting for the largest permission at 3.69ha at the MonMotors site, Chepstow. Permission for mixed use B1/B8 proposals accounted for 0.454ha; B1/B2 for 0.01ha and B2/B8 for 0.01ha. This indicates that B1 and B8 use classes account for the majority of floorspace permitted, which is comparable with previous AMRs.

Turning more specifically to employment sectors, based on the UK Standard Industrial Classification (SIC) 2007, the employment permissions for B use classes recorded over the monitoring period were in the following sectors**:

- Wholesale and retail trade; repair of motor vehicles/motorcycles (0.59ha)
- Transport and storage; information and communication (3.69ha)
- Manufacturing (0)
- Arts, entertainment and recreation; Other service activities (0.58ha)
- Real estate activities; Professional, scientific and technical activities; Administrative and support service activities (0)
- Accommodation and food services (0)

While only one permission related to Transport and storage; information and communication this accounted for the majority of the employment floorspace permitted over the monitoring period (approximately 75.9%). Wholesale and retail trade; repair of motor vehicles/motorcycles accounted for the majority of permissions (5 in total) but related to a lesser amount of floorspace permitted (12.1%).

One permission related to Arts, entertainment and recreation/Other service activities (11.9% of floorspace permitted).

While there are no specific targets relating to this indicator the Council monitors employment sectors coming forward in the County. This will assist in determining whether the Council's ambitions for growing identified key economic sectors, including knowledge intensive/high technology enterprises, are being achieved. Comparison with the previous AMR identifies there has been an increase in the floorspace permitted for the wholesale/retail trade/ repair of motor vehicles & motor cycles sector, the Transport/Storage/Information and Communication Sector and arts, recreation /other service activities.

In contrast to the previous monitoring period, there were no permissions relating to accommodation and food services; Real estate activities; Professional, scientific and technical activities; Administrative and support service activities; and manufacturing sectors.

6. Three applications were granted which related to the loss of B uses on employment sites, which was a loss of 0.105ha in total. Two of the applications related to the recently constructed units at allocated employment site SAE1i Beaufort Park Chepstow. The first application at Beaufort Park proposed the loss of a small section ground floor B1 use (0.01ha) to an A1 sandwich shop use. However, the application proposed to install a mezzanine floor above with a B1 use, which would compensate for the loss of B1 ground floor space and therefore there was no net loss of the B1 use class. It was justified on the basis that the sandwich shop A1 use would not prejudice

the aim of SAE1 sites, which premise is to provide sufficient industry/office space to create a local balanced economy.

The other application in Beaufort Park SAE1i related to a loss of B1 floor space to A1 floor space, with the remainder of the unit remaining B8. The plans submitted indicated that 22% of the floor area, which equated to approximately 0.067ha, would be used as A1 sales with the remainder retained for storage (B8). It was justified on the basis that due the small size of the retail element and nature of the items to be sold (bulky goods), the change of use was appropriate and did not damage the aim of the SAE1 site to attract industry.

The final application was a loss of a canteen space (0.038ha) at Castlegate Business Park Caldicot, part of the protected employment site Severn Bridge Industrial Estate (SAE2p). It was justified on the basis that although the proposal would reduce the land available for industrial uses by approximately 0.03 hectares, this does not equate to loss of industrial floor area as the development is on a former canteen, which serves the industrial unit. The loss of this industrial/ business area would not prejudice the aim of creating a balanced local economy given the variety of industrial units still available in this area of Caldicot and the fact that the proposed D1 use would generate employment opportunities and provide a community facility.

As there has been a loss of B use class employment land over the monitoring period, the trigger for this indicator has been met. As evidenced however, the loss of employment land to non B use classes is justified within the context and requirements of the overall LDP policy framework. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in the future AMRs to determine the effectiveness of the policy framework relating to this matter.

7. The 2018 Welsh Government Commuting Statistics indicate that 60.4% of the County's residents work in the area. This is an improvement on last year's figure of 58.1% and the highest recorded since monitoring of the Plan began, although this is still less than the Welsh average of 68.6%. This suggests that there has been progress in meeting the aspiration to increase the proportion of resident workforce working within Monmouthshire over the Plan period. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.

8. According to the 2018 Welsh Government Commuting Statistics, Monmouthshire has a net inward flow of 7,200 commuters – with 24,600 commuting into the area to work and 17,400 commuting out. There was significant in-commuting from Blaenau Gwent (4,200), Newport (4,000) and Torfaen (2,300) and from outside Wales (8,100). The main areas for out-commuting were Bristol (3,900), Newport (3,200), Cardiff (2,100) and Torfaen (1,300), with a further 4,500 commuting to other areas outside Wales. The high proportion of commuting to/from areas outside of Wales clearly reflects Monmouthshire's location as a border authority.

There is an aspiration to reduce levels of both in-commuting and out-commuting recorded in Monmouthshire over the Plan period. While the level of out-commuting has remained relatively constant over the Plan period, the level of in-commuting has been variable, ranging from 17,100 during the last monitoring period to a high of 24,600 during the current monitoring period. This has resulted in a net in-flow of 7,200 commuters during the current monitoring period. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.

While the Council can seek to encourage economic development and approve associated planning applications, travel to work patterns are influenced by wider factors such as family ties and property prices which are outside the control of the plan.

Recommendation

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|--|
| 1. No action required at present. Continue to monitor. |
| 2. No action required at present. Continue to monitor. |
| 3. No action required at present. Continue to monitor. |
| 4. No action required at present. Continue to monitor. |
| 5. No action required at present. Continue to monitor. |
| 6. No action required at present. Continue to monitor. |
| 7. No action required at present. Continue to monitor. |
| 8. No action required at present. Continue to monitor. |

*UK Standard Industrial Classification (SIC) 2007. Only includes those sectors for which planning permission has been granted over the monitoring period. For a full list of sectors refer to the SIC 2007.

◆Data Source: Monmouthshire Employment Land Background Paper for the period April 2018-March 2019

◆◆Amended to clarify that these indicators monitor B use classes only.

◆◆◆Data Source: Welsh Government Commuting Statistics 2017 (release date 29 March 2018)

Rural Enterprise

Monitoring Aim/Outcome: Encourage diversification of the rural economy

Strategic Policy: S10 Rural Enterprise

LDP Objectives Supported: 1, 3, 5, 7 & 14

Other LDP Policies Supported: RE1-RE6

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
3. Number of rural diversification and rural enterprise schemes* approved	No target <i>(2014-15: 7)</i> <i>(2015-16: 10)</i> <i>(2016-17: 6)</i> <i>(2017-18: 8)</i>	None	7

Analysis

A total of 7 applications relating to rural enterprise/diversification were approved during the monitoring period. 6 of the applications were approved as rural enterprise schemes and 1 application as rural diversification.

1. Of the rural enterprise schemes, four related to existing established businesses. The first related to the expansion of a luxury B&B at Ty Wilson Barn Llangwm, known as 'Clearvewe B&B and self-catering' which markets itself as Eco Luxury (carbon neutral) self-catering accommodation. Clearvewe also operate a small innovative guitar company that runs from the site which produces finished products and hardware parts for guitars. The approved proposal allowed the conversion of an existing portal framed barn for the development of Spa facilities in order to keep the holiday accommodation competitive within its market, and allows the guitar business to expand.

The second related to the expansion of the David Broom Event Centre in Crick, an established equestrian showground. This approved proposal enabled an equestrian use in two further agricultural fields and allowed a further 9 static caravans for visitors

when using the facilities. A further business expansion application related to the extension of Caer Llan Conference Centre, Mitchel Troy to extend the building size for storage and to also install a Wedding gazebo. The final scheme was for the expansion of a cattery and dog kennels at Allt Farm Llantrisant. This application also proposed a rural enterprise workers dwelling.

As well as the expansion of existing businesses two new rural enterprises were approved: one related to a micro-distillery for the production of gin and other spirits, at Pleasant View Barns, Catbrook. This involved the conversion of 2 redundant barns, which was in-line with the principle of policy RE2 (conversion of buildings for employment use) of the LDP.

The other new enterprise scheme related to a new build bee-keeping study centre at Llanfair Kilgeddin. The new build bee-study centre was justified on the basis that in 2014 MCC introduced a Pollinator Policy due to the need to safeguard and help reduce the decline in pollinators and local habitats. Accordingly, the importance of safeguarding pollinators justified the location of this new build in a rural setting as an exceptional case.

The remaining rural diversification scheme related to the forestry diversification of Wentwood forestry Offices, which proposed to change the use of some of its buildings to craft pottery (B2) and tea rooms (A3).

There was a slight reduction in the amount of rural diversification and rural enterprise schemes approved over the monitoring period (7 schemes) when compared to the previous AMR (8 schemes), however it is of a similar number and thus there is pattern of consistency with previous years. The number and consistency of rural diversification and rural enterprise schemes approved since the LDP's adoption (total 38 schemes) suggests that Strategic Policy S10 and the supporting development management policies are operating effectively. The Council will continue to monitor this indicator in future AMRs to determine the effectiveness of this policy framework in relation to the diversification of the rural economy.

Recommendation

1. No action is required at present. Continue to monitor.

*Rural Enterprise Schemes as listed here do not constitute those that require special justification as defined by TAN6

Visitor Economy

Monitoring Aim/Outcome: Encourage high quality sustainable tourism

Strategic Policy: S11 Visitor Economy

LDP Objectives Supported: 1, 3, 5 & 7

Other LDP Policies Supported: T1-T3, RE6, SAT1

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
4. Number of tourism schemes approved <i>(includes extensions/conversions and new build)</i>	No target <i>(2014-15: 17)</i> <i>(2015-16: 10)</i> <i>(2016-17: 24)</i> <i>(2017-18: 16)</i>	None	22 tourism schemes approved*
5. Number of tourism facilities lost through development, change of use or demolition	Minimise the loss of tourism facilities <i>(2014-15: 5)</i> <i>(2015-16: 0)</i> <i>(2016-17: 1)</i> <i>(2017-18: 3)</i>	Loss of any 1 tourism facility in any 1 year	3 tourism facilities lost

Analysis

1. 22 applications were approved for tourism uses during the monitoring period, all of which were for tourist accommodation facilities. These included:

- 15 holiday lets (all conversions) in various settlements*, including the conversion of Alice Springs Golf Club into 16 separate apartments and the conversion of former Llanfair Kilgeddinn School into a holiday let;
- 1 change of use of A2/B1 Offices into a 16 bedroom hotel in Chepstow;
- 1 change of use to Bed and Breakfast accommodation in Raglan;
- 1 change of use of land to a touring caravan/campsite in Monmouth;
- 4 Glamping accommodation sites (2 Shepherd huts in Llanvapley, 4 Shepherd huts in Llangovan, 2 Shepherd huts in Penpergwm and 6 Shepherd huts in Bryngwyn).

Collectively, these provide approximately 116 new bed spaces and will provide a further boost to the visitor accommodation available in Monmouthshire.

The number of tourist accommodation facilities approved over the monitoring period suggests that the relevant Plan policies and adopted 'Sustainable Tourism and Visitor accommodation outside settlements' SPG are operating effectively allowing such developments to take place in Monmouthshire.

Comparison with previous AMRs demonstrates that the number of tourism schemes approved during the current monitoring period remains at a positive level. Cumulatively a total of 89 tourism schemes have been approved since the LDP's adoption in February 2014 which further indicates that the LDP tourism policy framework is operating effectively to enable such development in the County.

The Council will continue to monitor tourism applications closely in future AMRs to determine the effectiveness of the policy framework relating to the provision of tourist facilities.

2. Three applications were permitted during the monitoring period relating to the loss of tourism facilities.

The first application related to the removal of holiday let conditions to allow 2 units (3 bedspaces) to become a permanent residential use at Wernddu Farm. Although the buildings are of a modern construction and would not usually be suitable for residential accommodation as is contrary to Policy H4 criterion (e), the Officer in this case justified the removal of the conditions as an exceptional circumstance on the basis that evidence provided indicated a sustained and substantial loss off profits.

The second application permitted related to the change of use of the Coach House at Ivy Bridge Llanhennock to annexe accommodation, which complies with planning policy as the building was previously used as an annexe prior to its use as a holiday let and is reverting back to its previous annexe use.

The final application permitted related to the loss of a B&B in Llandogo. This was previously a house prior to being a mixed B&B use and is justified as a small scale loss that was not considered to have a detrimental impact upon the local tourist economy.

While the data collected indicates that some visitor accommodation has been lost to alternative uses over the monitoring period and subsequently the trigger for this indicator has been met, the loss is small in number and justified within the context and requirements of the LDP policy framework. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue, given the importance of tourism to the County's economy.

Of note, two tourist facilities were refused planning permission during the current monitoring period⁶. The proposals were both for the conversion of redundant agricultural barns to holiday let accommodation. It was determined in both occasions that the barns were portal framed with utilitarian appearances and therefore the conversion work required was contrary to criterion (e) of Policy H4 and the objectives of Policy T2 contrary criterion (b).

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

*Llandewi Skirred, Llanfair Kilgeddin, Llangattock Lingoed, Llandewi Rhydderch, Llantillio Crossenny, Llandenny, Lansoy, Gwehelog, Pennally, Pen-y-clawdd, Tintern

⁶ DM/2018/01370 – Barn on land adjacent to Bushes Farm Earlswood; DM/2018/0176 – Barn at Glenview Farm Ysgubor Kemeys Road, Llanfair Discoed

Efficient Resource Use and Flood Risk

Monitoring Aim/Outcome: To ensure development accords with the principles of sustainable development

Strategic Policy: S12 Efficient Resource Use and Flood Risk

LDP Objectives Supported: 1, 8, 9, 10 & 11

Other LDP Policies Supported: SD1-SD4

Contextual Changes

The Welsh Minister for the Environment signed the Commencement Order, on 1st May 2018, to bring Schedule 3 of the Flood and Water Management Act 2010 into force in Wales. As a result, from 7th January 2019, all proposed new developments in Wales must include Sustainable Drainage Systems (SuDS) which comply with the Welsh Ministers' Standards; and in Monmouthshire will be signed off by the Council as the SuDS Approving Body (SAB).

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
6. Proportion of development on brownfield land as a percentage of all development permitted (<i>including change of use of land</i>) (<i>excludes householder, conversions and agricultural buildings</i>)	Increase proportion of development on brownfield land <i>(2014-15: 28% /17.3ha)</i> <i>(2015-2016: 16.8%/10.51ha)</i> <i>(2016-17: 51.2% /18.6ha)</i> <i>(2017-18 40.18%/ 21.58ha)</i>	No increase in proportion of development on brownfield land for 2 consecutive years	12.7% 3.7 ha
7. Amount of development (by TAN15 category) permitted in C1 and C2 floodplain areas	All developments to be compliant with TAN15 requirements <i>(2014-15: 1)</i>	Planning permission is granted contrary to TAN15 requirements	1 application granted in Zone C2

not meeting all TAN15 tests	(2015-16: 0) (2016-17: 0) (2017-18: 1)		
8. Number of new developments permitted that incorporate on-site renewable energy generation*	Increase in the number of new developments permitted incorporating renewable energy generation (2014-15: 2) (2015-2016: 9) (2016-2017: 5) (2017-2018: 1)	No annual increase	3
9. Number of new developments completed that incorporate on-site renewable energy generation	Increase in the number of new developments completed incorporating renewable energy generation (2014-2015: N/A) (2015-2016: 4) (2016-2017: 3) (2017-2018: 2)	No annual increase	1

Analysis

1. A total of 29.255ha of development was permitted over the monitoring period, whereby only 3.7 ha of which was located on brownfield sites. This equated to just 12.7% of all development (excluding householder, conversions and agricultural buildings) as being permitted on brownfield land. Residential development accounted for the vast majority of brownfield land permitted (3.286 ha / 88.8%). This included the erection of 16 dwellings on land of the former White Hart Inn, Caldicot (0.13ha); 4dwellings on disused domestic garages Elm Road, Caldicot (0.09ha); refurbishment of the existing 17-25 Brecon Road Abergavenny apartment block and construction of a new block (0.14ha); and demolition of Abergavenny's former magistrates court and erection of an apartment block for 47 apartments (0.4ha). A further 2.56 ha of brownfield land related to housing plots within existing residential curtilage/garden areas. Employment development (0.45ha) was also granted for a two storey office and warehouse extension within the already established employment site South Wales Sports Grounds at Redwick.

The percentage amount of development permitted on brownfield sites is much lower than recorded in all of the previous AMR monitoring periods. As well as the percentage being lower, the number of hectares permitted was also its lowest since

adoption. This suggests that there is now limited brownfield land available within the county for development. The strategic brownfield sites, such as Fairfield Mabey and Sudbrook Paper Mill have come forward in previous monitoring periods and there are no further strategic brownfield sites available for residential development in the current plan. The trigger for further investigation has been met and as part of the LDP revision process the potential for further development on brownfield land will be considered.

2. In terms of development on C2 flood plain, one application was granted permission for the construction of a rural enterprise dwelling at Allt Farm, Llantrisant. This was justified on the basis that there was an existing established farm dwelling and successful rural enterprise kennelling already at the site. The business had successfully demonstrated the need for a succession dwelling in order for the business to continue to be successfully be managed and met the stringent tests of TAN6. The entire site is located within the C2 flood plain and to locate a dwelling outside the flood zone would result in a dwelling that fails to relate functionally to the existing business. NRW were satisfied that the submitted FCA demonstrated that the finished floor level (ffl) of the dwelling would not be at risk of flooding and the proposed dwelling would not increase flooding elsewhere. It was considered therefore that the proposal met the premise of policy SD3 of the LDP which states '*risk of flooding must also be taken into consideration on a development by development basis*'. Furthermore, TAN 15 states. "*The Environment Agency will advise the planning authority on the consequences of flooding for the type and nature of proposal and this should enable the planning authority to arrive at a judgement on the acceptability of the flooding consequences*'. It was therefore considered in this case that the local authority made a judgement on the information provided and no objection from NRW that there was a limited flood risk impact.

The Council will continue to monitor this indicator in future AMRs to determine the effectiveness of the policy framework relating to this issue.

3. Three applications were approved for on-site renewable energy generation during the monitoring period: two in relation to small scale solar arrays to supply power for residential dwellings (Devauden and The Narth); and the other for the addition of solar panels on the roof of Caldicot West End School.

As with the last monitoring period, there has been a considerable decrease in the number of on-site renewable energy schemes permitted compared to previous years which is believed to be a result of the reduction of Government incentive schemes (Feed in Tariff), particularly for solar energy.

While the trigger has been met, it is important to note that collectively a total of 20 schemes incorporating on-site renewable energy have been permitted since the LDP's adoption in 2014 which suggests that Strategic Policy S12 and its supporting policies are operating effectively in respect of the provision of renewable energy.

The Council will nevertheless continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to efficient resource use.

4. Just one scheme incorporating on-site renewable energy generation was completed over the monitoring period, which related to a small scale domestic solar scheme in The Narth, which was approved in the current monitoring period.

While there has been a reduction in the number of completions compared to the previous years and the trigger has there for been met it should be noted that since the Plan's adoption in 2014, a total of 10 schemes incorporating on-site renewable energy have been completed and are operational. This further indicates that Strategic Policy S12 and its supporting policies are operating effectively in respect of the provision and completion of on-site renewable energy schemes.

The Council will nevertheless continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to efficient resource use.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

3. No action is required at present. Continue to monitor.

4. No action is required at present. Continue to monitor.

*Additional monitoring indicator included in the monitoring framework in order to identify schemes in 4.

**Based on applications granted permission for on-site renewable energy since LDP adoption.

Landscape, Green Infrastructure and the Natural Environment

Monitoring Aim/Outcome: To protect open space and sites of acknowledged nature conservation and landscape importance

Strategic Policy: S13 Landscape, Green Infrastructure and the Natural Environment

LDP Objectives Supported: 8

Other LDP Policies Supported: LC1-LC6, GI1 & NE1

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Amount of Greenfield land lost to development which is not allocated in the development plan (includes new built development – housing, employment but excludes agricultural buildings)	Minimise the loss of non-allocated Greenfield land <i>(2014-15: 26 ha)</i> <i>(2015-16: 44.6 ha)</i> <i>(2016-17: 16.5 ha)</i> <i>(2017-18 : 8.98ha)</i>	Any loss of non-allocated Greenfield land in any 1 year	9.71ha*
2. Amount of public open space / playing fields lost to development which is not allocated in the development plan	Minimise the loss of open space / playing fields to development that is not allocated in the development plan <i>(2014-15: 1.47ha)</i> <i>(2015-16: 0.76ha)</i> <i>(2016-17: 0)</i> <i>(2017-18:0)</i>	Any loss of open space due to development, not allocated in the development plan in any 1 year	1.74ha

3. Developments permitted / completed that are within internationally / nationally important nature conservation areas**	None adversely affected <i>(2014-15: N/A)</i> <i>(2015-16: 0)</i> <i>(2016-17: 0)</i> <i>(2017-18:0)</i>	Recorded damage or fragmentation of designated sites / habitats	1
4. Developments granted permission that cause harm to the overall nature conservation value of locally designated sites	Minimise developments that would cause harm to the overall nature conservation value of locally designated sites <i>(2014 -15:N/A)</i> <i>(2015-16:1)</i> <i>(2016-17: 1)</i> <i>(2017-18:1)</i>	1 or 2 developments result in overall harm for 2 consecutive years, or 3 or more developments result in harm in any 1 year	1
5. Number of new developments delivering habitat creation and restoration	Increase number of new developments delivering habitat creation / restoration <i>(2014-15: 1)</i> <i>(2015-16: 1)</i> <i>(2016-17: 0)</i> <i>(2017-18:2)</i>	None	1

Analysis

1. Over the monitoring period 40 permissions were granted on greenfield land which is not allocated for development in the LDP, totalling 9.71 ha. This is a similar figure to the previous 2017-2018 AMR, which recorded permissions on 8.98ha of non-allocated greenfield land. The figure recorded this year, like the previous monitoring period, reflects the fact that no large scale solar PVs were permitted, unlike the previous years where renewable energy solar PV schemes accounted for a large portion of permissions on greenfield land (16.5ha in 2016-17; 44.6ha in 2015-16 and 26ha in 2014-15). In this current monitoring period renewable energy use accounted for just 0.01ha (0.1%) of permissions on greenfield land.

Again, like the previous 2017-18 period, residential development accounted for the majority of non-allocated greenfield land permitted during the current monitoring period, at 3.71 ha (38.3 %). The main contributor to residential development was the Rockfield Road departure site in Monmouth, which is permitted for up to 70 dwellings

and open space (2.86ha). This was justified on the basis of the need to address the current shortfall in Monmouthshire's housing supply.

Other contributors to the loss of non-allocated greenfield land included; an affordable housing rural exception site for 4 dwellings in Llantillio Crossenny (0.16 ha), which was justified on the basis that it helped to address an affordable housing need in the area. 3 rural enterprise dwellings accounting to 0.29 ha - one at Tredellion caravan park in lieu of an existing warden mobile; and succession dwellings at Llantrisant and Grosmont, all of which were considered to meet the tests of TAN6. There were 5 infill plots granted for new dwellings within settlements which met housing policy guidance of the LDP, totalling 0.248 ha. The remainder residential permissions were granted for the change of use of agricultural land to small scale residential curtilage extensions of existing garden areas (5 permissions totalling 0.153 ha), all of which met visual amenity considerations of the LDP.

The second highest proportion of non-allocated greenfield land permitted related to Community Facility provision accounting for 21.7% / 2.1ha). The largest proportion of 1.74ha accounted by a Community Hub and recreation space at Three fields, Magor. A further 0.32 ha of greenfield was granted to extend Caldicot's cemetery and a small section of greenfield land (0.044) was approved to extend the recreational use of Llandenny village hall.

'Horsiculture' activities accounted for 12.6% of all permissions on non-allocated greenfield land. A total of 8 permissions (1.22 ha) including riding arenas and stables, were granted permission over the monitoring period. These were considered to be an appropriate use of land in rural areas and to comply with the LDP policy framework.

Tourism uses accounted for 15.7% (1.53 ha) of permissions on non-allocated greenfield land in this monitoring period. 5 permissions, equating to 1.03 ha, were granted for glamping uses i.e. Shepherds huts, and a change of use of land (0.5ha) to a touring caravan/campsite which was situated in the sustainable location of Monmouth and met LDP tourism objectives. This increase in tourism uses within this monitoring period is considered in part attributable to the effective implementation of the Sustainable Tourism SPG (November 2017) which allows for sustainable, non – permanent forms of tourism use, such as glamping.

Employment growth accounted for 11.7% (1.141 ha) of non-allocated greenfield land permitted. 0.5 ha was granted for the expansion of established equestrian enterprise at David Broome's Event Centre at Crick, and 0.5ha was granted for a new bee keeping study centre (for bee keeping, research and education) in Llanfair Kilgeddin, which use in a rural location was in-line with MCC's 2014 Pollinator Policy promoted to safeguard and help reduce the decline in pollinators and local habitats. Other employment uses granted included: a car rental office and washing facility in Monmouth (0.13ha); extension of an existing vehicle tracker business in Goytre (0.005ha); extension to a vehicle repair business in Raglan (0.005ha); an extension to Caer Llan Conference Centre Mitchel Troy (0.001ha).

While the monitoring data indicates that there has been a loss of non-allocated greenfield land over the monitoring period due to the aforementioned permissions (albeit less than recorded in previous AMRs) and subsequently the trigger for this indicator has been met, the loss is justified within the context and requirements of the LDP policy framework as evidenced above. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

2. One application was permitted within an area of open space not allocated for development in the LDP at Three fields Magor, for the new community centre. Despite the site being within designated amenity open space it is important to note that the site had a previous extant permission for a community hall granted in 2008, however only the car park had been constructed. The new proposal, as well as providing a community facility, was also considered to enhance informal recreation space and provide public access to managed green space and green infrastructure linkages. The loss of open space is therefore justified.

The Council will continue to monitor the amount of non-allocated public open space lost to development in future AMRs to determine the effectiveness of the policy framework relating to this issue.

3. One application was permitted within a nationally important nature conservation area during the monitoring period, which was for the development of a footbridge between Llanfoist and Abergavenny over the River Usk SAC in order to provide an active travel linkage between the settlements. The proposal was EIA development and was justified on the basis that Habitats Regulations Assessment, detailed surveys have been undertaken to inform the assessment of impacts of the scheme, which were fully mitigated against.

This indicates that the policy framework relating to nature conservation is functioning effectively in protecting nature conservation sites of international /national importance. The Council will continue to monitor permission and completions within these nature conservation sites to determine the effectiveness of the policy framework relating to this matter.

4. One application was granted over the monitoring period that will cause harm to the overall nature conservation value of locally designated sites. This application will result in a loss of Ancient Semi Natural Woodland within the Big Wood SINC boundary due to the construction of an agricultural barn for storage of equipment required for woodland management. A total area of 0.0125ha will be lost in order to accommodate the new agricultural barn. The proposal was supported by a Woodland Management Plan and a Preliminary Ecological Assessment. Despite reservations with regard to the permanent loss of an area to development which cannot then be restored, it was recognised that the purpose of the development is to enable the applicant to manage the wider woodland area, and that they intend to do this in a way that will enhance the biodiversity value of the site.

This application, coupled with the single applications in the past two monitoring periods, suggests the trigger for this indicator has been met. The loss is nonetheless justified within the context and requirements of the LDP policy framework as evidenced above. This indicates that the policy framework relating to nature conservation is functioning effectively in protecting the nature value of locally designated sites. The Council will continue to monitor permissions and completions within these nature conservation sites to determine the effectiveness of the policy framework relating to this matter.

5. One application was permitted over the monitoring period that will deliver habitat creation and restoration, which was for the retention of a wildlife pond at The Narth. As it was for retention the pond had already been installed at the time of planning assessment, however the assessment concluded that the pond had been designed to as encourage biodiversity and had a positive impact upon habitat creation.

While only one application is included, it is likely other schemes approved over the monitoring period will help restore habitat through improved Green Infrastructure networks. Although there is no trigger for further investigation in relation to this indicator, the Council will continue to monitor the issue in future AMRs to determine the effectiveness of the policy framework in relation to Landscape, Green Infrastructure and the Natural Environment.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

3. No action is required at present. Continue to monitor.

4. No action is required at present. Continue to monitor.

5. No action is required at present. Continue to monitor.

*Additional 15.56 greenfield land relates to allocated sites SAH2 ,SA10 (iii)), SA11 (iii) and SA11 (x) and is therefore excluded.

**Indicator has been amended in line with the SA indicator for ease of data collection

Waste

Monitoring Aim/Outcome:	Meet the County's contribution to local waste facilities
Strategic Policy:	S14 Waste
LDP Objectives Supported:	12
Other LDP Policies Supported:	W1-W6, SAW1

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan	<p>Aim to provide between 2.2 and 5.6 hectares for new in-building waste management facilities located on appropriate B2 employment sites over the plan period</p> <p><i>(2014-15: 1.49ha permitted; 32.5ha potential waste management sites)</i></p> <p><i>(2015-16: 0.24ha permitted; 26.86ha potential waste management sites)</i></p> <p><i>(2016-17: 0ha permitted; 26.26ha potential waste management sites)</i></p> <p><i>(2017-18: 0ha permitted; 26.26ha potential waste management sites)</i></p>	Amount of B2 employment land falls below 5.6 ha	<p>Waste capacity permitted 0ha</p> <p>Identified potential waste management sites 26.26ha</p>

Analysis

1. There were no permissions for waste management capacity during the monitoring period. Additionally there was no take up of B2 land over the monitoring period, the amount of land available for potential waste management sites (i.e. B2 employment sites and existing waste disposal or management sites) remains the same as the previous AMR at 26.26ha. There remains, therefore, ample land available for potential waste management sites in relation to the maximum requirement of 5.6ha.

Recommendation

1. No action is required at present. Continue to monitor.

Minerals

Monitoring Aim/Outcome: Safeguard areas of aggregates resources

Strategic Policy: S15 Minerals

LDP Objectives Supported: 12

Other LDP Policies Supported: M1-M3

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement*	A minimum land bank of 10 years to be maintained <i>(2014-15: 0)</i> <i>(2015-16: 0)</i> <i>(2016-17: 0)</i> <i>(2017-18: 0)</i>	10 years land bank is not maintained	0
2. Number of permitted permanent non-mineral developments on safeguarded sites that do not comply with Policy M2**	Minimise the number of permanent non-mineral developments on safeguarded sites <i>(2014-15: 0)</i> <i>(2015-16: 0)</i> <i>(2016-17: 0)</i> <i>(2017-18: 0)</i>	If any such developments are permitted	0
Analysis			
1. No land-based minerals extraction took place in the County during the monitoring period. There has, therefore, been no reduction in the land bank, which relies on the reserves available at Ifton Quarry, Rogiet. This quarry has not been worked for some time but has the benefit of an existing planning permission. Given the importance of			

maintaining a 10 year land bank the Council will continue to monitor this issue closely in future AMRs.

2. There were no permissions for permanent non-mineral developments on safeguarded sites that did not comply with Policy M2 during the monitoring period.

This indicates that Policy M2 is being implemented effectively and no further investigation is required at present. The Council will continue to monitor this issue in future AMRs to determine the effectiveness of the policy framework relating to this issue.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

*Additional Indicators LDP Manual

**Indicator amended to include reference to Policy M2 for clarification

Transport

Monitoring Aim/Outcome: To increase sustainable forms of transport and ensure that all development meets sustainable transport planning principles

Strategic Policy: S16 Transport

LDP Objectives Supported: 1-6, 9 & 13

Other LDP Policies Supported: MV1-MV10

Contextual Changes

There have been no significant contextual changes relating to this policy area over the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Number of improvements to transport secured through S106 agreements	No target <i>(2014-15: 3)</i> <i>(2015-16: 3)</i> <i>(2016-17: 2)</i> <i>(2017-18: 4)</i>	None	3 S106 agreements delivering transport improvements
2. Progression of Local Transport Plan* (LTP) schemes detailed in Policy MV10 in accordance with the LTP delivery timetable	LTP proposals implemented in accordance with the LTP delivery timetable	LTP proposals detailed in Policy MV10 are not being implemented in accordance with the LTP delivery timetable	Progression detailed in analysis below
Analysis			
<p>1. The following transport and pedestrian improvements have been secured through S106 agreements over the monitoring period:</p> <ul style="list-style-type: none"> • Crick Road, Portskewett SAH2 Payment towards improving bus service to and from Portskewett and Caldicot Town Centre and/or local railway stations (£50,000). 			

- Rockfield Road, Monmouth DM/2017/00539(O/L)
Payment for funding and implementation of the extension of the 30mph speed restriction on Rockfield Road adjacent to the site (£5,000). Payment towards the improvement and enhancement of the Monmouth Town Bus Service and to support cycling and further enhancement to the Monmouth links walking and cycling networks or alternative schemes promoted by the Council (£113,750.50). Payment towards off site highways improvements at the junctions of Wonastow Road/ Rockfield Road and Cinderhill Street/ Portal Road or other highway improvements in the vicinity of the development (£49,030.39). Payment towards improvement to the off-site footway on the western side of Rockfield Road to the junction of Kingswood Road (£36,000).
- Chepstow Road, Raglan SAH10(iii)
Payment to enhance the local bus service including route numbers 60 and 82 (£30,000).

As indicated above, there have been a number of transport and pedestrian improvements secured via S106 agreements during the monitoring period. Two of the S106 agreements relate to allocated LDP sites - one at Crick Road, Portskewett (SAH2) and the other at Chepstow Road, Raglan (SAH10(iii)). The third S106 agreement relates to an unallocated site at Rockfield Road Monmouth. In accordance with the LDP transport policy framework, the improvements seek to encourage sustainable forms of transport and ensure the developments meet sustainable transport planning principles.

While there is no specific target relating to this indicator, the Council is interested in monitoring the amount of transport improvements secured through S106 agreements. As may be expected, given that progress with numerous allocated LDP sites was slower than anticipated, there were a relatively small number of transport improvements secured via S106 agreements in relation to these sites during the first three monitoring periods (total of 5 out of the 8 agreements related to allocated sites). However, in the fourth monitoring period two of the strategic sites received planning permission and during this monitoring period a further two allocated sites have received planning permission. As other sites progress it is anticipated that further sustainable transport improvements will be secured. The Council will continue to monitor this issue in future AMRs.

2. The progress of LTP* schemes detailed in Policy MV10 in accordance with the LTP timetable is as follows:

Welsh Government Road Schemes:

M4 corridor enhancement scheme Magor to Castleton: (length in Monmouthshire to be safeguarded indicated on Proposals Map). The M4 relief road public inquiry concluded and the Inspector provided his recommendation to the Minister during this monitoring period **.

Monmouthshire County Council Road Schemes:

B4245 Magor/Undy By-pass: (length to be safeguarded indicated on Proposals Map). See above, the latest version of the M4 corridor enhancement project will provide a by-pass for Magor/Undy.

B4245/M48 Link Road and B4245/Severn Tunnel Junction Link Road: These projects were seen as prerequisites for a large extension at Severn Tunnel Junction station (north side). The then proposed car park extension turned out to be unaffordable and undeliverable. Following the rebuilding of the road overbridge at STJ station as part of the rail electrification works, plans have been prepared for a smaller car park extension on the south side of STJ which can be delivered without these road schemes. The recently undertaken Chepstow Transport WelTAG stage 1 (aka Strategic Outline Case) study also includes a suggestion for a new A48/M48 junction to the northeast of Caldicot, and it is expected that this will be taken forward as an option to the next stage (2 – Outline Business Case). MCC is currently in discussion with WG, Transport for Wales, Highways England and Gloucestershire CC about financing and managing this WelTAG stage 2 study.

A48 Chepstow Outer By-pass: MCC have undertaken a Chepstow Transport WelTAG stage 1 (aka Strategic Outline Case) study which amongst other things looks at the by-pass proposals. It is expected that this will be taken forward as an option to the next stage.

A472 Usk By-pass: No progress

Public Transport Improvement Schemes:

Abergavenny Rail Station Interchange: a provisional sum of £1.75m, which will be subject to TfW business case approval, allocated to deliver improvements to integrated transport and station facilities. These include:

- A new accessible footbridge (using existing Access for All funds if they are available that were earmarked for Abergavenny or through partnership with TfW Rail Services).
- A new Park-and-Ride car park on Network Rail land between the railway and A465, using the preferred Option 3 from the 2013 Abergavenny Station Study undertaken by the Council.
- A new bus interchange to enable TrawsCymru and other bus services to call at the station.
- A significant expansion in better quality cycle storage, with a minimum of 48 sheltered cycle spaces, monitored by CCTV.
- The station is also proposed as a 'model' for work with Disability Wales to pilot solutions that could be deployed across Wales that are also eligible further (Minor Works) funding for disability-focused inclusive design improvements.

Abergavenny bus station improvement: No further work. (Some work was done before the Eisteddfod, the medium-long term solution is now to move the bus station to the rail station).

Chepstow Rail Station and Bus Station Interchange: TfW Rail Services and MCC committed to provide joint funding to develop and implement (KA - £300,000)

- The station being made fully accessible for passengers with reduced mobility
- The construction of a new Park-and-Ride car park
- The creation of a new bus interchange at the station forecourt.

Chepstow Park and Ride: No progress.

Severn Tunnel Junction (STJ) Interchange: TfW Rail Services and MCC committed to working collaboratively to deliver improvements to integrated transport and station facilities. These include:

- A further expansion to Park-and-Ride facilities
- Improved facilities for buses to serve the station
- A significant expansion in better quality cycle storage, with a minimum of 48 sheltered cycle spaces, monitored by CCTV.

Also in 2018/19 MCC delivered a pedestrian access improvement for Severn Tunnel Junction station (missing footpath along parts of Station Rd).

Monmouth Park and Ride: No progress.

Monmouth bus station improvement: Some repairs and minor improvements (timetable display cases) were undertaken in 2018/19.

Walking and Cycling Schemes

Monmouth Links Connect 2: The remaining Monmouth Links Connect 2 programme has been superseded by the Monmouth Active Travel Integrated Network Maps. Work in Monmouth in 2018/19 concentrated on undertaking a WelTAG stage 1 and 2 studies for the proposed Monmouth Wye Active Travel Crossing.

Abergavenny walking and cycling network: In 2018/19 further phases of the Abergavenny town centre public realm scheme were completed, now extending to the top of Frogmore Street.

Llanfoist pedestrian and cycling river crossing: Planning permission was granted in 2018/19, however National Resources Wales (NRW) refused to grant a Flood Risk Activity Permit (FRAP, which is required). MCC has appealed the decision.

Severn Tunnel Junction pedestrian and cycling access: See above

Further progress on the LTP schemes will be reported in future AMRs.

Although not specifically identified in Policy MV10, the LTP identifies a number of additional transport schemes in Monmouthshire which are programmed for delivery over the 2015-2020 period and will also be monitored through the AMR process. One such scheme is the Magor and Undy new walkway rail station. MCC's Transport Section has advised that work has commenced on Network Rail's Governance for Railway Investment Projects (GRIP) process in relation to the proposed station, with GRIP1 (Output definition) and GRIP2 (Feasibility) completed with work ongoing on GRIP3 (Option Selection). Current timescales anticipate that the scheme will be delivered by 2022/23.

The Council will continue to monitor the progress of the aforementioned schemes in future AMRs to determine whether they are being implemented in accordance with the LTP delivery timetable.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

*the 2015 Monmouthshire Local Transport Plan (LTP) has replaced the 2010 South East Wales Regional Transport Plan (RTP). The transport schemes identified in the RTP have been carried forward to the LTP – accordingly the indicator wording has been amended to reflect this.

**A public local inquiry into the M4 corridor enhancement scheme started on 28 February 2017 and was formally closed in April 2018, and the Inspector provided his recommendation to the Minister during this monitoring period.

Place Making and Design

Monitoring Aim/Outcome: To protect sites and buildings of acknowledged built and historic interest

Strategic Policy: S17 Place Making and Design

LDP Objectives Supported: 14 & 15

Other LDP Policies Supported: DES1-4, HE1-4

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
3. Number of listed buildings and historic sites	No applications to result in the loss of listed buildings	There is a loss of more than 1 listed building each year for 3 or more consecutive years*	Refer to analysis (1) below
4. Number of conservation areas with up-to-date character appraisal	100% of identified draft Conservation Area Appraisals by 2016**	Target is not met	19 Complete (100%) Refer to analysis (2) below
5. Sample of planning applications granted for developments with potential for significant design / environmental implications	All development to contribute to the creation of a high quality well designed environment	Monitoring results are negative	Refer to analysis (3) below
6. Sample of planning applications granted for developments with the potential for significant impact on	No adverse impact on the historic environment	Any development adversely affects the historic environment	Refer to analysis (4) below

buildings of historic / archaeological interest, scheduled ancient monuments and conservation areas			
7. Occasions when development permitted would have an adverse impact on a listed building, conservation area, site of archaeological significance, or historic landscape park or their setting	Development proposals do not adversely impact upon buildings and areas of built or historic interest and their setting <i>(2014-15: none)</i> <i>(2015-16: none)</i> <i>(2016-17: none)</i> <i>(2017-18: none)</i>	1 or more planning consents are issued where there are outstanding objections from the Council's Conservation Team, Cadw or GGAT	None recorded

Analysis

3. Number of listed buildings and historic sites:

	LDP Base Date 2011	2015	2016	2017	2018
Listed Buildings	2146	2153	2153	2152	2151
Scheduled Ancient Monuments	169	164	164	164	164
Historic Parks and Gardens	44	45	45	45	45
Archaeologically Sensitive Areas	10	10	10	10	10
Landscapes of Outstanding Historic Interest	3	3	3	3	3

One Listed Building was delisted over the monitoring period taking the total number across Monmouthshire to 2151. However, this was not a result of any development permitted over the monitoring period. There were subsequently no applications that resulted in losses to the number of listed buildings over the monitoring period.

There were no changes in relation to Scheduled Ancient Monuments, Historic Parks and Gardens, Archaeologically Sensitive Areas or Landscapes of Outstanding Historic Interest over the monitoring period.

There were no applications that resulted in losses to the number of listed buildings or historic sites over the monitoring period. Policy S17 is functioning effectively in this respect. The Council will continue to monitor the number of listed buildings and historic sites to determine the effectiveness of the policy framework relating to this issue.

4. Like the previous monitoring period, no further Conservation Area Appraisals have been adopted as Supplementary Planning Guidance during the current monitoring period. A total of 19 Conservation Area Appraisals have however been adopted and the target of 100% of identified draft Conservation Area Appraisals by 2016 was therefore met in the 2015 - 2016 monitoring period.

The remaining 12 Conservation Area Appraisals will be progressed in the future subject to available resources.

3. The Members of Planning Committee design tour for the current monitoring period considered a total of 9 applications that were approved under the LDP. All of the sites visited related to residential schemes. Four of the applications related to major residential development, which included:

- 40 dwellings on land south of Penperlleni;
- New apartments at the Osborne International Site Chepstow;
- Two 100% affordable housing schemes in Caldicot.

The remaining six schemes related to small scale residential development, which included:

- Two sites of innovative housing design within constrained urban spaces (former garage sites);
- A passive house which has recently been constructed in a main village, Llangybi; a modern replacement dwelling within a Conservation Area;
- The restoration of historic Caerwent House, a listed building at risk;
- A new mixed residential and retail development within Abergavenny's Conservation Area.

Members reacted positively to all of the residential developments and had no major concerns. They were pleased with the benefits of the comprehensive Green Infrastructure (GI) that was beginning to take place in the Penperlleni housing site – which is one of the Council's first major housing sites to fully embrace the GI policy. This site was able to demonstrate to members the benefits of the GI policy and its associated detailed SPG, which guides the delivery, implementation and management of GI within residential development schemes.

Members were also impressed with construction methods, materials and design of the "Passivhaus" and were complementary of the modern design and materials of the Osborne International apartments and innovative and energy efficient design of the houses on the former garage sites. It is clear from these sites that modern and energy efficient design is becoming a strong aspiration of new housing and that when designed to harmonise within its surrounding context it has a real place to shape and enhance street scenes.

The 100% affordable housing sites were received well and members commented that the design and materials did not distinguish the houses as 'affordable' and they appeared to be as good quality as higher quality market housing. It was commented that the surrounding landscaping and well-chosen boundary enclosures in the open street scenes, such as transparent railings with green landscaping helped create a

pleasant and well-surveilled environment for those living within the housing and surrounding vicinities.

The 2019 design tour has demonstrated that there are currently some excellent examples of innovative and energy efficient residential development and that the Council's GI SPG vision and its current implementation within sites is beginning to take place and enhance the landscaping and setting of developments.

The Council will continue to monitor the design and materials of new development to determine the effectiveness of the policy framework relating to design.

4. As detailed in the above section, the 2019 Design Tour visited Caerwent House a listed building at risk, which occupies a central and prominent location within Caerwent's Conservation Area, Silver How a replacement modern dwelling within Llanhennock's Conservation Area and a new mixed-use building within Abergavenny's Conservation Area.

Although work is not yet fully underway at Caerwent House, members were pleased with the progress report so far and programming for works to be begin Autumn 2019. It was appreciated that due to the complex nature of the property its planned restoration will take time. In terms of finished new development built within the County's Conservation Areas, members were interested to view Silver How, where the modern design of a dwelling has had a positive impact upon the character of the area and with careful and detailed design the relationship between old and new elements has been successfully implemented . On the other hand, a more traditional approach to design with the new mixed retail and residential building within Abergavenny's Conservation Area was viewed by members as a positive addition. Members' view was that Abergavenny's Conservation Area has benefitted from some appropriate and traditionally designed shopfronts which complement the historic surroundings but also provide a varied and interesting frontage, screening the large block of apartments to the rear.

It is considered that these developments that had potential for significant impact on buildings and areas of historic interest have demonstrated a pragmatic and sensitive approach to conservation area design – and in Silver How's case it does not always need to be of a traditional design to enhance and/or preserve a Conservation Area's appearance. It is considered the current LDP policy 'development in Conservation Areas' policy (HE1) is working effectively, however the Council will continue to closely monitor development within sensitive historic areas.

5. There were no planning consents issued over the monitoring period with an outstanding objection from the Council's Heritage Management Team, Cadw or GGAT. Policy S17 is functioning effectively in this respect. The Council will continue to monitor the number of listed buildings and historic sites to determine the effectiveness of the policy framework relating to this issue.

Recommendation
1. No action required at present. Continue to monitor.
2. No action required at present. Continue to monitor.
3. No action required at present. Continue to monitor.
4. No action required at present. Continue to monitor.
5. No action required at present. Continue to monitor.

*Trigger wording amended to clarify that the trigger relates to a loss of more than 1 listed building each year for 3 or more consecutive years.

**Target wording amended for clarification, relates to the 18 draft Conservation Area Appraisals that were in progress during the lead up to the adoption of the LDP.

Methodology

- 6.1 The Sustainability Appraisal monitoring expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) Monitoring Objectives. The data collated includes a mix of qualitative and quantitative data with a commentary in the latter column to describe the progress and provide a recommendation. Not all of the indicators originally listed in the SA monitoring framework are included, information is only provided for those indicators where data is available.
- 6.2 There is an overlap with some LDP indicators, these indicators are marked in bold and coloured green for clarity. This is intended to provide an indication of how the LDP monitoring and SA monitoring are interlinked. A brief commentary is provided although reference should be made to Section 5 LDP Policy Analysis for additional information.
- 6.3 There are a number of SA indicators where information is not published annually, for example those based on the Census. The purpose of the monitoring framework is to review changes on an annual basis, as a consequence these are not necessarily going to be useful moving forward in terms of future monitoring. They have been retained in order to provide a baseline, work has been undertaken to try and find alternative sources of information however none appear to be available.
- 6.4 The traffic light rating system used for the LDP Monitoring Indicators has not been taken forward for use with the SA Monitoring. Many of the SA objectives are aspirational. In addition, the LDP alone would not be the only factor that would need to be considered in achieving their aims. The SA Monitoring does not include targets as such, unlike the LDP monitoring, it would therefore prove difficult to interpret the commentary into a traffic light rating. The symbols associated with certain indicators identify the desired direction for change. The symbols refer to; (+) increase or more; (-) decrease, less or none and; (nc) no change. As this relates to the fifth SA monitoring since the adoption of the LDP it is compared to the previous four AMRs and allows for emerging trends. Accordingly, the direction of change is referred to as relevant in the commentary section. This is utilised to assess the LDP's progression towards meeting the identified sustainable development indicators.

- 6.5 Information contained in the SA monitoring framework in the main relates to a wide range of data produced internally, by various departments of the Council and externally from other organisations. Where data has been sourced externally, a footnote is provided to ensure the data source is easily identifiable.

Sustainability Appraisal Monitoring

Headline	Objective	SA Indicators	Data	Commentary
Accessibility	Allow equitable access for all to jobs, services and facilities they need, in a way that reduces reliance on car use	<ol style="list-style-type: none"> 1. Average travel to work distance (-) 2. Proportion of people travelling to work by public transport, walking or cycling (+) 3. Proportion of the workforce who remain in their own area for work, according to travel to work statistics (+) 4. Proportion of housing development completed within or adjoining the main towns, Severnside Settlements, Rural Secondary Settlements (RSS) and rural general, as identified in Policy S1. 5. Percentage of major* new development within 10 minute walk 	<ol style="list-style-type: none"> 1. 21.9km** 2. 16.7%** 3. 60.4%***** 4. Main Towns: 60.3%, Severnside: 16.9%, RSS: 16.7%, Rural General: 6.1% 5. 100% 	<p>1 – 2. The 2011 Census recorded 16.7% of people travelling to work by public transport, walking or cycling. The average travel to work distance is 21.9km. Data will not be published until the next Census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. The data will subsequently remain the same in future AMRs.</p> <p>3. The Welsh Government travel to work statistics identify 60.4% of the Monmouthshire workforce remaining in their own area for work. This figure has increased by 2.3% since the previous AMR. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.</p> <p>4. The Main Towns provided the largest proportion of dwelling completions over the monitoring period equating to 60.3% of the overall figure (443). The Rural Secondary Settlements provided 16.7% and the Rural General which incorporates figures from the Main Villages provided 6.1%. In contrast to previous AMR's where the Severnside Settlements accounted for the least amount of completions, this monitoring period they accounted for a total of 16.9% a significant increase on the 5.4% in the previous monitoring period. The Policy Analysis in Section 5 relating to the Spatial Strategy provides full analysis of this indicator.</p>

Headline	Objective	SA Indicators	Data	Commentary
		from a frequent and regular bus service (+)(includes residential, employment, retail and leisure permissions only)		<p>5. Of the 7 applicable schemes, all related to residential uses. All of the schemes are located within a 10 minute walk of a frequent and regular bus service which is the same as in the previous AMR.</p> <p>Continue to monitor SA objective.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 213</p> <p>Housing</p>	Provide a range of types and tenures of housing that allows people to meet their housing needs	<ol style="list-style-type: none"> 1. People in housing need (-) 2. Affordable home completions (+) 3. General market home completions 4. Density of housing permitted on allocated sites (SAH1 – SAH10) 5. The number of dwellings permitted and completed on strategic sites as identified in policy S3. 6. Number of affordable dwellings built through rural exception schemes 7. Number of dwellings provided in accordance with the settlement 	<ol style="list-style-type: none"> 1. 474 per year over 5 Year Period (2017 base date) 2. 131 3. 312 4. 2 granted permission, densities of 27 and 21 5. 291 dwellings permitted, 210 completed 6. 4 completed 7. See table in commentary section 8. 4.0 Years 	<ol style="list-style-type: none"> 1. The Local Housing Market Assessment (LHMA) 2017 -2022 (July 2018) uses a different methodology to that used to provide evidence for the LDP. The results, therefore, are not directly comparable. The 474 figure should not be taken as a target for the delivery of affordable housing as new build homes are not the only supply of affordable homes in Monmouthshire. The Council is working with private landlords to increase the supply of private rented homes and to bring empty homes back into use. The figures and the breakdown of tenures are the same as the 2017-2018 AMR. The social rent need is 104.83 per year, Low Cost Home Ownership is 273.20 per year and Intermediate Rent is 96.73 per year. The low cost homeownership need will be addressed in a variety of ways in addition to new build housing negotiated by the Council. The government’s Help to Buy and Rent to Own schemes as well as LCHO resales will have a substantial role to play. As stated above this figure should not be taken as an annual target, it does however provide an indication of current projected need for affordable housing within the County and sets a benchmark the Council can work towards. <p>2 – 5. There were 131 affordable home completions and 312 market dwelling completions over the monitoring period. All of the allocated</p>

Headline	Objective	SA Indicators	Data	Commentary												
Page 214		<p>hierarchy set out in Policy S2</p> <p>8. Housing land supply</p>		<p>sites granted permission met the required density as set out in the LDP: Crick Road, Portskewett (SAH1) 27 dph; Chepstow Road, Raglan (SAH10) 21 dph; Main Village sites at Land to the south east of Dingestow Station and Land to the north of Llanvair Kilgeddin. There has been permission for one strategic site during the monitoring period, 291 dwellings at Crick Road Portskewett. There has been a substantial increase in the number of completions on strategic sites over the monitoring period (210 completions 2018 - 2019) compared to the previous AMR (89 completions 2017 – 2018). The majority of strategic site completions (145) relate to the SAH4 Wonastow Road site, the remainder relate to SAH7 Sudbrook Paper Mill site (33) and SAH1 Deri Farm site (32).</p> <p>6. There were 4 completions relating to rural exception schemes over the monitoring period. A single dwelling build your own affordable home site near Raglan and a 3 unit site at Forge Road Tintern.</p> <p>7. The table below provides a breakdown of the 443 dwelling completions, in comparison with the settlement hierarchy set out in Policy S2. The Policy Analysis in Section 5 relating to the Spatial Strategy provides a full analysis of this indicator.</p> <table border="1" data-bbox="1171 1166 1865 1337"> <thead> <tr> <th></th> <th>2017 – 2018</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Main Towns</td> <td>60.3%</td> <td>41%</td> </tr> <tr> <td>Sevenside</td> <td>16.9%</td> <td>33%</td> </tr> <tr> <td>Rural Secondary</td> <td>16.7%</td> <td>10%</td> </tr> </tbody> </table>		2017 – 2018	Target	Main Towns	60.3%	41%	Sevenside	16.9%	33%	Rural Secondary	16.7%	10%
		2017 – 2018	Target													
Main Towns	60.3%	41%														
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Headline	Objective	SA Indicators	Data	Commentary		
				Rural General	6.1%	16%
Health, safety & security Page 215	To improve health and wellbeing by encouraging more healthy lifestyles, and protecting people from risk that may impact on their health and/or safety	1. Amount of open space created as a result of planning permissions	1. 1.5 ha.	<p>8. The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018-2019 period demonstrates that based on the residual method the County had 4.0 year housing land supply. The Policy Analysis in Section 5 relating to Strategic Policy S2 provides a full analysis of this indicator.</p> <p>Continue to monitor SA objective.</p>		
Community	To support and promote the distinctive character of local communities and community cohesion	<p>1. Number of community and recreation facilities granted planning permission (+)</p> <p>2. Amount of community and</p>	<p>1. 8</p> <p>2. 2</p> <p>3. 1.74ha</p>	<p>1. Over the monitoring period a total of 8 facilities were granted planning permission as either community or recreation facilities. Of which 2 were for recreation uses and 6 for community facilities. Whilst there was a decrease in the number of community / recreation facilities approved over the monitoring period (8 facilities) when compared to the previous AMR (10 facilities) this is still higher than the previous two AMRs. This is in accordance with the desired direction of change. For</p>		

Headline	Objective	SA Indicators	Data	Commentary
Page 216		<p>recreation facilities lost to other uses.</p> <p>3. Amount of public open space / playing fields lost to development which is not allocated in the development plan</p>		<p>further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.</p> <p>2. There has been a loss of 2 community facilities over the period monitored. Both applications of which related to residential redevelopment. While the data collected indicates that two community facilities have been lost to alternative uses over the monitoring period, their loss is justified within the context and requirements of the LDP policy framework. For further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.</p> <p>4. During the monitoring period 1 permission was granted on areas of open space not allocated for development in the LDP totalling 1.74 hectares. This related to the creation of a community hub facility at the Three Fields site in Magor. For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p> <p>Continue to monitor SA objective.</p>
Biodiversity	Protect, value, manage and enhance healthy functioning ecosystems, habitats and natural species diversity, valuing	<p>1. Developments permitted that cause harm to the overall Nature Conservation value of locally designated sites (-)</p> <p>2. Number of new developments</p>	<p>1. 1 application</p> <p>2. 1</p> <p>3. 0.0125ha ancient woodland potentially lost to development</p>	<p>1. There was one application granted over the monitoring period that will cause harm to the overall Nature Conservation value of locally designated sites. The application will result in a loss of Ancient Semi Natural Woodland within the Big Wood SINC boundary due to the construction of an agricultural barn for storage of equipment required for woodland management. For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p>

Headline	Objective	SA Indicators	Data	Commentary
	nature conservation interests wherever they are found	<p>delivering habitat creation and restoration</p> <p>3. Hectares of ancient woodland lost to development (-)</p> <p>4. Development permitted within internationally / nationally important nature conservation areas.</p>	4. 1	<p>2. One development was permitted specifically to deliver habitat creation and restoration during the monitoring period. The application related to the retention of a wildlife pond, for further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment</p> <p>3. There was one development approved over the monitoring period which would potentially result in the loss of 0.0125ha of ancient woodland. The previous AMR reported a 0.098ha loss which is higher than the current monitoring period, the desired direction of change has therefore been met. This indicator will continue to be monitored closely in the next AMR.</p> <p>4. There was one development permitted within internationally / nationally important nature conservation areas during the monitoring period, which was for the development of a footbridge between Llanfoist and Abergavenny over the River Usk SAC in order to provide an active travel linkage between the settlements. For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p> <p>Continue to monitor SA objective.</p>
Landscape	To maintain and enhance the quality and	1. Number of trees protected by TPOs lost to development (-)	1. 3 trees protected by TPOs lost.	1. 3 trees that were part of a Tree Preservation Order woodland were lost to development over the monitoring period. The loss of these trees was necessary as they were diseased and structurally unsound. This

Headline	Objective	SA Indicators	Data	Commentary
	character of the landscape, including its contribution to the setting and character of settlements			<p>was a marginal increase in the number of TPO trees lost over the monitoring period when compared to the previous AMR (1 tree).</p> <p>Continue to monitor SA objective.</p>
<p>Built Environment</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 218</p>	To maintain and enhance the built environment for both its visual character and distinctiveness and to create a better living environment.	<p>1. Planning permission granted for renewable and low carbon energy development.</p> <p>2. Number of new developments completed that incorporate on-site renewable energy generation. (i.e. permissions following LDP adoption that have been completed over the 2017-2018 monitoring period)</p> <p>3. Sample of planning applications granted for developments with the potential for significant design /</p>	<p>1. 3</p> <p>2. 1</p> <p>3. N/A</p>	<p>1. Three applications were approved over the monitoring period for on-site renewable energy generation. These all related to small scale development. This compares to a total of one scheme in the previous AMR. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk.</p> <p>2. One renewable energy scheme was completed over the monitoring period. This related to a small scale domestic solar scheme in The North. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk.</p> <p>3. Members attending the 2019 Planning Committee design tour considered a total of 10 applications that were approved under the LDP. Members reacted positively in the main to the developments and no major concerns were made. Refer to the Policy Analysis in Section 5 on Place Making and Design for further details.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
		environmental implications.		
Historic heritage	Understand, value, protect and restore, where necessary, the historic cultural heritage of the area, including features of the built and semi-natural environment	<ol style="list-style-type: none"> 1. Number of listed building and historic sites (-) 2. Sample of planning applications granted for developments with the potential for significant impact on buildings of historic / archaeological interest, scheduled ancient monuments and conservation areas adversely affected by development. 3. Number of conservation areas with an up-to-date character appraisal 	<ol style="list-style-type: none"> 1. Listed Buildings: 2151, Scheduled Ancient Monuments: 164, Historic Parks & Gardens: 45, Archaeological Sensitive Areas: 10 and Landscapes of Historic Importance: 3 2. N/A 3. 19 up to date Conservation Area character appraisals. 	<ol style="list-style-type: none"> 1. One listed building was delisted by Cadw over the monitoring period. There were no other changes in relation to Scheduled Ancient Monuments, Historic Parks and Gardens, Archaeologically Sensitive Areas or Landscapes of Outstanding Historic Interest over the monitoring period. 2. The 2019 Planning Committee design tour considered one Listed Building application approved under the LDP, Caerwent House, a listed building at risk. Refer to the Policy Analysis in Section 5 on Place Making and Design for further details. 3. A total of 19 Conservation Area Appraisals have been produced and adopted as SPG. Refer to the Place Making and Design Policy Analysis in Section 5 for further details. <p>Continue to monitor SA objective.</p>
Air	To reduce all forms of air pollution in the interests of local	1. Number of locations where air quality exceeds objective levels per annum (-)	<ol style="list-style-type: none"> 1. 1 location in Chepstow 2. 81.4%** 3. 16.7%** 	1. The annual objective level of nitrogen dioxide was only exceeded in one location in 2018. This related to Hardwick Hill in Chepstow, the same location as the previous three years. For the third year running there was no exceedance in Usk. There were also no exceedances in

Headline	Objective	SA Indicators	Data	Commentary
	air quality and the integrity of the atmosphere to protect from climate change	<p>2. Percentage of people employed using their car/van as their main way of commuting to and from work either by driving or as a passenger (-)</p> <p>3. Proportion of people employed travelling to work by public transport, walking or cycling (+)</p>		<p>Llanfoist or Monmouth, although Llanfoist continues to be of concern and is approaching the nitrogen dioxide annual mean objective level. Monitoring tubes are positioned in Chepstow, Llanfoist, Monmouth and Usk as these are the areas identified as having air quality issues. The location where air quality exceeds objective levels remains unchanged over the monitoring period, the environmental health team continue to monitor this closely and are investigating a number of ways to reduce this level. While there has been no improvement it is encouraging that there are no additional locations that exceed objective levels of air quality. The indicator will continue to be monitored in future AMRs.</p> <p>2 – 3. The 2011 Census recorded 16.7% of people travelling to work by public transport, walking or cycling. The mode of commuting statistics are also taken from the 2011 Census identifying 81.4% of people employed as using their car/van as their main way of commuting to and from work. Data will not be published until the next Census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p>Continue to monitor SA objective.</p>
Water quality	To maintain and improve the quality of ground,	1. % of rivers reaching 'good' water quality status (+)	<p>1. 32%***</p> <p>2. 3 of 13</p>	1. The Water Framework Directive (WFD) combines ecological and chemical status in its reporting, the surface water body will need to reach good status in both elements in order to reach an overall 'good

Headline	Objective	SA Indicators	Data	Commentary
	surface and coastal waters	2. Proportion of allocated sites and all other developments of over 10 dwellings/1ha that incorporate SUDS (+)		<p>status'. In the latest (interim) 2018 Water Framework Directive Classification, 32% of rivers in Monmouthshire achieve Good status.</p> <p>2. Of the thirteen applicable applications permitted, seven related to residential schemes, two to agricultural/forestry uses, three to employment uses and the remaining scheme to the provision of a footbridge and footpath. Three of the residential schemes incorporated SUDS ranging from the use of existing watercourses and ditches, additional drainage features such as permeable paving to attenuation ponds for surface water drainage. The remaining schemes did not include any proposals to incorporate SUDS although it is noted that three of the remaining residential schemes are for redevelopment of sites. While SUDS were not fully incorporated into all major developments over the monitoring period, the lack of SUDS appears to be justified in many of the cases and the reasoning behind the lack of SUDS is recognised within some of the application details and officers' reports. The number of major developments permitted has increased since the previous monitoring period where there were 8 such schemes permitted. The proportion of schemes that incorporate SUDS has nevertheless decreased to 23% since the previous monitoring period (2017-2018 67%), although this is likely to change going forward given the new regulations which came into effect earlier this year. This indicator will be monitored closely in the next AMR.</p> <p>Continue to monitor SA objective.</p>
Water supply	To maintain the quantity of water	1. Proportion of groundwater bodies	1. 100%***	1. Monmouthshire sits within three groundwater bodies, the Usk Devonian Old Red Sandstone (ORS), Wye Secondary Devonian ORS and

Headline	Objective	SA Indicators	Data	Commentary
	available including potable water supplies, and ground water and river levels	reaching 'good' quantity status (+)		<p>Usk and Wye southern Carboniferous Limestone. All three groundwater bodies had good status for quantity over the 2015 monitoring period. NRW no longer produce an annual classification and the figures subsequently remain the same as the previous three monitoring periods.</p> <p>Continue to monitor SA objective.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 222</p> <p>Flood risk</p>	Ensure that new development is designed and located to avoid the risk of flooding, and ensure the risk of flooding is not increased elsewhere	<p>1. Number of permissions for development in Flood Zones C1 and C2 not meeting all TAN 15 tests (-)</p> <p>2. Proportion of allocated sites and all other developments of over 10 dwellings/1ha that incorporate SUDS (+)</p> <p>3. Instances where rivers experienced summer low flow (-)</p>	<p>1. 1</p> <p>2. 3 of 13</p> <p>3. 3***</p>	<p>1. One application was granted planning permission contrary to TAN15 requirements in Zone C2 floodplain over the monitoring period. The proposal was nevertheless justified and NRW did not object to the proposal as the FCA demonstrated that the development would not be impacted by flooding. For further details in relation to this matter refer to the Efficient Resource Use and Flood Risk Policy Analysis in Section 5 of the AMR.</p> <p>2. Of the thirteen applicable applications permitted, seven related to residential schemes, two to agricultural/forestry uses, three to employment uses and the remaining scheme to the provision of a footbridge and footpath. Three of the residential schemes incorporated SUDS ranging from the use of existing watercourses and ditches, additional drainage features such as permeable paving to attenuation ponds for surface water drainage. The remaining schemes did not include any proposals to incorporate SUDS although it is noted that three of the remaining residential schemes are for redevelopment of sites. While SUDS were not fully incorporated into all major developments over the monitoring period, the lack of SUDS appears to be justified in many of the cases and the reasoning behind the lack of</p>

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Page 223				<p>SUDS is recognised within some of the application details and officers' reports. The number of major developments permitted has increased since the previous monitoring period where there were 8 such schemes permitted. The proportion of schemes that incorporate SUDS has nevertheless decreased to 23% since the previous monitoring period (2017-2018 67%), although this is likely to change going forward given the new regulations which came into effect earlier this year. This indicator will be monitored closely in the next AMR.</p> <p>3. There are three key river monitoring stations in Monmouthshire positioned on the River Usk, River Wye and River Monnow. The flow data is based upon the days in which these have fallen below the Q95 flow during the period from 1st April 2018 to 31st March 2019. Q95 is the 95th percentile, meaning flow is greater than this for 95% of the time and lower than this for 5% of the time. On average flows are below Q95 for around 18 days per year. It is often used as a typical indicator of summer low flows. In the latest monitoring period all three monitoring stations recorded flows below Q95 for longer than 18 days, ranging from 31 days for the River Monnow, 38 days for the River Usk to 48 days for the River Wye. This contrasts to previous AMRs where none of the monitoring stations recorded flows below Q95 for longer than 18 days. This will be monitored closely in the next AMR to establish whether these low flows were as a result of the unusually warm 2018 summer.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
Minerals and waste	To ensure that primary materials and minerals are managed in a sustainable way, by safeguarding mineral areas, encouraging re-use and recycling and avoiding final disposal of resources	<p>1. Number of permitted permanent non-mineral developments on safeguarded sites that do not comply with Policy M2 (-)</p> <p>2. Proportion of Monmouthshire’s household waste collections being recycled and composted (+)</p> <p>3. Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan</p> <p>4. Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement.</p>	<p>1. 0</p> <p>2. 62.41%****</p> <p>3. 0ha permitted</p> <p>4. 0</p>	<p>1. No applications were granted for permanent non-mineral developments on safeguarded sites that did not comply with Policy M2 during the monitoring period. This is in line with the previous monitoring period.</p> <p>2. The latest data published is for the 2017 – 2018 period which suggests 62.41% of Monmouthshire’s total household waste was recycled or composted (based on municipal waste collected/generated as per the indicator). This has decreased marginally since the previous AMR which indicated 62.99% was recycled or composted. This indicator will continue to be monitored in future AMRs.</p> <p>3. There were no permissions for waste management capacity during the monitoring period. For further information refer to the Policy Analysis in Section 5 relating to Waste.</p> <p>4. No primary land-won aggregates were extracted over the monitoring period. There has therefore, been no reduction in the land bank in Monmouthshire. For further information refer to the Policy Analysis in Section 5 relating to Minerals.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
Land/soil	To use land efficiently by prioritising development on previously developed land where possible, and using existing land efficiently by tackling contamination and protecting higher grade agricultural soil	<p>1. Proportion of development permitted on greenfield land as a percentage of all development excluding householder, conversions and agricultural buildings (nc or -)</p> <p>2. Amount of Greenfield land lost to development which is not allocated in the development plan</p> <p>3. Annual average densities of new housing development (+)</p> <p>4. Hectares of agricultural land at Grade 3a and better lost to major* development (excluding LDP allocations and agricultural development)'</p>	<p>1. 87.1%</p> <p>2. 9.71ha</p> <p>3. 27.95dpha</p> <p>4. 2.86ha (potentially lost)</p>	<p>1. A total of 29.02 hectares of development was permitted over the monitoring period, 25.27ha of which was located on greenfield sites. This equated to 87.1% of all development (excluding householder, conversions and agricultural buildings) as being permitted on greenfield land. Permissions on allocated sites at Crick Road, Portskewett (SAH2), Chepstow Road, Raglan (SAH10(iii)) and Land south east of Dingestow (SAH11(iii)) accounted for a significant proportion of development on greenfield land totalling 15.37ha (60.8%) of all greenfield development. The amount of greenfield land permitted for development is marginally lower than in the previous monitoring period (32.12ha).</p> <p>2. Over the monitoring period 40 permissions were granted on greenfield land not allocated for development in the LDP, totalling 9.71 hectares (33.5% of all development). Whilst marginally higher than the last AMR (8.98ha) it compares favourably to the first three AMRs when the amount of non-allocated greenfield land permitted was significantly higher (16.5 hectares 2016 – 2017, 44.6 hectares in 2015 – 2016 and 26 hectares in 2014 - 2015). For further detail refer to the Landscape, Green Infrastructure and Natural Environment Policy Analysis in Section 5.</p> <p>3. The annual average density of all new housing development equated to 27.95 dwellings per hectare. This figure is lower than the last AMR (29.1) but higher than the previous three AMRs which equated to a total of 23.5 (2016 – 2017) 22 (2015-2016) and 21 (2014-2015) dwellings per hectare, indicating a gain from the first three monitoring</p>

Headline	Objective	SA Indicators	Data	Commentary
Page 226				<p>periods and therefore positive progress. Furthermore, while the figure is slightly lower than the LDP target of 30 dwellings per hectare, only 6 applications for sites of over 10 were granted permission over the monitoring period.</p> <p>4. Approximately 2.86ha of agricultural land at Grade 3a and above has potentially been lost to major development over the monitoring period. This relates to the Rockfield Road site in Monmouth which has outline planning permission for 70 dwellings. The planning application was approved by Planning Committee prior to the formal publication of predictive Agricultural Land Classification Maps by the Welsh Government in November 2017. An agricultural land assessment was not undertaken for the site as the value was not known at that time.</p> <p>Continue to monitor SA objective.</p>
Energy	To secure energy efficiency improvements in all new buildings and encourage energy generation from renewable sources.	1. Number of new developments completed that incorporate on-site renewable energy generation. (i.e. permissions following LDP adoption that have been completed over the 2017-2018 monitoring period)	1. 1	<p>1. One renewable energy scheme was completed over the monitoring period. This related to a small scale domestic solar scheme in The Narth. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
Employment	Provide a range of jobs within Monmouthshire that help meet the needs of the resident workforce	<p>1. Net employment land supply/ development and take-up of employment land (+)</p> <p>2. Amount of employment land lost to non-employment uses</p> <p>3. Proportion of resident workforce working in Monmouthshire (+)</p> <p>4. Average travel to work distance (-)</p> <p>5. Percentage of vacant units within CSA of each town and local centre</p>	<p>1. Supply 40.16ha, Take-up 0.873ha</p> <p>2. 0.105ha</p> <p>3. 60.4%*****</p> <p>4. 21.9km**</p> <p>5. Abergavenny: 4.7%, Caldicot:10.6%, Chepstow: 11.8%, Monmouth: 10.1%, Magor: 4.5%, Raglan: 9%, Usk: 15.8%</p>	<p>1. The Employment Land Background Paper identified 40.16ha of employment land available across the County (the supply relates to SAE1 Identified Industrial and Business Sites only) meaning that sufficient employment land remains available. The take-up rate of employment land stood at 0.873ha over the monitoring period. The take-up⁷ is lower than the last AMR (5.002ha). For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <p>2. Three applications involving the loss of B use class employment land were approved during the monitoring period (0.105 hectares). Two of the applications related to the recently constructed units at allocated employment site SAE1i Beaufort Park Chepstow, whilst the other application related to a loss of a canteen space (0.038ha) at Castlegate Business Park, Caldicot. The loss of the employment land is justified within the context and requirements of the LDP policy framework. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <p>3. The Welsh Government travel to work statistics identify 60.4% of the Monmouthshire workforce remaining in their own area for work. This figure has increased by 2.3% since the previous AMR. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.</p>

⁷ Employment land take-up relates to SAE1 Identified Industrial and Business Sites, SAE2 Protected Employment Sites and Mixed Use Sites.

Headline	Objective	SA Indicators	Data	Commentary																			
Page 28 Wealth creation				<p>4. The average travel to work distance is 21.9km. Data will not be published until the next Census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p>5. Vacancy rates recorded in the Central Shopping Areas (CSA) for all of the County's town and local centres, with the exception of Chepstow (11.8%) and Usk (15.8%), are below the GB High Street vacancy rate (11.5%, December 2018, Local Data Company). For full details refer to the Retail Policy Analysis in Section 5.</p> <p>Continue to monitor SA objective.</p>																			
	Raise prosperity and quality of life by developing a more self-sustaining local economy encouraging indigenous growth	<p>1. Range of SAE1/SAE2/Identified Mixed Use Sites available, distribution and size</p> <p>2. Planning permissions granted for employment use by settlement</p> <p>3. Planning permissions granted for employment use by sector</p>	<p>1. See table in commentary section</p> <p>2. Main Towns: 4.37ha, Severnside: 0.04ha, RSS: 0.005ha, Rural General: 0.454ha</p> <p>3. See table in commentary section</p> <p>4. 60.4%*****</p> <p>5. 24,600*****</p> <p>6. 17,400*****</p>	<p>1. The table below identifies the range of employment sites across the County by location along with the size of the sites available. While a large proportion of land is located in Magor there is distribution across the Main Towns and some of the Rural Secondary Settlements.</p> <table border="1" data-bbox="1173 970 2033 1294"> <thead> <tr> <th>Site Reference</th> <th>Site Name/Location</th> <th>Site Use Class</th> <th>Remaining land available (ha)</th> </tr> </thead> <tbody> <tr> <td>SAE1a</td> <td>Wales One, Magor (west)</td> <td>B1</td> <td>4.0</td> </tr> <tr> <td>SAE1b</td> <td>Quay Point, Magor</td> <td>B1/B2/B8</td> <td>13.76</td> </tr> <tr> <td>SAE1c</td> <td>Gwent Europark, Magor</td> <td>B8</td> <td>13.3</td> </tr> <tr> <td>SAE1d</td> <td>Westgate, Llanfoist</td> <td>B1/B2</td> <td>1.3</td> </tr> </tbody> </table>	Site Reference	Site Name/Location	Site Use Class	Remaining land available (ha)	SAE1a	Wales One, Magor (west)	B1	4.0	SAE1b	Quay Point, Magor	B1/B2/B8	13.76	SAE1c	Gwent Europark, Magor	B8	13.3	SAE1d	Westgate, Llanfoist	B1/B2
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SAE1d	Westgate, Llanfoist	B1/B2	1.3																				

Headline	Objective	SA Indicators	Data	Commentary			
Page 229		<p>4. Proportion of resident workforce working in Monmouthshire (+)</p> <p>5. Number of people in-commuting to Monmouthshire</p> <p>6. Number of people out-commuting from Monmouthshire</p> <p>7. Tourism expenditure (+)</p> <p>8. Number of rural diversification/enterprise schemes approved</p> <p>9. Number of tourism schemes approved</p> <p>10. Number of tourism facilities lost through development, change of use or demolition</p>	<p>7. £218.93 Million *****</p> <p>8. 7</p> <p>9. 22</p> <p>10. 3</p>	SAE1e	Ross Road, Abergavenny	B1/B2	1.5
	SAE1f	Newhouse Farm, Chepstow	B2/B8	4.0			
	SAE1g	South Woodside, Usk	B1	1.3			
	SAE1h	Pill Row, Caldicot	B1/B8	1.0			
	SAE2l	Wonastow Road, Monmouth	B1/B2/B8	0.55			
	SAE2w	Wales One, Magor	B1/B2/B8	0.57			
	SAH2	Crick Road, Portskewett	B1	1.0			
	SAH3	Fairfield Mabey, Chepstow	B1	2.8			
	SAH4	Wonastow Road, Monmouth	B1	2.78			
	SAH5	Rockfield Farm, Undy	B1	2.0			
<p>2. The Main Towns accounted for the majority of permissions relating to employment over the monitoring period equating to 4.37ha. The Rural General area followed with 0.454ha. The Severnside area (0.04ha) and the Rural Secondary Settlements (0.005ha) accounted for a lesser number of permissions. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p>							
<p>3. The table below only identifies those sectors where planning permission for employment uses occurred over the monitoring period.</p>							

Headline	Objective	SA Indicators	Data	Commentary								
Page 230				<p>The largest proportion of employment floorspace for B use classes permitted related to transport & storage and information and communication. For the full list of sectors and additional information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <table border="1" data-bbox="1173 499 2000 780"> <thead> <tr> <th data-bbox="1173 499 1774 539">Sector</th> <th data-bbox="1774 499 2000 539">Size(ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1173 539 1774 620">Wholesale & retail trade; repair of motor vehicles and motor cycles</td> <td data-bbox="1774 539 2000 620">0.59ha</td> </tr> <tr> <td data-bbox="1173 620 1774 700">Transport & storage; information and communication</td> <td data-bbox="1774 620 2000 700">3.69ha</td> </tr> <tr> <td data-bbox="1173 700 1774 780">Arts, entertainment and recreation; other service activities</td> <td data-bbox="1774 700 2000 780">0.58ha</td> </tr> </tbody> </table> <p>4. The Welsh Government travel to work statistics identify 60.4% of the Monmouthshire workforce remaining in their own area for work. This figure has increased by 2.3% since the previous AMR. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.</p> <p>5 – 6. The 2017 Welsh Government Commuting Statistics identified a total of 24,600 commuting into Monmouthshire and 17,400 out of Monmouthshire. The level of in-commuting has increased significantly since the previous monitoring period (2017 – 2018 17,100) however the level of out- commuting has reduced slightly (2017 – 2018 18,500), resulting in a net inflow of commuters. However, these figures should not be given too much weight as the data is based on a small sample</p>	Sector	Size(ha)	Wholesale & retail trade; repair of motor vehicles and motor cycles	0.59ha	Transport & storage; information and communication	3.69ha	Arts, entertainment and recreation; other service activities	0.58ha
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Page 231				<p>survey and should therefore be treated with caution. The Economy and Enterprise Policy Analysis in Section 5 provides a further breakdown of this information.</p> <p>7. The Monmouthshire STEAM report (2018) identified the total annual tourism expenditure as £218.93 Million over the 2018 period. This compared to £204.43 Million over the 2017 period, equating to a 7.1% increase.</p> <p>8. A total of 7 applications relating to rural diversification/enterprise were approved during the monitoring period. 6 of the applications were approved as rural enterprise and 1 as rural diversification. Full details of which can be found in the Rural Enterprise Policy Analysis in Section 5.</p> <p>9 – 10. A total of 22 tourism schemes were approved over the monitoring period ranging from individual holiday lets (all conversions) to glamping accommodation (all shepherds huts). Three planning applications were approved which involved the loss of tourism facilities over the monitoring period. All relate to a change of use back to residential. All three applications were justified within the overall LDP policy framework. The Visitor Economy Policy Analysis in Section 5 provides full detail of the type of tourism facilities gained over the monitoring period.</p> <p>Continue to monitor SA objective.</p>

*Major development - development involving one or more of the following: developments of 10 or more dwellings or 0.5ha or more for outline and full applications; development of building or buildings where the floor space to be created is 1000m² or more; developments on site with an area of 1ha or more; winning or working of minerals, or use of the land for mineral working deposits; or, waste development.

**Figure derived from Census 2011

*** Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved

**** Welsh Government Stats Wales

*****Welsh Government Commuting Statistics (2018)

*****Monmouthshire STEAM Report (2018)

7 Conclusions and Recommendations

- 7.1 This is the fifth AMR to be prepared since the adoption of the Monmouthshire LDP. As the LDP has been operational for 5 years, trends have emerged through the monitoring process as to which policies are performing as intended and which are not. The AMR indicates that good progress is being made in delivering many of the Plan's policies with identified targets being met and that the LDP strategy remains sound. However, the AMR also indicates that there continues to be certain elements of the Plan which are not progressing as intended.
- 7.2 Section 5 provides a detailed assessment of how the Plan's strategic policies, and associated supporting policies, are performing against the identified key monitoring targets and outcomes and whether the LDP strategy and objectives are being delivered. This has enabled the Council to make an informed judgement of the Plan's progress in delivering the targets/monitoring outcomes and policies during this monitoring period. The table below provides a visual overview of the effectiveness of the Plan's policies during the current monitoring period based on the traffic light rating used in the assessment. It is notable that there were fewer 'red' ratings recorded during the current monitoring period, compared to the 2017-18 AMR (11 red ratings). This is due to improved performance in relation to dwellings completions including affordable homes, (Policies S1/S2/S4), affordable housing permissions (Policy S4) and progress on allocated strategic sites (Policy S3).

Targets / monitoring outcomes* are being achieved	55
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	26
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	3
No conclusion can be drawn due to limited data availability	2

*For those indicators with no target/trigger the monitoring outcomes are assessed and rated accordingly

Key Findings

- 7.3 Information collected through the monitoring process indicates that the majority of the indicator targets and monitoring outcomes are being achieved (green traffic light rating), indicating that the relevant Plan policies are performing as intended. The most significant achievements include the following:

Strategy and Housing

- Progress continues to be made towards the implementation of the spatial strategy.
- The Council approved proposals for a total of 598 dwelling units of which 157 (26.3%) are for affordable homes.
- 443 dwelling completions were recorded including 131 affordable dwellings. This is the highest number of both market and affordable dwelling completions recorded since the adoption of the LDP and represents the progress being made on bringing the strategic sites forwards.
- Four LDP allocated housing sites gained planning permission:
 - Land at Crick Road, Portskewett (SAH2) 291 dwellings including 73 affordable homes (25%);
 - Chepstow Road, Raglan (SAH10(iii)) 45 dwellings including 16 affordable homes (35%);
 - Main Village site at Dingestow (SAH11(iii)) 15 dwellings comprising 9 affordable (60%) and 6 general market homes.
 - Main Village site at Llanfair Kilgeddin (SAH11(x)) 5 dwellings comprising 3 affordable (60%) and 2 general market homes.Progress has also been made in relation to the remaining strategic housing site that has not yet gained planning permission.
- The target densities of housing permitted on the Housing Sites (SAH1 and SAH10) was met for the two allocated sites at Crick Road, Portskewett and Chepstow Road, Raglan.
- Affordable housing policy targets set out in Policy S4 are generally being met in relation to planning permissions granted in the Main Towns, Rural Secondary Settlements, Severnside settlements and Main Villages.

Economy and Enterprise

- The County has a total of 40.16 hectares of employment land available, indicating that sufficient employment land is maintained to meet the identified take up rate.
- There has been progress in terms of employment permissions within the County, with permissions granted for a range of B use class employment uses on protected employment sites (SAE2) and non-allocated sites (totalling 4.88 hectares). A number of rural diversification and rural enterprise schemes have also been approved (7).
- The Council approved proposals for a total of 22 tourism facilities, all of which related to tourist accommodation ranging from a hotel, holiday lets to glamping accommodation. The Sustainable Tourism Accommodation Supplementary Planning Guidance [SPG] (November 2017) has helped clarify our general support for this important sector of our economy.

Retail and Community Facilities

- Vacancy rates in all of the County's central shopping areas, with the exception of Chepstow and Usk, remain below the Great Britain rate.

- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the Primary Shopping Frontages SPG.
- A total of 8 community and recreation facilities have been granted planning permission.

Environment

- One application was permitted with the specific aim of delivering habitat creation.
- Ample land remains available for potential waste management sites and there has been no reduction in the minerals land bank.
- There were no applications that resulted in the loss of listed buildings or historic sites and no development permitted which would have an adverse impact on the historic environment.

7.4 This indicates that much of the policy framework is operatively effectively allowing appropriate development to take place and that good progress has been made in implementing the LDP.

7.5 The analysis also indicates that there are various policy indicators which are not being achieved but there are no corresponding concerns over policy implementation (amber traffic light rating). Further investigation has determined that there are justified reasons for the performance recorded and this is not representative of any fundamental issue with the implementation of the policy framework or strategy at this time. The most significant findings in relation to these are as follows:

Housing

- The proportion of new residential permissions in the Main Towns was lower than the identified target. This is due to the allocated strategic sites in Abergavenny, Monmouth and Chepstow gaining planning permission in previous monitoring periods. Conversely, the proportion of new residential permissions in the Severnside Area was higher than the identified target, this is attributable to the permission at the Crick Road, Portskewett (SAH2) site.
- The proportion of residential completions in the Main Towns were higher than the identified LDP target, the majority of which were attributable to completions on the allocated site at Wonastow Road, Monmouth with a lesser amount in Abergavenny at the allocated site at Deri Farm, Abergavenny and a windfall site at The Hill, Abergavenny. In contrast completions in Severnside remain below the identified LDP target, with the majority of completions at the allocated site at Sudbrook Paper Mill.
- While there has been some progress with the Main Village allocations (total of 36 affordable dwelling permissions and 12 affordable dwelling completions since the Plan's adoption), the target for these sites to collectively deliver 20 affordable dwellings per annum has not been achieved. However, two Main Village sites gained permission over the monitoring period (SAH11(iii) and SAH11(x)).

Economy and Enterprise

- While sufficient employment land is available across the County, the take-up (completions) of employment land was limited over the monitoring period (0.873ha on SAE1 and SAE2 sites) which is mainly attributable to development on the Identified Industrial and Business Sites at Westgate Business Park, Llanfoist (SAE1d) and Beaufort Park, Chepstow (SAE1i). The remainder related to development on protected employment (SAE2) sites (Wonastow Road, Monmouth and Cuckoos Row, Raglan). Additional permissions were nevertheless granted on SAE2 and non-allocated employment sites over the monitoring period, accordingly it is anticipated that take-up will improve in the next monitoring period.
- 3 applications involving the loss of B use class employment land were approved, totalling 0.105 hectares. However, the loss was justified within the context and requirements of the LDP policy framework.

Retail and Community Facilities

- All new retail floorspace permitted was outside of the County's town centres relating to three applications. However, all three of the proposals were considered appropriate given the circumstances of the individual applications and justified within the context of the Plan's retail planning policy framework.
- Vacancy rates in the central shopping areas of Caldicot, Chepstow, Raglan and Usk have risen. However, the increases do not raise any immediate concerns with the vitality and viability of the centres.
- 2 community facilities were lost to alternative uses. However, the loss in both instances is justified within the context and requirements of the LDP policy framework.

Environment

- One application was permitted on areas of open space not allocated for development in the LDP, however this related to development of a new community centre at the Three Fields site in Magor.
- There was a marginal increase of non-allocated greenfield land granted planning permission at 9.71ha compared with the previous monitoring period. However, this related to a marginal increase of 0.73ha and is lower than the figures recorded in all other monitoring periods. Residential development accounted for much (38.3%) of the non-allocated greenfield land permitted, all of which were considered acceptable in principle in accordance with the overall LDP policy framework

7.6 Notwithstanding the above, the information collected through the monitoring process has identified a number of key policy indicator targets/monitoring outcomes that are not progressing as intended (red traffic light rating). These are as follows:

Strategy and Housing

- The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018-19 period demonstrates that the County had 4.0 years' housing land supply (based on the residual methodology prescribed in TAN1). This is the fourth consecutive year that the land supply has fallen below the 5 year target. It is however notable that the land supply has increased since the last monitoring period (3.9 years) which is considered to be a result of the introduction and implementation of the Council's policy approach to unallocated sites.
- The remaining allocated strategic housing site at Vinegar Hill, Undy is yet to obtain planning permission. However, further progress with the site has taken place over the current monitoring period and it is expected an application will be received for the first phase during the next monitoring period. Progress on the delivery of the LDP strategic housing sites is provided in the policy analysis section for Policy S3.

Environment

- There has been a substantial decrease of development permitted on brownfield sites (3.7ha/12.7%) since the previous monitoring period. This is lower than the figures recorded in all of the previous AMR monitoring periods which is reflective of the limited opportunities/scope for further significant brownfield development in the County.

7.7 It remains evident that the lack of a 5 year housing land supply continues to be a matter of concern. Although the housing land supply has increased to 4.0 years over the monitoring period, predominantly due to the introduction and implementation of the Council's policy approach to unallocated sites, it remains below the 5 year target. A fundamental contributing factor to this shortfall is the slower than anticipated progression of allocated strategic housing sites since the Plan's adoption. While there is sufficient housing land allocated in the LDP to meet the identified dwelling requirements over the Plan period, sites have not progressed as quickly as expected for a variety of reasons, many of which are independent of the planning system such as the wider economy and housing market. Site viability is a major factor impacting on site deliverability and viability assessments slow down the determination of planning applications. The delayed site delivery affects the amount of general market and affordable housing being delivered through the planning system. The TAN1 requirement for LPAs to base the 5 year housing land supply calculation on the residual method is also considered to be a contributing factor in the current shortfall of housing land in the County.

7.8 In terms of housing delivery, the 7 LDP strategic housing sites were due to deliver approximately 2,020 units out of the total need of 4,500 units, with the remainder provided via allocated urban sites (SAH8 Tudor Road, Wyesham and SAH9 Coed Glas, Abergavenny), SAH10 rural secondary settlement sites, SAH11

main village sites, and other windfall sites. Progress on the delivery of the LDP strategic housing sites is provided in the policy analysis section for Policy S3 which demonstrates a Plan period shortfall (i.e. up to the end of 2021) of 946 dwellings from the strategic sites.

- 7.9 However, as evidenced in the AMR, progress is being made in bringing the LDP allocated sites forward. An additional four allocated sites gained planning permission over the monitoring period and progress is being made in bringing the remaining strategic site forward. This demonstrates that the strategic sites are deliverable, however, their slower than anticipated delivery rate has obvious implications for the housing land supply and continues to suggest that there is a need for additional site allocations to increase the supply of housing land.
- 7.10 It is essential that the lack of a 5 year housing land supply is addressed to enable the Plan's overall housing requirement to be met. However, as noted above, while housing land supply has increased over the current monitoring period due to the introduction and implementation of the Council's policy approach to unallocated sites, it is highly unlikely that Monmouthshire will re-gain a 5 year supply under the current Plan. Accordingly there is a need for additional site allocations to increase the supply of housing land. This continues the trend identified in the previous three AMRs and Joint Housing Land Availability Studies (JHLAS) which led to the Council's decisions to initiate an early review and subsequent revision of the Plan, and to take a positive policy approach to considering unallocated sites in order to address the shortfall in the housing land supply.
- 7.11 The low proportion of development permitted on brownfield sites during the current monitoring period reflects the limited opportunities and scope for further significant development on brownfield sites in the County. This is identified as a key issue in the Replacement LDP Issues, Vision and Objectives Paper (Issue 16) and is reflected in Objective 6 which seeks to promote the efficient use of land, including the need to maximise opportunities for development on previously developed land, whilst recognising that brownfield opportunities are limited in Monmouthshire. The potential for further development on brownfield land will be considered as part of the LDP revision process.
- 7.12 Given the importance attached to the land supply issue, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a replacement LDP.
- 7.13 In May 2018 the Council resolved to commence work on a replacement LDP for the County (excluding the area within the BBNP) which covers the period 2018-2033. The Replacement LDP will be prepared in accordance with the Delivery Agreement which will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current

monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.

Supplementary Planning Guidance (SPG)

- 7.14 SPG preparation/adoption will continue in the next monitoring period as appropriate. Where essential, however, resources will be focused on the Revised Plan.

Sustainability Appraisal (SA) Monitoring

- 7.15 Section 6 expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. There is an overlap between some of the LDP and SA indicators helping to demonstrate how the LDP monitoring and SA monitoring are interlinked.

- 7.16 Some of the most notable findings specific to the SA during the current monitoring period include:

- 100% of major new development⁸ is located within a 10 minute walk from a frequent and regular bus service. This is the same as the previous AMR.
- Three trees that were part of a Tree Preservation Order woodland were lost to development, this was however necessary as the trees were diseased and structurally unsound. This was a marginal increase since the previous AMR as only one tree was lost in that period, however, it was necessary for safety reasons and therefore justified.
- One location where the annual objective levels of nitrogen dioxide was exceeded (Hardwick Hill, Chepstow). This is the same location as the previous 3 AMRs.
- 3 of 13 proposals permitted on LDP allocated sites and sites of over 10 dwellings/1ha incorporated Sustainable Urban Drainage Systems (SUDS)⁹ into the scheme. This is a reduction since the previous AMR where 10 of 15 schemes incorporated SUDS.
- 3 rivers across the County experienced summer low flow (River Usk, River Wye and River Monnow). This is the first time any of the rivers in the County have recorded summer low flow since adoption of the LDP.

⁸ Major development is defined as development involving one or more of the following: developments of 10 or more dwellings or 0.5ha or more; development of building or buildings where the floor space to be created is 1000m² or more; developments on site with an area of 1ha or more; winning or working of minerals, or use of the land for mineral working deposits; or, waste development.

⁹ SUDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SUDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SUDS achieve this by lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment (*British Geological Society*).

- 62.41% of Monmouthshire's total household waste was recycled or composted. This has decreased marginally since the previous AMR where 63% was recorded.
- Approximately 2.86 hectares of agricultural land at Grade 3a and higher potentially lost to major development. This relates to the Rockfield Road site in Monmouth granted outline planning permission for 70 dwellings. This is almost identical to the previous AMR period where 2.8 hectares was recorded.
- 7.1% increase in tourism expenditure (£218.93 million) compared to £204.43 million over the previous 2016 period.

Recommendations

- 7.17 The 2018-19 AMR indicates that good progress continues to be made in implementing many of the Plan's policies and that overall the strategy remains sound. There were fewer 'red' ratings recorded during the current monitoring period, compared to the 2017-18 AMR due to improved performance in relation to dwellings completions (Policies S1/S2/S4), affordable housing permissions (Policy S4) and progress on allocated strategic sites (Policy S3). However, a number of the key policy targets are not being met which indicates that these policies are not functioning as intended. Fundamentally, the continued lack of a 5 year housing land supply remains a matter of concern that needs to be addressed if the Plan's housing requirements and the needs of Monmouthshire's communities are to be met.
- 7.18 Given the importance attached to the land supply issue, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. Based on the evidence contained within the Review Report it was concluded that the LDP should be revised and that this should take the form of a full revision procedure. The Council resolved in May 2018 to commence work on a Replacement LDP for the County (excluding the area within the BBNP) which will cover the period 2018-2033. The Replacement LDP will be prepared in accordance with the Delivery Agreement which will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.
- 7.19 Accordingly, the AMR recommends the following:
1. Continue to progress work on the Replacement LDP. This will ensure continued Plan coverage in the County, thereby avoiding the risks associated with any policy vacuum. The next formal stage of LDP revision involves the preparation of a Preferred Strategy. This will be published during the next monitoring period.

2. Submit the fifth AMR to the Welsh Government by 31 October 2019 in accordance with statutory requirements. Publish the AMR on the Council's website.
3. Continue to monitor the Plan through the preparation of successive AMRs.

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<p>Name of the Officer completing the evaluation Mark Hand</p> <p>Phone no: 01633 644803 E-mail: markhand@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal</p> <p>Submit the adopted Monmouthshire Local Development Plan (LDP) fifth Annual Monitoring Report (AMR) to the Welsh Government in accordance with statutory requirements and publish the Report on the Council's website.</p>
<p>Name of Service area</p> <p>Planning (Planning Policy)</p>	<p>Date</p> <p>16/09/2019</p>

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Are your proposals going to affect any people or groups of people with protected characteristics? Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	The AMR includes indicators that monitor health and access to community facilities and open space. These matters affect all of our communities but could disproportionately affect children and elderly people who may have limited ability to travel greater distances.	None	The AMR includes indicators that monitor health and access to community facilities and open space.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Disability	The AMR includes indicators that monitor health and access to community facilities and open space. These matters affect all of our communities but could disproportionately affect people with disabilities who may have limited ability to travel greater distances.	None	The AMR includes indicators that monitor health and access to community facilities and open space.
Gender reassignment	None	None	N/A
Marriage or civil partnership	None	None	N/A
Pregnancy or maternity	None	None	N/A
Race	None	None	N/A
Religion or Belief	None	None	N/A
Sex	None	None	N/A
Sexual Orientation	None	None	N/A

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Welsh Language	None	None	This and successive AMRs will measure the impacts of the LDP on a range of social, economic and environmental indicators. The Planning (Wales) Act 2015 provides a statutory basis to the established practice of giving consideration to the impacts of LDPs on the use of the Welsh language and that sustainability appraisals include specific consideration of such impacts. The AMR will be published in Welsh and English.
Poverty	None	None	N/A

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Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!



Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs	<i>The LDP strategy seeks to increase employment opportunities within Monmouthshire; the policy framework protects existing employment sites and allocates additional land for employment use.</i> Positive: The AMR monitors the implementation of the Plan as a whole, including employment policies.	Continue to monitor employment land supply and take up throughout the County through the annual Employment Land Survey undertaken by the Planning Policy Service. The data from this survey will inform the 2019-20 AMR. The results of the AMRs will identify trends and allow remedial action to be taken, if necessary, to ensure the LDP objectives are being delivered, those objectives

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	Negative: None.	being directly related to creating a prosperous Wales.
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p><i>The LDP strategy seeks to maintain and enhance biodiversity within Monmouthshire; the policy framework protects existing sites and promotes green infrastructure.</i></p> <p>Positive: The AMR monitors the implementation of the Plan as a whole, including biodiversity impacts.</p> <p>Negative: None.</p>	<p>Continue to monitor biodiversity throughout the County to inform the 2019-20 AMR.</p> <p>The results of the AMRs will identify trends and allow remedial action to be taken, if necessary, to ensure the LDP objectives are being delivered, those objectives being directly related to creating a resilient Wales.</p>
<p>A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood</p>	<p>Positive: The AMR monitors the implementation of the Plan as a whole. The sustainability appraisal/strategic environmental appraisal measures LDP impact on a range of sustainability indicators including air and water quality.</p> <p>Negative: None.</p>	<p>Continue to monitor sustainability indicators throughout the County to inform the 2019-20 AMR. The results of the AMRs will identify trends and allow remedial action to be taken, if necessary, to ensure the LDP objectives are being delivered. Creating healthy communities forms part of delivering sustainable development.</p>
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	<p>Positive: The AMR monitors the implementation of the Plan as a whole, including the spatial strategy.</p> <p>Negative: None.</p>	<p>Continue to monitor indicators to inform the 2019-20 AMR. The results of the AMRs will identify trends and allow remedial action to be taken, if necessary, to ensure the LDP objectives are being delivered. Creating healthy communities forms part of delivering sustainable, resilient and cohesive communities.</p>
<p>A globally responsible Wales Taking account of impact on global well-being when considering local</p>	<p>Positive: The AMR monitors the implementation of the Plan as a whole. The sustainability appraisal/strategic environmental appraisal measures LDP impact on a range of sustainability</p>	<p>Continue to monitor SA indicators to inform the 2019-20 AMR.</p>

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
social, economic and environmental wellbeing	<p>indicators. Preparation of the AMR allows the Council to assess LDP impact on the social, economic and environmental well-being of the County.</p> <p>Negative: None.</p>	
<p>A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>Positive: The AMR monitors the implementation of the Plan as a whole, including impact on community facilities. The Welsh language impact is a material planning consideration and was fully considered during the adoption of the LDP via the SA/SEA process.</p> <p>Negative: None.</p>	Continue to monitor indicators throughout the County to inform the 2019-20 AMR. The Planning (Wales) Act 2015 provides a statutory basis to the established practice of giving consideration to the impacts of LDPs on the use of the Welsh language and that sustainability appraisals include specific consideration of such impacts.
<p>A more equal Wales People can fulfil their potential no matter what their background or circumstances</p>	<p>Positive: Preparation of the AMR allows the Council to assess LDP impact on the social, economic and environmental well-being of the County.</p> <p>Negative: None.</p>	Continue to monitor indicators throughout the County to inform the 2019-20 AMR. Reflecting the trends identified in the 2017-18 AMR, the results of the fifth AMR identifies an issue with housing land supply, although recognises this has increased to 4.0 years from 3.9 years in the previous monitoring period owing predominately to the Council's positive policy approach to unallocated sites. This affects the ability of our communities to secure appropriate and affordable accommodation. The continued progression of a Replacement LDP is therefore maintained. Creating a more equal Wales forms part of delivering sustainable development.

3. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Long Term</p> <p>Balancing short term need with long term and planning for the future</p>	<p>The fifth AMR measures short/medium term impacts since Plan adoption which enables future comparative analysis. Sustainable development is central to the adopted LDP.</p>	<p>Successive AMRs will be prepared on an annual basis, providing both an annual evaluation of Plan performance and year by year comparison from which emerging long term trends may be identified and reported on. This will inform the evidence base for the Replacement LDP.</p>
 <p>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>The AMR measures Plan implementation and delivery. The LDP was prepared through extensive engagement with a wide range of internal and external stakeholders.</p>	<p>The Council will continue to monitor and report on in the 2019-20 AMR and will consider actions required in light of the AMR findings. The AMR indicates that some of the Plan's objectives are not being delivered, particularly in terms of housing land supply, and therefore officers recommend to continue to progress work on the Replacement LDP.</p>
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>The LDP was prepared through extensive engagement with a wide range of internal and external stakeholders.</p>	<p>There is no requirement to undertake consultation on this AMR. The Replacement LDP will be taken forward through extensive stakeholder engagement, expanding on the methods used previously.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The AMR demonstrates the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. Emerging trends may be identified and appropriate action considered at an early stage.</p>	<p>The AMR recommends to continue to progress work on the Replacement LDP. This will ensure continued Plan coverage in the County, thereby avoiding the risks associated with any policy vacuum.</p>
 <p>Integration</p> <p>Considering impact on all wellbeing goals together and on other bodies</p>	<p>The AMR measures the impact of the LDP on the social, economic and environmental well-being of the County.</p>	<p>Future AMRs will examine LDP impacts over a longer period and evidence the emergence of any trends at different spatial scales. Delivering sustainable development (social, economic and environmental) is central to the LDP.</p> <p>Continue to monitor indicators to inform the 2019-20 AMR.</p>

4. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Social Justice, Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Social Justice	None	None	N/A
Safeguarding	None	None	N/A

Corporate Parenting	None	None	N/A
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5. What evidence and data has informed the development of your proposal?

An extensive range of data sets have been used to prepare the AMR, from a wide range of sources both internal and external to the Council. These are clearly referenced in the document, but include:

The Development Management planning application database and Monmouthshire County Council publications including:

- Monmouthshire LDP ‘Retail Background Paper’, July 2019.
- Monmouthshire LDP ‘Employment Background Paper’, July 2019.
- Monmouthshire ‘Joint Housing Land Availability Study’, June 2019.
<http://www.monmouthshire.gov.uk/app/uploads/2018/06/Monmouthshire-JHLAS-Report-2018.pdf>

Additional data has been provided by colleagues in the Conservation, Countryside, Economic Development, Housing, Waste and Transport Services.

External sources of data include Welsh Government, Cadw, Natural Resources Wales.

6. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

Positive - The AMR is a positive tool for monitoring the effectiveness of the LDP and ultimately determining whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan’s policies are functioning effectively. It allows the Council to assess the impact of the LDP on the social, economic and environmental well-being of the County and identifies any significant contextual changes that might influence the Plan’s implementation or revision.

The AMR is required to be prepared each year following plan adoption, providing an annual evaluation of plan performance and year by year comparison. This is the fifth AMR to be prepared since the adoption of the LDP and is based on the period 01 April 2018 – 31 March 2019. The findings of the fifth AMR have been analysed and compared to the findings in previous four AMRs allowing emerging trends to be identified and reported on.

The AMR recommends that work progresses on the Replacement LDP. This will ensure continued Plan coverage in the County, thereby avoiding the risks associated with any policy vacuum. The next formal stage of LDP revision involves the production of a Preferred Strategy. This will be published during the next monitoring period. It is further recommended that the AMR is submitted to the Welsh Government in accordance with statutory requirements.

Negative – None. There are no implications, positive or negative, for social justice, corporate parenting or safeguarding.

7. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible
Submit the fifth AMR to the Welsh Government by 31 October 2019 in accordance with statutory requirements. Publish the AMR on the Council's website.	October 2019.	Head of Placemaking, Housing, Highways and Flood

8. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision making process. It is important to keep a record of this process to demonstrate how you have considered and built in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1.0	Economy and Development Select	05/09/2019	N/A

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SUBJECT: VARIOUS ROADS, COUNTY WIDE AMENDMENT NO.1 OF CONSOLIDATION ORDER 2019

MEETING: Cabinet Member for County Operations
DATE: 9th October 2019
DIVISION/WARDS AFFECTED: Various

1. PURPOSE:

To consider the proposed Order subsequent to representations received following advertisement in accordance with the Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996.

2. RECOMMENDATIONS:

Not to hold an inquiry into the proposal and to approve and implement the proposed Order.

3. KEY ISSUES:

Following requests received from residents, local ward members and contractors, as part of ongoing works, it has been necessary to promote an amendment order to the Authority's Consolidation Order, which was made earlier this year. A total of 26no. Orders were proposed county wide to ensure the safe, efficient and effective use of the highway network and this report seeks to implement all those that did not receive any formal representations during the statutory consultation process, which ended 23 August 2019. The 20no. Orders not receiving any objections/representations are listed below in black text:

1812	VARIOUS ROADS, LLANGWM, DEVAUDEN	To amend the existing Speed Limit on a section of the B4235, The Dyffryn and Unnamed road.
1813	SALEYARD, MAESYGWARTHA, CLYDACH NORTH, CLYDACH SOUTH, OLD A465, ABERGAVENNY	To amend the existing Speed Limit.
1814	STATION ROAD AND OLD TRAP ROAD, GILWERN, ABERGAVENNY	To amend the existing Speed Limit on parts of the roads identified above.
1815	LAUNDRY PLACE, GROFIELD, ABERGAVENNY	To introduce Prohibition of Waiting restrictions at specified times on part of the road identified above.
1816	TRINITY TERRACE, BAKER STREET, GROFIELD, ABERGAVENNY	To introduce residents only permit parking bays (at all times) for residents of numbers 10, 11, 12, 13, 14, 15 and 17 only and revoke a Disabled Persons Parking Place outside no. 10 and Prohibition of Waiting restriction on part of the road identified above.
1817	TRINITY STREET, GROFIELD, ABERGAVENNY	To extend the existing Prohibition of Waiting at Any Time restriction on a section of the road identified above.
1818	R1, CRUCORNEY, ABERGAVENNY	To introduce Prohibition of Waiting at Any Time restrictions on part of the road identified above.
1819	BELMONT CRESCENT, CASTLE, ABERGAVENNY	To introduce Prohibition of Waiting at Any Time restrictions on parts of the road identified above.
1820	CROSS STREET, PRIORY, ABERGAVENNY	To introduce a Police vehicle only parking bay on part of the road identified above.

1821	THE HENDRE, LLANTILIO CROSSENNY	To amend the existing Speed Limit on various roads.
1822	GLYNWOOD ROAD (C53-4), ST ARVANS	To introduce a Prohibition of Motor Vehicles restriction on part of the road identified above.
1823	VARIOUS ROADS, LLANSOY, DEVAUDEN	To amend the existing Speed Limit on various roads in Llansoy.
1824	CHARLES ROAD, MITCHEL TROY	To introduce a Disabled Persons Parking Place on part of the road identified above.
1825	NEWTOWN ROAD, GOETRE FAWR	To introduce Prohibition of Waiting at Any Time restrictions on part of the road identified above.
1826	R108, TREDUNNOCK, LLANGYBI FAWR	To amend the existing Speed Limit on part of the road identified above.
1827	VARIOUS ROADS, USK	To introduce a Prohibition of Waiting at Any Time and Prohibition of Waiting at specified times and days order on part of Mill Street Close and Mill Street.
1828	MATHERN ROAD, HIGH BEECH LANE AND CEMETERY ACCESS ROAD, LARKFIELD, CHEPSTOW	To introduce Prohibition of Waiting at Any Time restrictions on part of the roads identified above.
1829	FITZOSBORN CLOSE, LARKFIELD, CHEPSTOW	To extend the existing Prohibition of Waiting at Any Time restrictions on part of the road identified above.
1830	ROCKWOOD ROAD, ST MARYS & LARKFIELD, CHEPSTOW	To introduce Prohibition of Waiting at Any Time restrictions on part of the road identified above.
1832	CONWAY DRIVE, THORNWELL, CHEPSTOW	To introduce a 24-hour rural clearway of part of the road

		identified above.
1833	ST PIERRE ACCESS ROAD, SHIRENEWTON, CHEPSTOW	To introduce a Prohibition of Right Turn restriction on part of the road identified above.
1834	VARIOUS ROADS, DRYBRIDGE, MONMOUTH	To introduce a Coaches only parking place in Blestium Street and a Disabled Persons Parking Place in Monnow Street.
1835	VARIOUS ROADS, GREEN LANE & CALDICOT CASTLE, CALDICOT	To introduce an area wide Speed Limit on various roads within the wards mentioned above.
1836	NEWPORT ROAD AND NEW ROAD, WEST END AND DEWSTOW, CALDICOT	To introduce Prohibition of Waiting at Any Time restrictions on part of the roads identified above.
1837	OLD SCHOOL GARDENS, ROGIET	To introduce Prohibition of Waiting at Any Time and Prohibition of Waiting at specified times restrictions on part of the road identified above.
1838	VARIOUS ROADS, ROGIET	To introduce an area wide Speed Limit on various roads within the ward mentioned above.

A further report will be prepared shortly relating to all those Orders shown in red, once officers have been able to consider the representations fully. However, in order to expedite those Orders not receiving any representations it is considered appropriate to divide the Order and report in to two.

4. REASONS:

Officers have visited all of the locations on several occasions and can see merit in promoting the proposed Orders. As such, it is requested the above named Order be made to ensure various orders are implemented, amended or removed along various roads throughout the County to ensure the safe and efficient use of the highway network.

This Order follows the recent consolidation order process that was undertaken by the Highway Authority for all existing permanent traffic regulation orders within the County.

Unfortunately, in processing and completing the recent consolidation order it was not possible to promote, amend or remove any orders within the County for some time, which resulted in a back-log of orders being accumulated. However, this order seeks to address the majority of these requests and it is therefore a requirement to progress an amendment order to the existing 'Monmouthshire County Council (Traffic Regulation and Speed Limit) (Consolidation) Order 2019.

5. RESOURCE IMPLICATIONS:

The costs of the proposed Traffic Regulation Order and all associated signing and lining works will be funded by Monmouthshire County Council's capital grant and/or the contractor where relevant.

6. SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS

There are no sustainability issues regarding any of the proposed restrictions.

7. CONSULTEES:

Senior Leadership Team
County Councillor J Pratt, Cabinet Member for County Operations
County Councillor Simon Howarth
County Councillor Sheila Woodhouse
County Councillor David Hughes-Jones
County Councillor Maureen Powell
County Councillor Tudor Thomas
County Councillor Ann Webb
County Councillor Robert Greenland
County Councillor Bryan Jones
County Councillor Peter Clarke
County Councillor Paul Pavia

County Councillor Armand Watts
County Councillor Louise Brown
County Councillor Mat Feakins
County Councillor Alan Davies
County Councillor Jo Watkins
County Councillor David Evans
County Councillor Anthony Easson
County Councillor Linda Guppy

8. BACKGROUND PAPERS:

Notice of Intention, Proposed Traffic Regulation Order plans and Statement of Reasons.

9. AUTHOR:

Paul Keeble Group Engineer, Highway & Flood Management

10. CONTACT DETAILS:

E-mail: Paulkeeble@monmouthshire.gov.uk

Telephone: 01633 644733



Future Generations Evaluation (includes Equalities and Sustainability Impact





<p>Name of the Officer completing the evaluation: Paul Keeble</p> <p>Phone no:01633644733</p> <p>E-mail:PaulKeeble@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal To address concerns of road safety relating to static (parking) and moving (speeding) violations and to ensure the safe and efficient use of the highway network.</p>
<p>Name of Service Highways</p>	<p>Date Future Generations Evaluation form completed 20th September 2019</p>


1. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal.

Well Being Goal	How does the proposal contribute to this goal? (positive and negative)	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	Neutral	N/A
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	Positive – Reduce levels of congestion, improve current parking arrangements and practices and reduce vehicle speeds on the highway network.	N/A
<p>A healthier Wales People’s physical and mental wellbeing is maximized and health impacts are understood</p>	Positive – Seek to reduce the reliance on the private car and encourage the use of more sustainable modes of transport, such as walking and cycling.	N/A

Well Being Goal	How does the proposal contribute to this goal? (positive and negative)	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	<p>Positive – improve road safety within the various areas, which in turn will empower parents, children and pedestrians as a whole to walk and cycle within their respective communities more. Leading to a more connected and cohesive community in which they live.</p>	<p>N/A</p>
<p>A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>Neutral</p>	<p>N/A</p>
<p>A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>Positive – any signage provided with text will be bilingual, given prominence to Welsh above English at all times. This will also be true for any lining works required.</p>	<p>N/A</p>
<p>A more equal Wales People can fulfil their potential no matter what their background or circumstances</p>	<p>Neutral</p>	<p>N/A</p>

2. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p>Long-term Balancing short term need with long term and planning for the future</p>	<p>With the increase of vehicle ownership, it is imperative that the Authority ensures the safe and efficient use of its network, by providing or prohibiting parking when and where appropriate. It is also imperative that we seek to reduce vehicle speeds on our roads by promoting lower speed limits in order to improve road safety and encourage people to walk and cycle more.</p>	<p>Discussions with relevant stakeholders to understand the concerns raised and agree a suitable way forward for all parties following site visits and investigations by officers</p>
 <p>Collaboration Working together with other partners to deliver objectives</p>	<p>Working in partnership with the Police and Go Safe to ensure the safe and efficient use of the highway network for any moving violations. Also working with internal partners to ensure parking restrictions are enforced as and where necessary.</p>	<p>Consultation with relevant stakeholders</p>
 <p>Involvement Involving those with an interest and seeking their views</p>	<p>The Authority has undertaken a statutory consultation process to determine and consider the needs of the local communities.</p>	<p>As indicated</p>
 <p>Prevention Putting resources into preventing problems occurring or getting worse</p>	<p>By implementing the proposed Order, it will provide suitable places for vehicles to park, or prohibit vehicles from parking close to junctions or on lengths of road that may cause road safety concerns. It will also seek to address speed complaints or reinforce works undertaken by external contractors, specifically working on the Heads of the Valleys scheme.</p>	<p>Discussions with relevant stakeholders to understand the concerns raised and agree a suitable way forward for all parties following site visits and investigations by officers</p>

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p>Positively impacting on people, economy and environment and trying to benefit all three</p>	<p>Seek to encourage more walking and cycling within communities as parents, children and pedestrians as a whole will feel more confident crossing at the various junctions or walking with reduced vehicle speeds.</p>	<p>Discussions with relevant stakeholders to understand the concerns raised and agree a suitable way forward for all parties following site visits and investigations by officers</p>

3. **Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	Encourage pedestrians to walk and cycle more within their respective communities, thereby improving the level of road safety and allowing for a happier and healthier lifestyle.		N/A
Disability	Improve parking at and around junctions, where concerns have been raised in terms of visibility.		N/A
Gender reassignment	N/A		
Marriage or civil partnership	N/A		
Race	N/A		
Religion or Belief	N/A		
Sex	N/A		
Sexual Orientation	N/A		
Welsh Language	Any and all signs and lines associated with the Order will be bilingual, given prominence to the Welsh Language.		

4. Council has agreed the need to consider the impact its decisions has on important responsibilities of Corporate Parenting and safeguarding. Are your proposals going to affect either of these responsibilities? For more information please see the guidance note <http://hub/corporatedocs/Democratic%20Services/Equality%20impact%20assessment%20and%20safeguarding.docx> and for more on Monmouthshire's Corporate Parenting Strategy see <http://hub/corporatedocs/SitePages/Corporate%20Parenting%20Strategy.aspx>

	Describe any positive impacts your proposal has on safeguarding and corporate parenting	Describe any negative impacts your proposal has on safeguarding and corporate parenting	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	N/A		
Corporate Parenting	N/A		

5. What evidence and data has informed the development of your proposal?

Officers have undertaken several site visits (including site visits with local community representatives and stakeholders) to the various locations and concluded the need and appropriateness of the proposals.

6. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

The proposed traffic regulation order will enable local residents to feel more empowered and safe within their respective communities as vehicle speeds will be reduced, or parking will be restricted at various locations. It will also seek to address and provide dedicated parking for properties and the emergency services where it has been deemed appropriate. By providing the various restrictions it will assist colleagues in the Police and Go Safe in their duties to consider and enforce any moving violations and allow the Authority's Civil Parking Enforcement Officers the ability to enforce any parking restrictions.

7. Actions. As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

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What are you going to do	When are you going to do it?	Who is responsible	Progress
Implement order and appropriate works	Following publication of notice of making.	Traffic & Road Safety Team	On-going

8. Monitoring: The impacts of this proposal will need to be monitored and reviewed. Please specify the date at which you will evaluate the impact, and where you will report the results of the review.

The impacts of this proposal will be evaluated on:	After a period of 6 months
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CYNGOR SIR FYNWY

DEDDF RHEOLEIDDIO TRAFFIG FFORDD 1984

GORCHYMYN CYFUNO (RHEOLEIDDIO TRAFFIG A THERFYN CYFYNGDER 2019 (DIWYGIAD RHIF 1)

GWAHANOL FFYRDD, SIR FYNWY

HYSBYSIR DRWY HYN bod Cyngor Sir Fynwy yn cynnig, yn unol â Gorchymyn Traffig Awdurdodau Lleol (Gweithdrefn) (Lloegr a Chymru) 1996 a Deddf Rheoleiddio Traffig Ffordd 1984 (y cyfeirir ati o hyn ymlaen fel 'y Ddeddf'), fel y'i diwygiwyd a Rhan IV Atodlen 9 y Ddeddf a'r holl bwerau galluogi eraill ac ar ôl ymgynghori gyda Phrif Swyddog yr Heddlu, i wneud y Gorchymyn uchod, ac i ddiwygio'r cyfyngiadau ar y ffyrdd dilynol fel yr amlinellir islaw ac yn yr Atodlen.

1. Mae'r Cyngor yn cynnig gwneud Gorchymyn Diwygiad Rhif 1 fydd â'r effaith cyffredinol o ddiwygio Gorchymyn Cyfuno (Traffig a Therfyn Cyflymder) 2019 Cyngor Sir Fynwy ("y Gorchymyn Cyfuno") i sicrhau defnydd diogel ac effeithiol o'r rhwydwaith prifffyrdd.

2. Mae dogfenau'n rhoi mwy o fanylion o'r cynigion ar gael ar-lein yn www.monmouthshire.gov.uk/public-consultation-traffic a gellir eu harchwilio yn ystod oriau swyddfa arferol ar ddyddiau Llun i ddyddiau Gwener cynhwysol yn Neuadd y Sir, Y Rhadyr, Brynbuga, NP15 1GA tan ddiwedd cyfnod o 21 diwrnod o'r dyddiad y cyhoeddir yr hysbysiad hwn. Bydd hyn yn cynnwys copïau o'r Gorchymyn Cyfuno, ynghyd â'r Atodleni a'r Mapiau a gynigir yn dangos y damau o ffyrdd y mae'r Gorchymyn arfaethedig yn cyfeirio atynt, ynghyd â Datganiad Rhesymau y Cyngor am gynnig gwneud y Gorchymyn.

3. Os dymunwch ffonio i gael mwy o wybodaeth neu eglurhad, ffoniwch 01633 644644, neu anfon e-bost at LauraBazely@monmouthshire.gov.uk os gwelwch yn dda.

4. Dylai unrhyw berson sy'n dymuno gwrthwynebu'r Gorchymyn arfaethedig anfon datganiad ysgrifenedig o'u gwrthwynebiadau gan roi manylion ar ba sail y cânt eu gwneud at Matthew Phillips, Pennaeth Cyfraith a Swyddog Monitro yn Neuadd y Sir, Y Rhadyr, Brynbuga, NP15 1GA. Dylai unrhyw sylwadau gael eu hanfon a chyrraedd o fewn 21 diwrnod o gyhoeddi'r hysbysiad a'u marcio'n glir: "Er sylw Matthew Phillips - Gorchymyn Cyfuno Diwygiad Rhif 1". Bydd y Cyngor Sir yn ystyried gwrthwynebiadau a sylwadau a dderbyniwyd mewn ymateb i'r Hysbysiad hwn. Gall y rhain gael eu lleadau'n eang ar gyfer dibenion hyn a bod ar gael i'r cyhoedd.

Dyddiedig: 1 Awst 2019

Matthew Phillips, Pennaeth Cyfraith a Swyddog Monitro, Cyngor Sir Fynwy

ATODLEN 1

1812	FFYRDD AMRYWIOL, LLANGWM, Y FENNI	Diwygio'r Terfyn Cyflymder presennol ar ran o'r B4235, Y Dyffryn a ffordd heb ei henwi.
1813	SALEYARD, MAESYGWARTHA, GOGLEDD CLYDACH, DE CLYDACH, HEN A465, Y FENNI	Diwygio'r Terfyn Cyflymder presennol.
1814	HEOL YR ORSAF A HEN HEOL TRAP, GILWERN, Y FENNI	Diwygio'r Terfyn Cyflymder presennol ar rannau o'r ffyrdd a ddynodir uchod.
1815	LAUNDRY PLACE, GROFIELD, Y FENNI	Cyflwyno cyfyngiadau Gwahardd Aros ar amserau penodol ar ran o'r ffordd a ddynodir uchod.
1816	TERAS Y DRINDOD, STRYD BAKER, GROFIELD, ABERGAVENNY	Cyflwyno baeau parcio trwydded i breswylwyr yn unig (ar bob amser) i breswylwyr rhif au 10, 11, 12, 13, 14, 15 a 17 yn unig a diddymu Man Parcio Per Son Anabl tu allan i rif 10 a chyfyngiad Gwahardd Aros ar ran o'r ffordd a ddynodir uchod.
1817	STRYD Y DRINDOD, GROFIELD, Y FENNI	Ymestyn y cyfyngiad Gwahardd Aros ar Unrhyw Amser ar ran o'r ffordd a ddynodir uchod.
1818	R1, CRUCORNAU, Y FENNI	Cyflwyno cyfyngiadau Gwahardd Aros ar Unrhyw Amser ar ran o'r ffordd a ddynodir uchod.
1819	CILGANT BELMONT, Y CASTELL, Y FENNI	Cyflwyno cyfyngiadau Gwahardd Aros ar Unrhyw Amser ar rannau o'r ffyrdd a ddynodir uchod.
1820	STRYD GROES, PRIORDY, Y FENNI	Cyflwyno bae parcio cerbyd Heddlu yn unig ar ran o'r ffordd a ddynodir uchod.
1821	YR HENDRE, LLANDEILO CRUCORNAU	Diwygio'r Terfyn Cyflymder presennol ar wahanol ffyrdd yn Llansoi.
1822	HEOL GLYNWOOD (C53-4), ST ARVANS	Cyflwyno cyfyngiad Gwahardd Cerbydau Modur ar ran o'r ffordd a nodir uchod.
1823	GWAHANOL FFYRDD, LLANSOI, DEVAUDEN	Diwygio'r Terfyn Cyflymder presennol ar wahanol ffyrdd yn Llansoi
1824	HEOL CHARLES, LLANFIHANGEL TRODDI	Cyflwyno Man Parcio Person Anabl ar ran o'r ffordd a ddynodir uchod
1825	FFORDD DRENEWYDD, GOETRE FAWR	Cyflwyno cyfyngiadau Gwahardd Aros ar Unrhyw Amser ar ran o'r ffordd a ddynodir uchod
1826	R108, TREDYNOG, LLANGYBI FAWR	Diwygio'r Terfyn Cyflymder presennol ar ran o'r ffordd a ddynodir uchod.
1827	GWAHANOL FFYRDD, BRYNBUGA	Cyflwyno cyfyngiadau Gwahardd Aros ar Unrhyw Amser ar ran o'r ffordd a ddynodir uchod.
1828	HEOL MATHARN, LńN HIGH BEECH A FFORDD, FYNEDIAD Y FYNWENT, LARKFIELD, CAS-GWENT	Cyflwyno cyfyngiadau Gwahardd Aros ar Unrhyw Amser ar ran o'r ffyrdd a ddynodir uchod.
1829	CLOS FITZOSBORN, LARKFIELD, CAS-GWENT	Ymestyn cyfyngiadau presennol Gwahardd Aros ar Unrhyw Amser ar ran o'r ffyrdd a ddynodir uchod.
1830	HEOL ROCKWOOD, SANTES FAIR A LARKFIELD, CAS-GWENT	Cyflwyno cyfyngiadau Gwahardd Aros ar Unrhyw Amser ar ran o'r ffordd a ddynodir uchod.
1832	RHODFA CONWY, THORNWELL, CAS-GWENT	Cyflwyno clirffordd wledig 24-awr fel rhan o'r ffordd a ddynodir uchod
1833	FFORDD FYNEDIAD ST PIERRE, DRENEWYDD, GELLIFARCH, CAS-GWENT	Cyflwyno cyfyngiadu Gwahardd Troi i'r Dde ar ran o'r ffordd a ddynodir uchod
1834	GWAHANOL FFYRDD, DRYBRIDGE, TREFYNWY	Cyflwyno man parcio i Goetsis yn unig yn Stryd Blestium a Man Parcio i Bob Anabl yn Stryd Mynwy.
1835	GWAHANOL FFYRDD, GREEN LANE A CHASTELL, CIL-Y-COED, CIL-Y-COED	Cyflwyno Terfyn Cyflymder ar draws yr ardal ar wahanol ffyrdd o fewn y war diau a nodir uchod
1836	HEOL CASNEWYDD A HEOL NEWYDD, WEST END A DEWSTOW, CIL-Y-COED	Cyflwyno cyfyngiadau Gwahardd ar Unrhyw Amser ar ran o'r ffyrdd a ddynodir uchod
1837	GERDDI HEN YSGOL, ROGIET	Cyflwyno cyfyngiadau Gwahardd Aros ar Unrhyw Amser a Gwahardd Aros ar amserau penodol ar ran o'r ffordd a ddynodir uchod
1838	GWAHANOL FFYRDD, ROGIET	Cyflwyno Terfyn Cyflymder ar draws yr ardal ar wahanol ffyrdd o fewn y war diau a nodir uchod

MONMOUTHSHIRE COUNTY COUNCIL ROAD AND TRAFFIC REGULATION ACT 1984
VARIOUS ROADS, MONMOUTHSHIRE (TRAFFIC REGULATION AND SPEED LIMIT)
CONSOLIDATION ORDER 2019 (AMENDMENT NO. 1)

NOTICE IS HEREBY GIVEN that Monmouthshire County Council propose that in accordance with the Local Authorities Traffic Order (Procedure) (England & Wales) Regulations 1996 and the Road Traffic Regulation Act 1984 (hereinafter referred to as "the Act"), as amended, and Part IV of Schedule 9 to the Act and of all other enabling powers and after consultation with the Chief Officer of Police, to make the above Order, and to amend the restrictions on the following roads as outlined below and in the Schedule.

1. The Council proposes to make Amendment Order No.1 which shall have the general effect of amending the Monmouthshire County Council (Traffic and Speed Limit) Consolidation Order 2019 ("the Consolidation Order") to ensure the safe and efficient use of the highway network.

2. Documents giving more details of the proposals are available on-line at www.monmouthshire.gov.uk/public-consultation-traffic and can be inspected during normal office hours on Monday to Friday inclusive, at County Hall, The Rhadyr, Usk, NP15 1GA until the expiration of a period of 21 days from the date on which this notice is published. They will include copies of the Consolidation Order, alongside the proposed Schedules and Maps indicating the lengths of road to which the proposed Order relates to, together with the Council's Statement of Reasons for proposing to make the Order.

3. If you wish to telephone to obtain further information or clarification, please call 01633 644644, alternatively email LauraBazely@monmouthshire.gov.uk.

4. Any person desiring to object to the proposed Order should send a statement in writing of their objections specifying the grounds on which they are made to Matthew Phillips, Head of Law and Monitoring Officer at County Hall, The Rhadyr, Usk, NP15 1GA. Any representations should be sent and arrive within 21 days of the notice being published and be clearly marked: "FAO Matthew Phillips – Consolidation Order Amendment No. 1". The County Council will consider objections and representations received in response to this Notice. They may be disseminated widely for these purposes and made available to the public.

Dated: 1 August 2019

Matthew Phillips, Head of Law and Monitoring Officer, Monmouthshire County Council

SCHEDULE 1

1812	VARIOUS ROADS, LLANGWM, ABERGAVENNY	To amend the existing Speed Limit on a section of the B4235, The Dyffryn and Unnamed road.
1813	SALEYARD, MAESYGWARTHA, CLYDACH NORTH, CLYDACH SOUTH, OLD A465, ABERGAVENNY	To amend the existing Speed Limit.
1814	STATION ROAD AND OLD TRAP ROAD, GILWERN, ABERGAVENNY	To amend the existing Speed Limit on parts of the roads identified above.
1815	LAUNDRY PLACE, GROFIELD, ABERGAVENNY	To introduce Prohibition of Waiting restrictions at specified times on part of the road identified above.
1816	TRINITY TERRACE, BAKER STREET, GROFIELD, ABERGAVENNY	To introduce residents only permit parking bays (at all times) for residents of numbers 10, 11, 12, 13, 14, 15 and 17 only and revoke a Disabled Persons Parking Place outside no.10 and Prohibition of Waiting restriction on part of the road identified above.
1817	TRINITY STREET, GROFIELD, ABERGAVENNY	To extend the existing Prohibition of Waiting at Any Time restriction on a section of the road identified above.
1818	R1, CRUCORNEY, ABERGAVENNY	To introduce Prohibition of Waiting at Any Time restrictions on part of the road identified above.
1819	BELMONT CRESCENT, CASTLE, ABERGAVENNY	To introduce Prohibition of Waiting at Any Time restrictions on parts of the road identified above.
1820	CROSS STREET, PRIORY, ABERGAVENNY	To introduce a Police vehicle only parking bay on part of the road identified above.
1821	THE HENDRE, LLANTILIO CROSSENNY	To amend the existing Speed Limit on various roads.
1822	GLYNWOOD ROAD (C53-4), ST ARVANS	To introduce a Prohibition of Motor Vehicles restriction on part of the road identified above.
1823	VARIOUS ROADS, LLANSOY, DEVAUDEN	To amend the existing Speed Limit on various roads in Llansoy.
1824	CHARLES ROAD, MITCHEL TROY	To introduce a Disabled Persons Parking Place on part of the road identified above.
1825	NEWTOWN ROAD, GOETRE FAWR	To introduce Prohibition of Waiting at Any Time restrictions on part of the road identified above.
1826	R108, TREDUNNOCK, LLANGYBI FAWR	To amend the existing Speed Limit on part of the road identified above.
1827	VARIOUS ROADS, USK	To introduce a Prohibition of Waiting at Any Time and Prohibition of Waiting at specified times and days order on part of Mill Street Close and Mill Street.
1828	MATHERN ROAD, HIGH BEECH LANE AND CEMETERY ACCESS ROAD, LARKFIELD, CHEPSTOW	To introduce Prohibition of Waiting at Any Time restrictions on part of the roads identified above.
1829	FITZOSBORN CLOSE, LARKFIELD, CHEPSTOW	To extend the existing Prohibition of Waiting at Any Time restrictions on part of the road identified above.
1830	ROCKWOOD ROAD, ST MARYS & LARKFIELD, CHEPSTOW	To introduce Prohibition of Waiting at Any Time restrictions on part of the road identified above.
1831	CONWAY DRIVE, THORNWELL, CHEPSTOW	To introduce a 24-hour rural clearway of part of the road identified above.
1833	ST PIERRE ACCESS ROAD, SHIRENEWTON, CHEPSTOW	To introduce a Prohibition of Right Turn restriction on part of the road identified above.
1834	VARIOUS ROADS, DRYBRIDGE, CHEPSTOW, MONMOUTH	To introduce a Coaches only parking place in Blestium Street and a Disabled Persons Parking Place in Monnow Street.
1835	VARIOUS ROADS, GREEN LANE & CALDICOT CASTLE, CALDICOT	To introduce an area wide Speed Limit on various roads within the wards mentioned above.
1836	NEWPORT ROAD AND NEW ROAD, WEST END AND DEWSTOW, CALDICOT	To introduce Prohibition of Waiting at Any Time restrictions on part of the roads identified above.
1837	OLD SCHOOL GARDENS, ROGIET	To introduce Prohibition of Waiting at Any Time and Prohibition of Waiting at specified times restrictions on part of the road identified above.
1838	VARIOUS ROADS, ROGIET	To introduce an area wide Speed Limit on various roads within the ward mentioned above.

Enclosed drawings

Nos. 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1822, 1823, 1825, 1826, 1828, 1832, 1833, 1834, 1835, 1836 and 1838

MONMOUTHSHIRE COUNTY COUNCIL

VARIOUS ROADS, MONMOUTHSHIRE
(TRAFFIC REGULATION AND SPEED LIMIT)

CONSOLIDATION ORDER 2019 (AMENDMENT NO. 1)

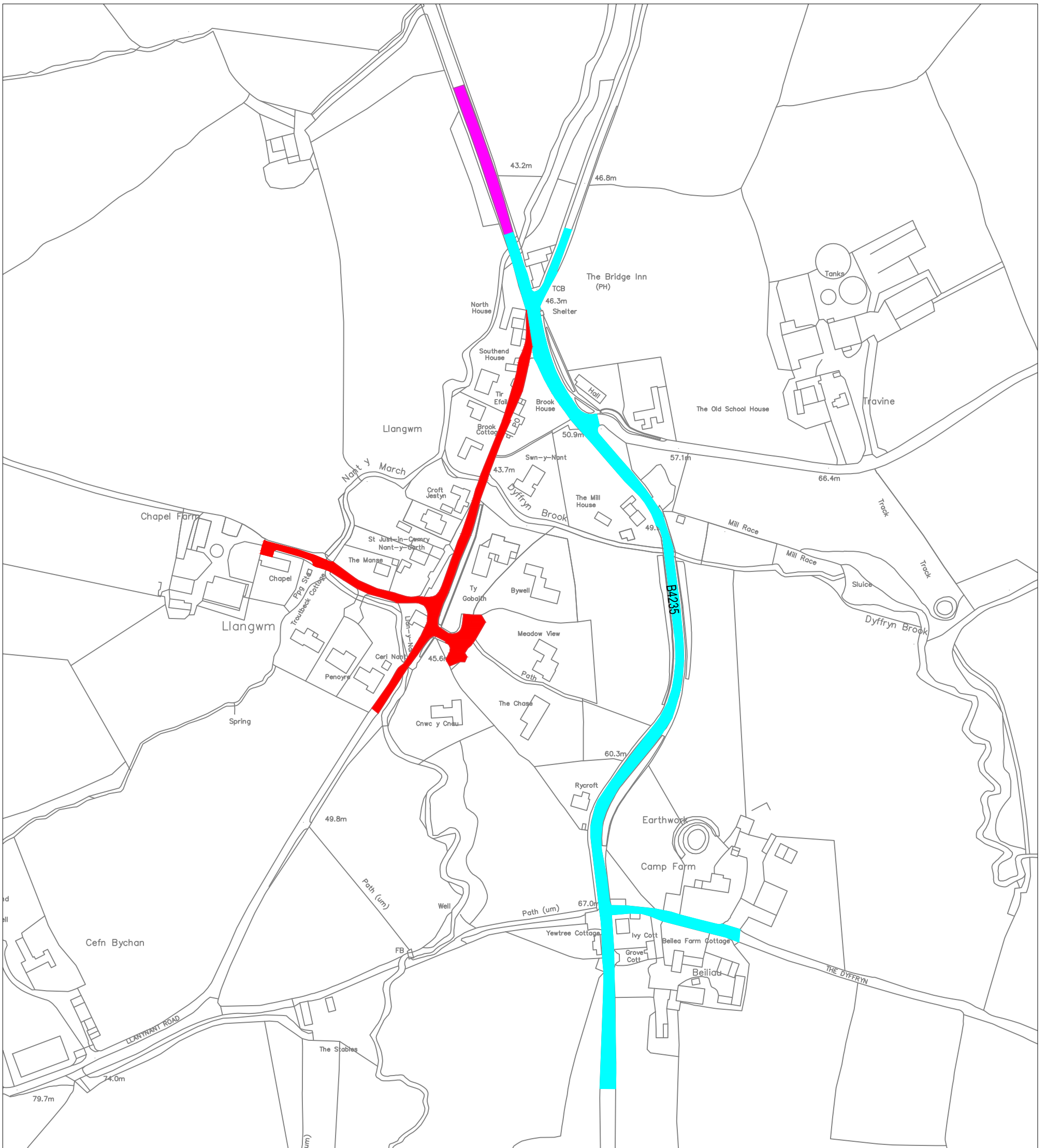
Statement of Reasons




The Council considers that the above named Order should be made to ensure various orders are implemented, amended or removed along various roads throughout the County to ensure the safe and efficient use of the highway network.

This Order follows the recent consolidation order process that was undertaken by the Highway Authority for all existing permanent traffic regulation orders within the County.

Unfortunately, in processing and completing the recent consolidation order it was not possible to promote, amend or remove any orders within the County for some time, which resulted in a backlog of orders being accumulated. However, this order seeks to address the majority of the requests and it is therefore a requirement to progress an amendment order to the existing 'Monmouthshire County Council (Traffic Regulation and Speed Limit) (Consolidation) Order 2019.

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KEY	
	= EXISTING 40 MPH SPEED LIMIT TO BE AMENDED TO A 30MPH SPEED LIMIT
	= EXISTING 30 MPH SPEED LIMIT TO REMAIN
	= EXISTING 40 MPH SPEED LIMIT TO REMAIN

Rev No.	Date	Description	Drawn	Chkd
DF				
NTS				
1812	11/03/2019			

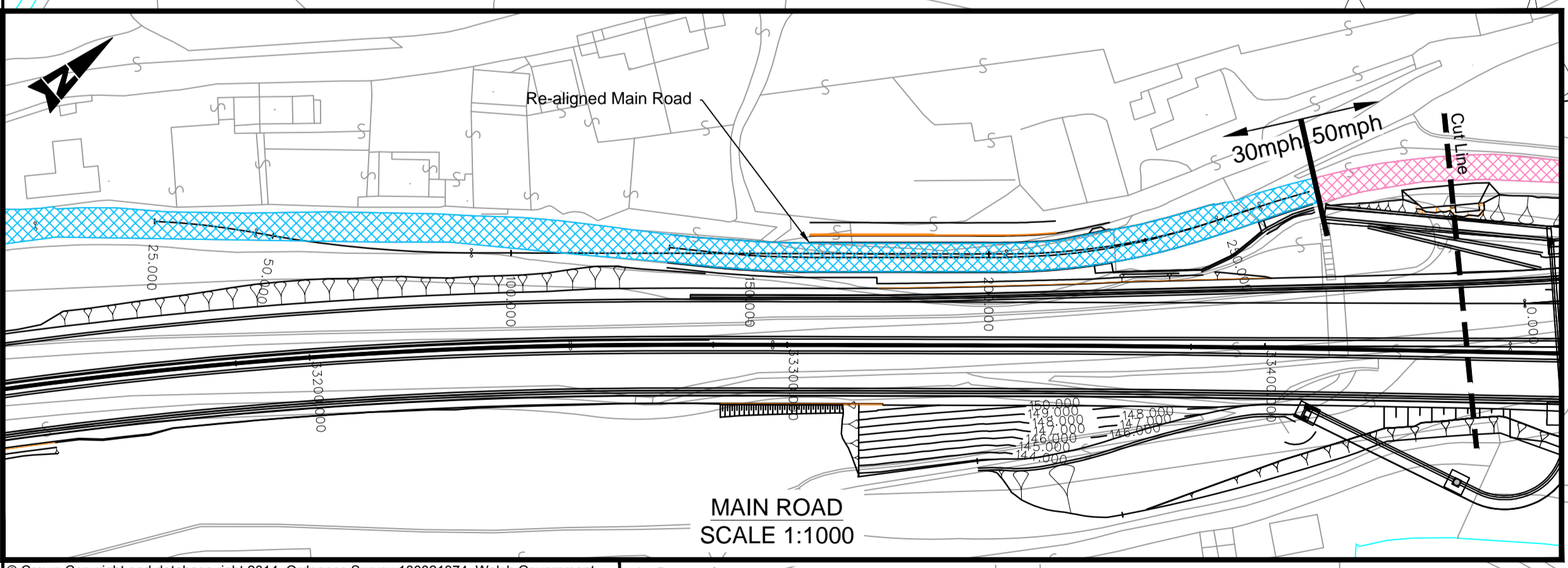
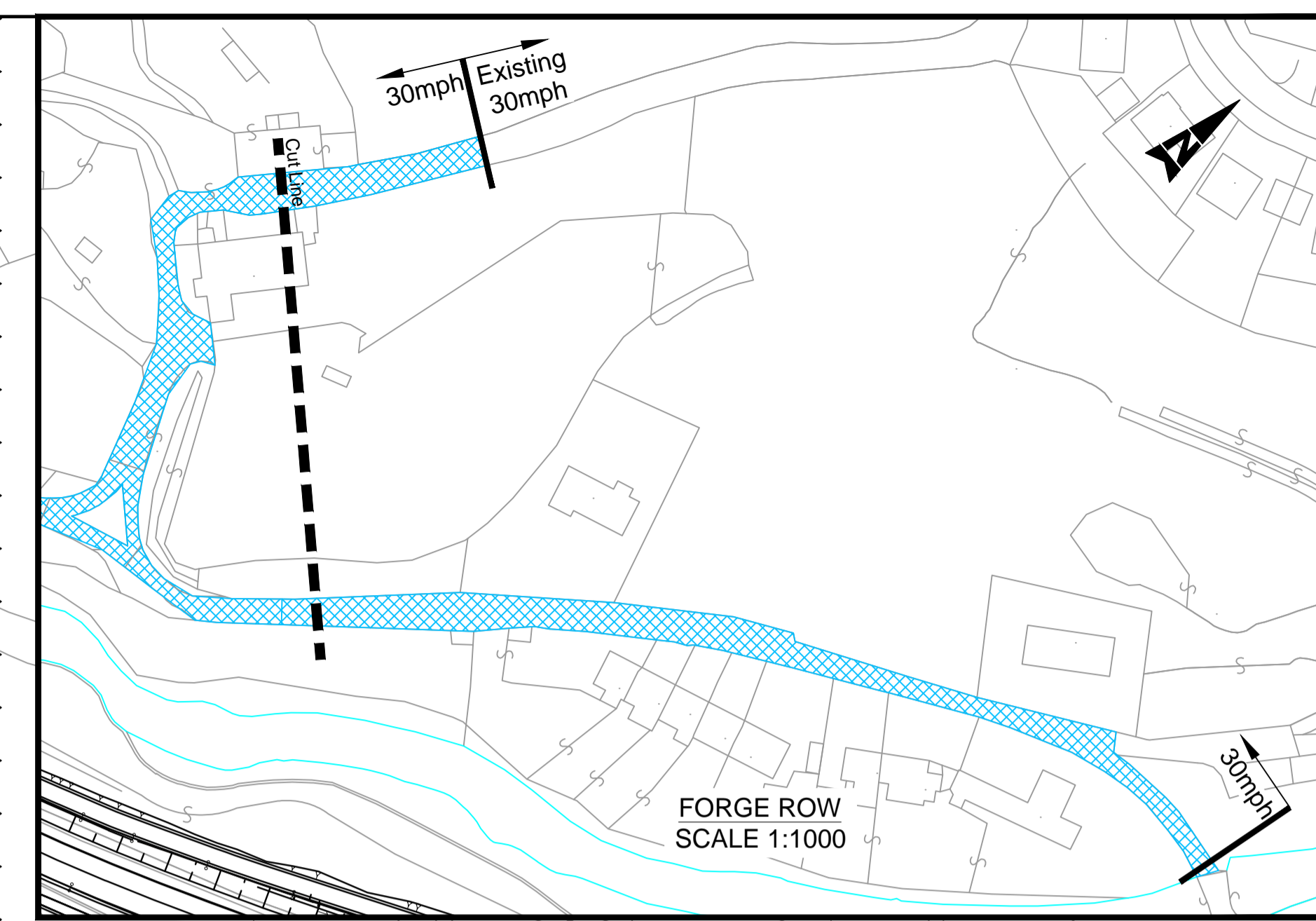
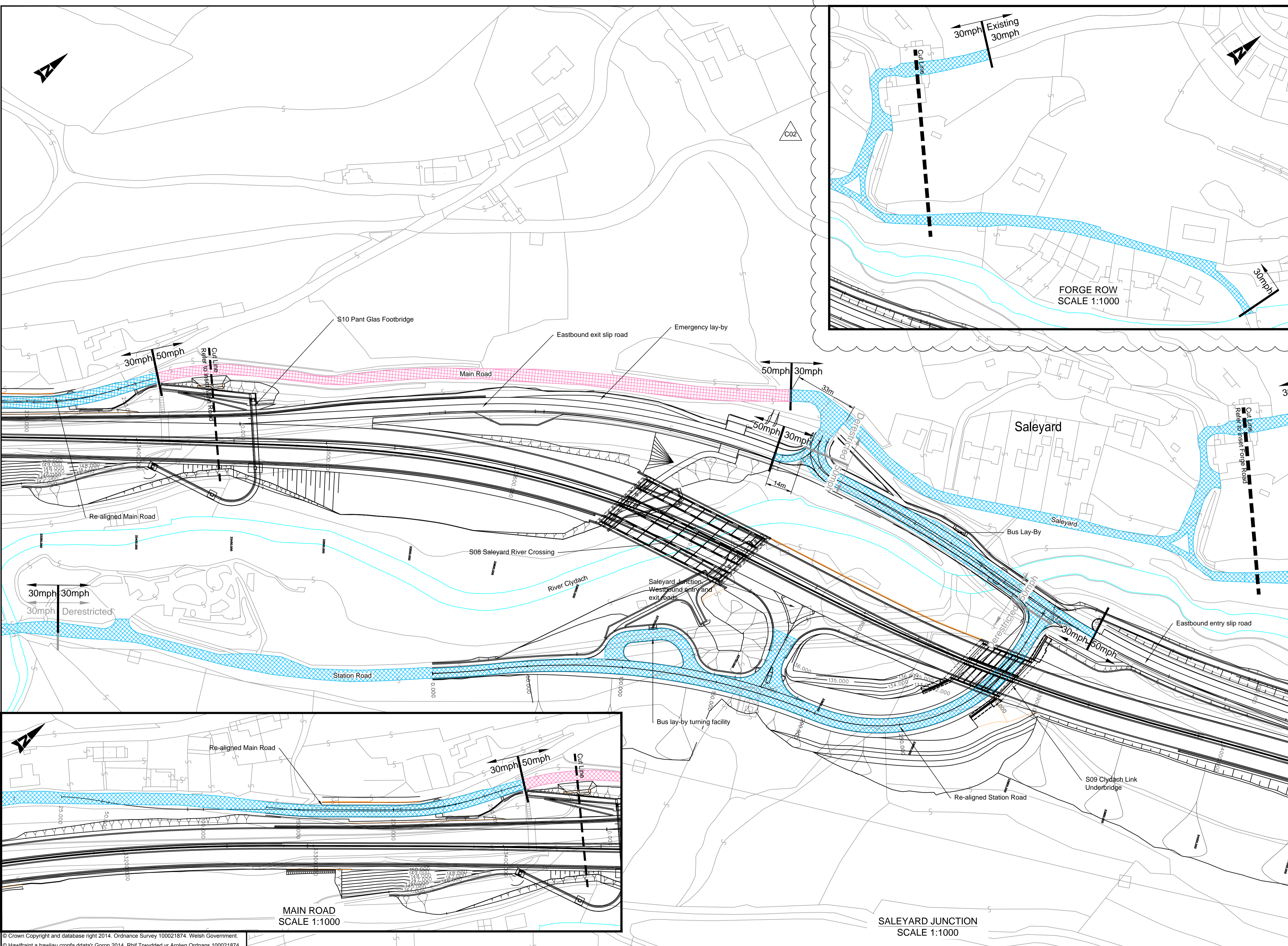
Date
 11/03/2019
 Drawing No.
 1812

Checked
 Date
 11/03/2019
 Rev



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SALEYARD JUNCTION SCALE 1:1000

KEY

- Proposed Retaining Wall
- Existing speed limit locations
- Proposed Permanent Traffic Regulation Order (PTRO) speed limit locations
- 30mph PTRO
- 50mph PTRO

NOTES

- Proposed A465 dual carriageway and associated junctions/slip road will have a 50mph speed limit.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

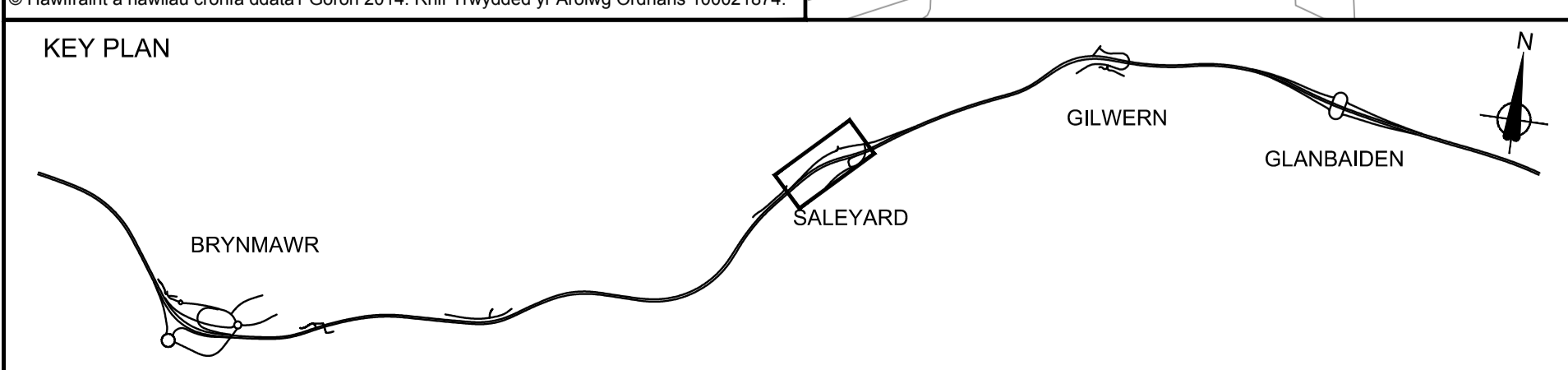
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following significant residual risks (Reference shall also be made to the design hazard log).

Construction
(Enter "None" if applicable)

Maintenance / Cleaning
(Enter "None" if applicable)

Use
(Enter "None" if applicable)

Decommissioning / Demolition
(Enter "None" if applicable)



Rev	Description	By	Date	Chk'd	App
C01	Suitable for use	HA	17/07/15	HA	CW
C02	Extents of 30mph limit amended.	LG	16/11/18	HA	SR

Llywodraeth Cymru
Welsh Government

ch2m ATKINS RPS

A465 Heads of the Valleys
Section 2: Gilwern - Brynmaur

COSTAIN

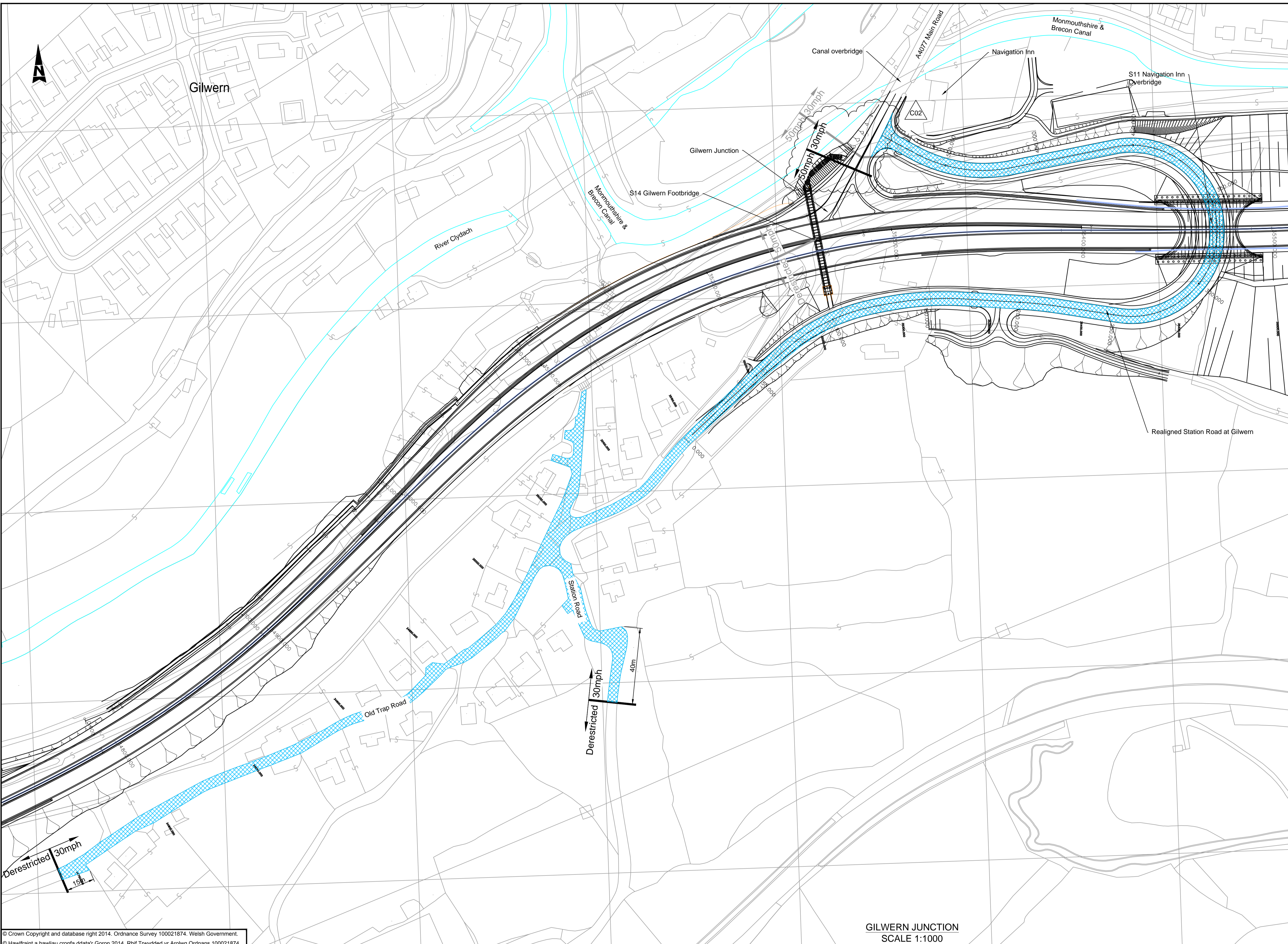
FOR CONSTRUCTION

Suitability
A

Drawing Title					
MAIN ROAD AND STATION ROAD RE-ALIGNMENT PROPOSED SPEED LIMIT AND LOCATIONS					
Scale	Designed / Drawn	Checked	Approved	Authorised	
1:1000	LG	HA	SR	PS	PS
Original Size	Date	Date	Date	Date	Date
A1	15/11/18	15/11/18	15/11/18	16/11/18	16/11/18
Drawing number					Revision
A465HOV2-CH2-HSR-01_SR08-SK-D-0001					C02

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KEY

	Proposed Retaining Wall
	Deresrestricted 50mph
	Proposed Permanent Traffic Regulation Order (PTRO) speed limit locations
	30mph PTRO

- NOTES**
- Proposed A465 dual carriageway and associated junctions/slip road will have a 50mph speed limit.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following significant residual risks (Reference shall also be made to the design hazard log).

Construction
(Enter "None" if applicable)

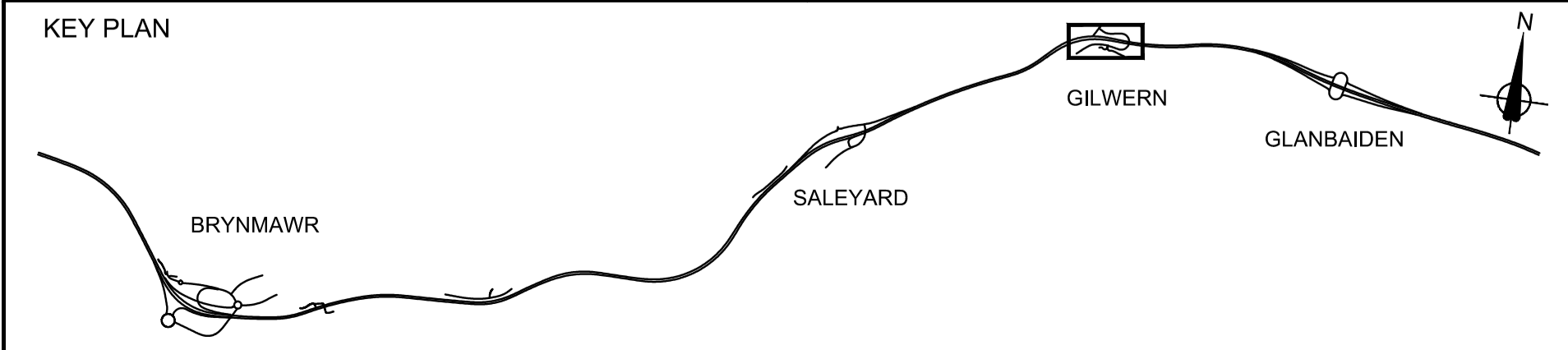
Maintenance / Cleaning
(Enter "None" if applicable)

Use
(Enter "None" if applicable)

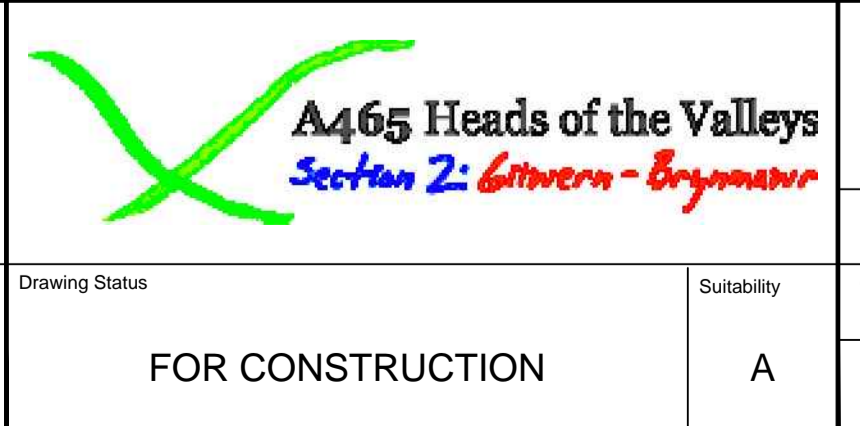
Decommissioning / Demolition
(Enter "None" if applicable)

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GILWERN JUNCTION
SCALE 1:1000

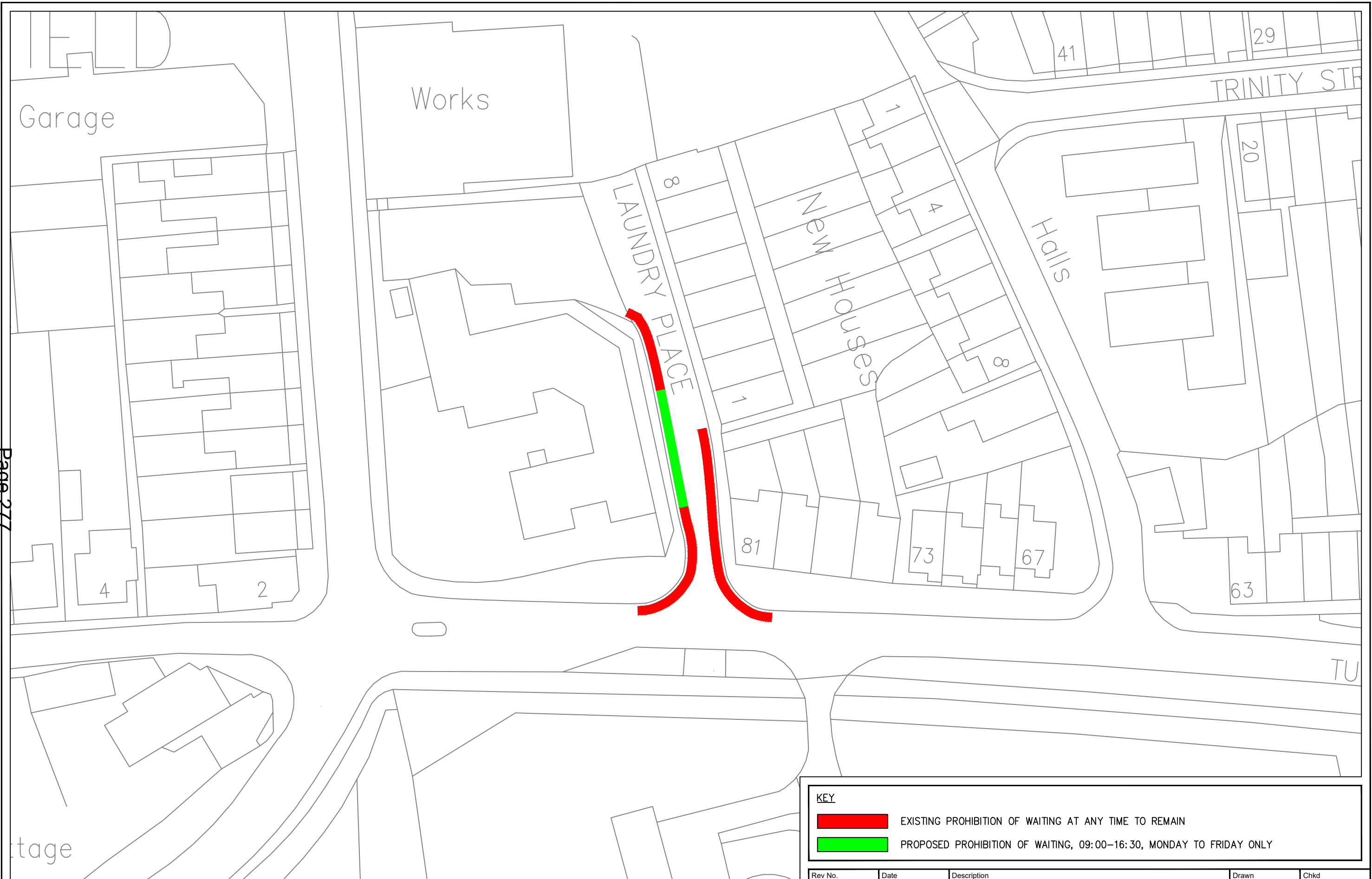




Rev	Description	By	Date	Chkd	App
C01	Suitable for use	HA	12/05/15	HA	SR
C02	Extent of PTRO and dwg title has been amended	HA	15/10/18	SR	SR




Drawing Title PROPOSED 30 MPH SPEED LIMIT STATION ROAD GILWERN					
Scale	1:1000	Designed / Drawn	Checked	Approved	Authorised
Original Size	A1	Date	Date	Date	Date
Drawing number	A465HOV2-CH2-HSR-01_SR10-SK-D-0001				Revision
		15/10/18	15/10/18	15/10/18	15/10/18
					C02

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KEY				
	EXISTING PROHIBITION OF WAITING AT ANY TIME TO REMAIN			
	PROPOSED PROHIBITION OF WAITING, 09:00-16:30, MONDAY TO FRIDAY ONLY			

Rev No.	Date	Description	Drawn	Chkd



monmouthshire
COUNTY COUNCIL
sir fyny

ROGER HOGGINS
HEAD OF INFRASTRUCTURE,
NETWORKS AND SUSTAINABILITY

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Job Title
**PROPOSED VARIOUS PROHIBITIONS OF WAITING RESTRICTIONS
LAUNDRY PLACE, ABERGAVENNY**


Drawing Title
TRAFFIC REGULATION ORDER PLAN

Drawn By M Sellick	Checked
Scale 1:500 @ A3	Date March 2019
Drawing No. 1815	Rev C

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KEY



PROPOSED RESIDENTS-ONLY PERMIT SCHEME FOR NOS.10,11,12,13,14,15,17 TRINITY TERRACE.

Rev No.	Date	Description	Drawn	Chkd



monmouthshire
COUNTY COUNCIL
sir fymy

ROGER HOGGINS
HEAD OF INFRASTRUCTURE,
NETWORKS AND SUSTAINABILITY

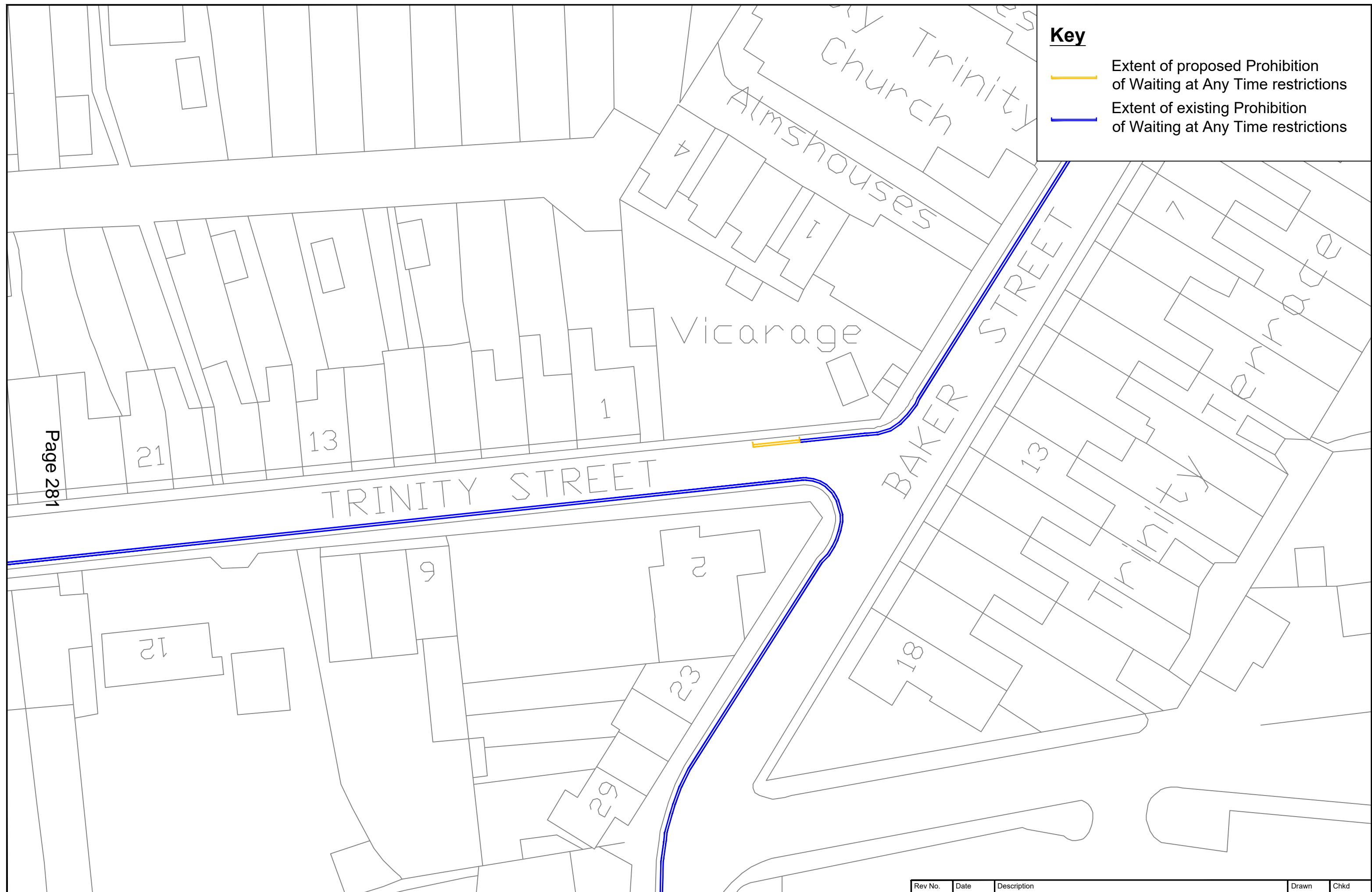
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Job Title
TRINITY TERRACE, ABERGAVENNY
PROPOSED RESIDENTS-ONLY PARKING PERMIT SCHEME

Drawing Title
TRAFFIC REGULATION ORDER PLAN
NOS. 10,11,12,13,14,15,17 TRINITY PLACE

Drawn By M Sellick	Checked
Scale 1:500 @ A3	Date September 2018
Drawing No. 1816	Rev


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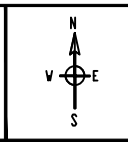
Key

- Extent of proposed Prohibition of Waiting at Any Time restrictions
- Extent of existing Prohibition of Waiting at Any Time restrictions

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ROGER HOGGINS
 HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY



Job Title
 TRINITY STREET, GROFIELD, ABERGAVENNY

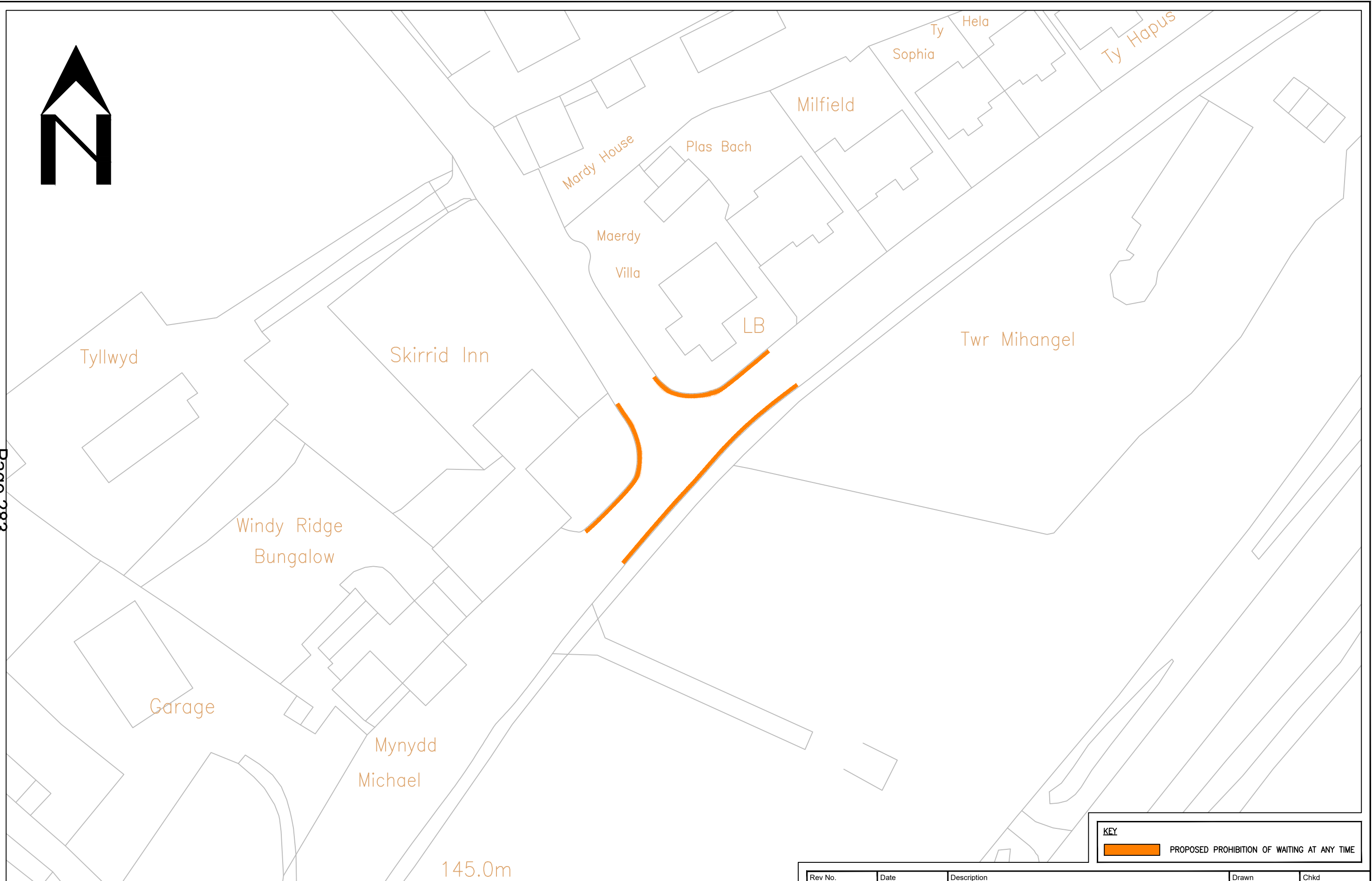
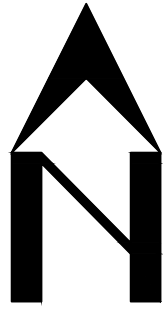
Drawing Title
 PROPOSED PROHIBITION OF WAITING AT ANY TIME RESTRICTIONS


Drawn By
 MC

Scale
 NTS

Rev No.	Date	Description	Drawn	Chkd
Checked				
Date	18.07.19			
Drawing No.		1817		
Rev		REV		
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KEY	
	PROPOSED PROHIBITION OF WAITING AT ANY TIME

Rev No.	Date	Description	Drawn	Chkd



ROGER HOGGINS
 HEAD OF INFRASTRUCTURE,
 NETWORKS AND SUSTAINABILITY

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Job Title
**LLANVIHANGEL CRUCORNY
 PROPOSED PROHIBITION OF WAITING AT ANY TIME**

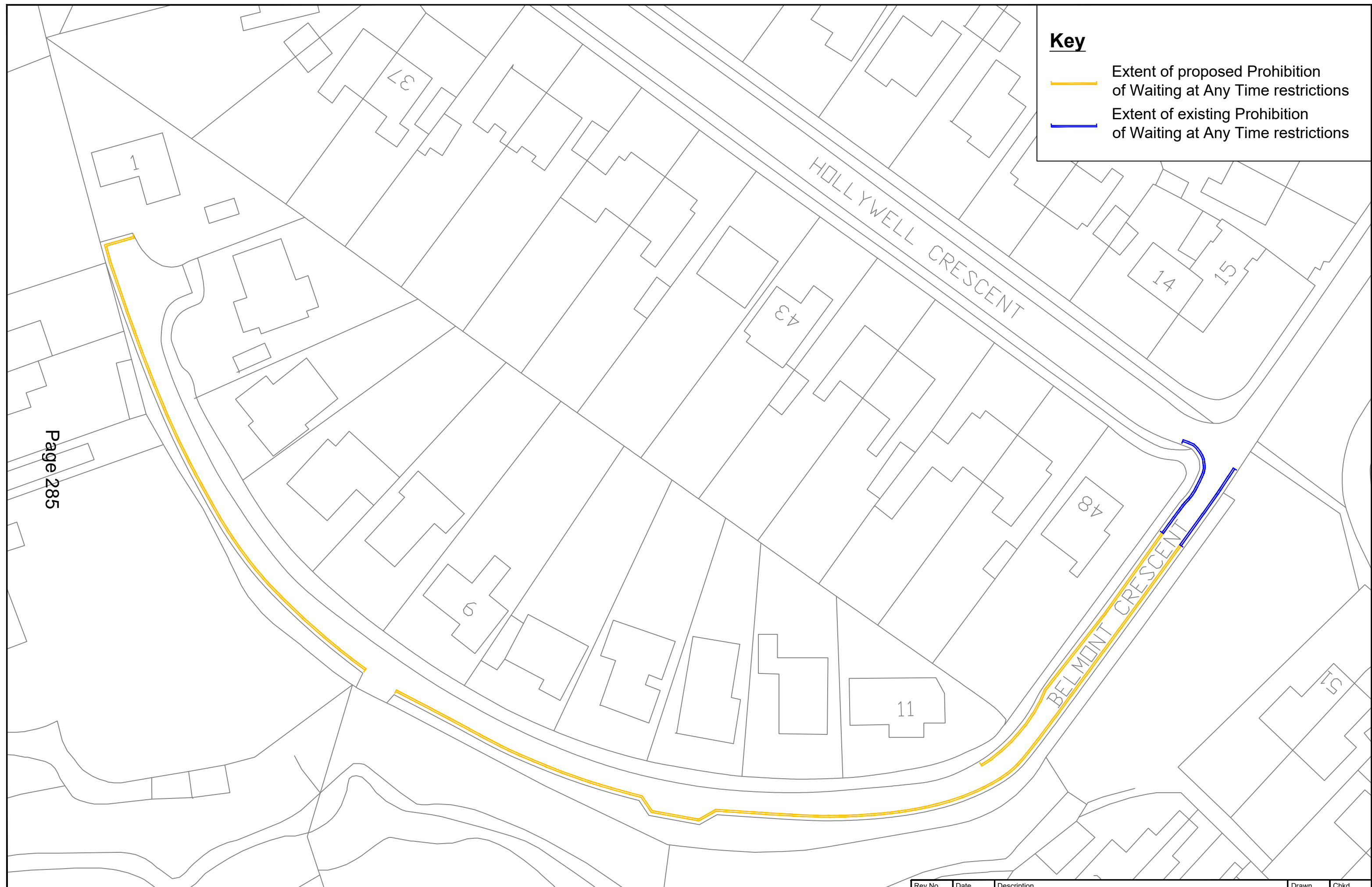
Drawing Title
TRAFFIC REGULATION ORDER PLAN



Drawn By M Sellick	Checked
Scale 1:500 @ A3	Date July 2018
Drawing No. 1818	Rev

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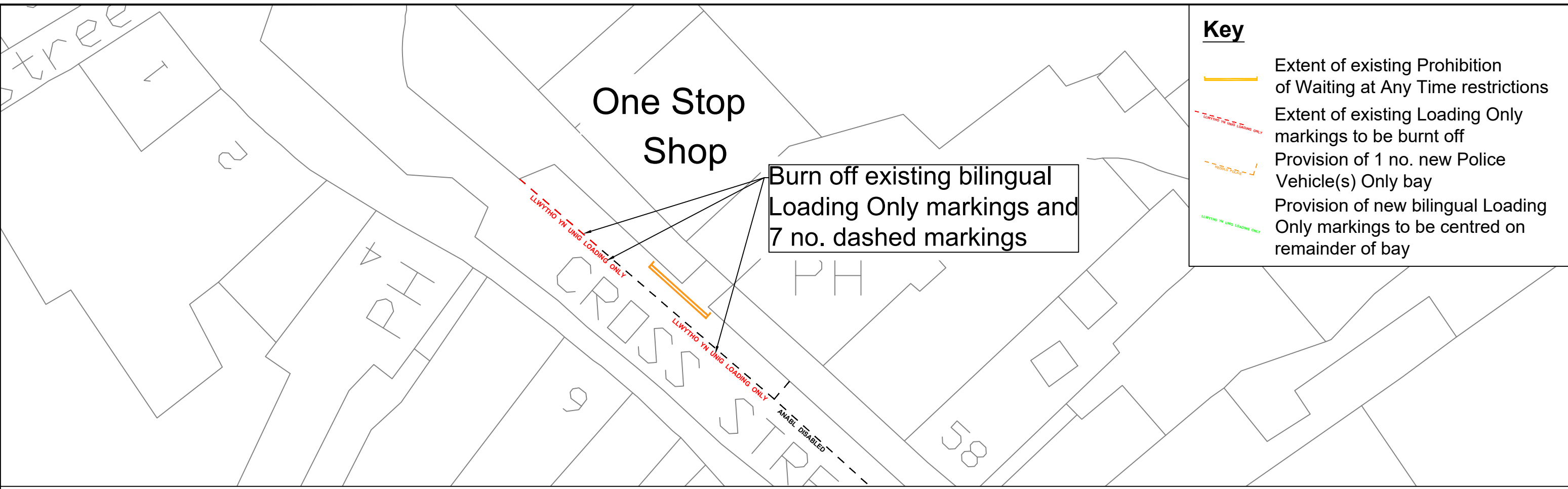
Key

-  Extent of proposed Prohibition of Waiting at Any Time restrictions
-  Extent of existing Prohibition of Waiting at Any Time restrictions

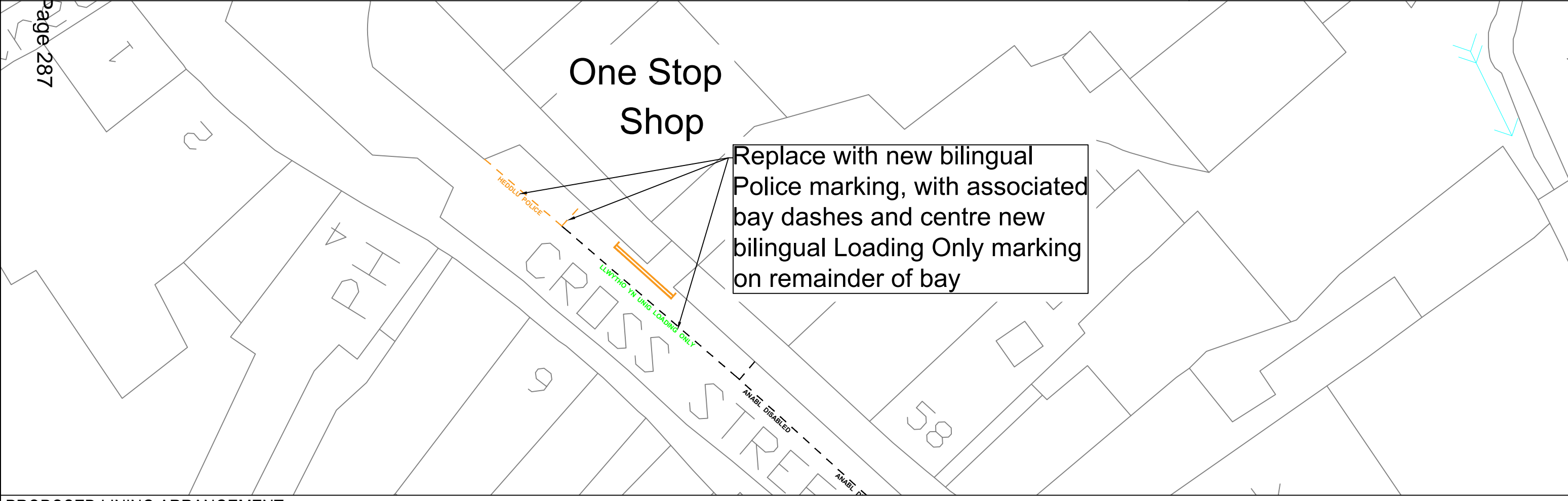


 monmouthshire COUNTY COUNCIL <small>str. fynydd</small>	 N V E S	Job Title	Drawing Title	Drawn By	Rev No.	Date	Description	Drawn	Chkd
		BELMONT CRESCENT, CASTLE, ABERGAVENNY	PROPOSED PROHIBITION OF WAITING AT ANY TIME RESTRICTIONS	MC	Checked	Drawing No. 1819	Date 18.07.19	THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. COPYRIGHT, UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. MONMOUTHSHIRE COUNTY COUNCIL LA09012L2000	Rev REV
ROGER HOGGINS HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY				Scale NTS					

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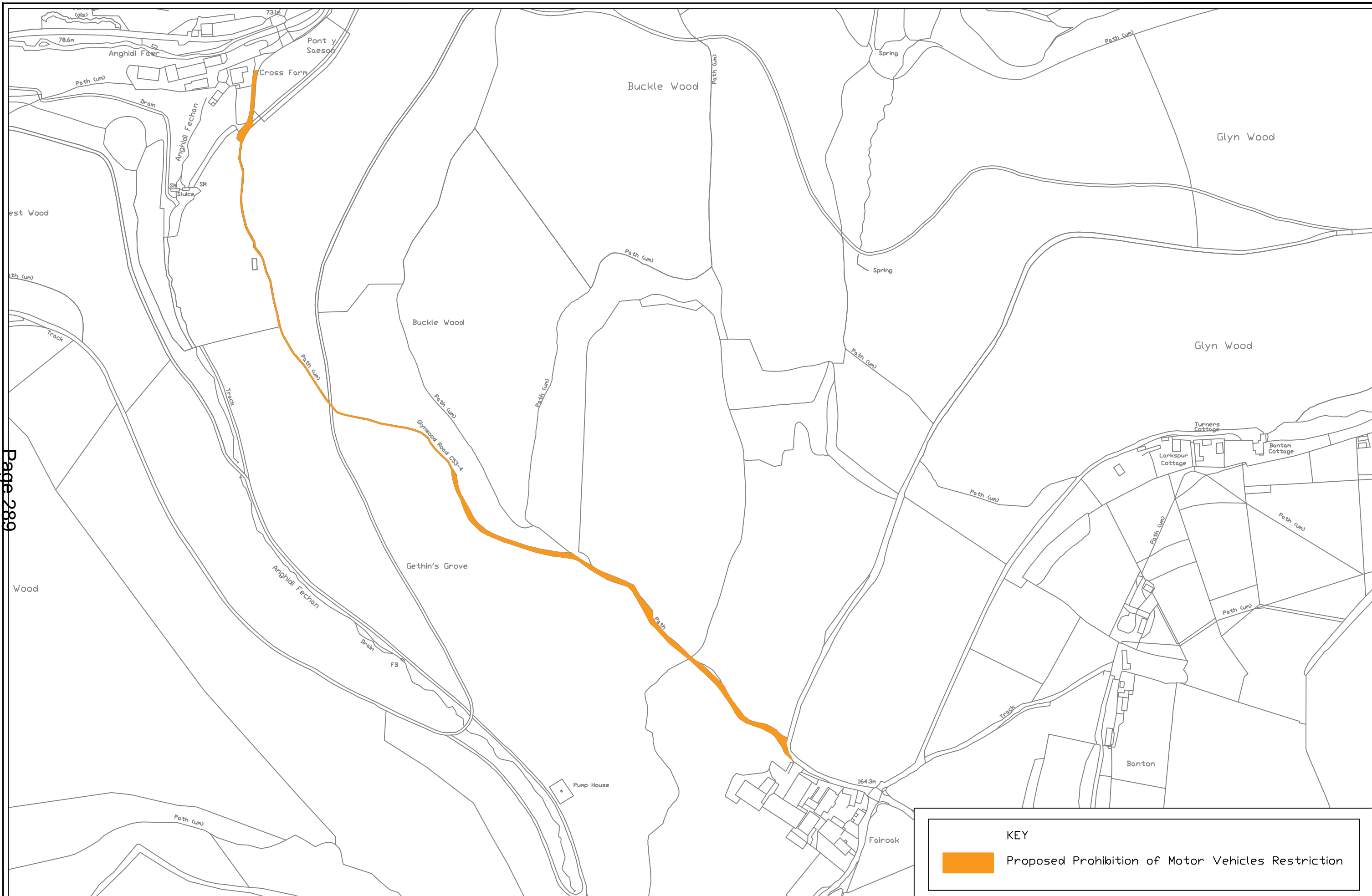
EXISTING LINING ARRANGEMENT




PROPOSED LINING ARRANGEMENT

ROGER HOGGINS HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY		Job Title CROSS STREET, PRIORY, ABERGAVENNY	Drawing Title PROPOSED POLICE VEHICLES ONLY BAY	Drawn By MC	Rev No.	Date	Description	Drawn	Chkd
					Checked	Date 18.07.19	Drawing No. 1820	Rev REV	
					<small>THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. MONMOUTHSHIRE COUNTY COUNCIL LA09012L2000</small>				

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KEY

 Proposed Prohibition of Motor Vehicles Restriction

Rev No.	Date	Description	Drawn	Chkd
		Drawing No. 1822		Rev REV
	31/05/2019			

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ROGER HOGGINS
HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY



Job Title
GLYNWOOD-ROAD-PONTYSEISON

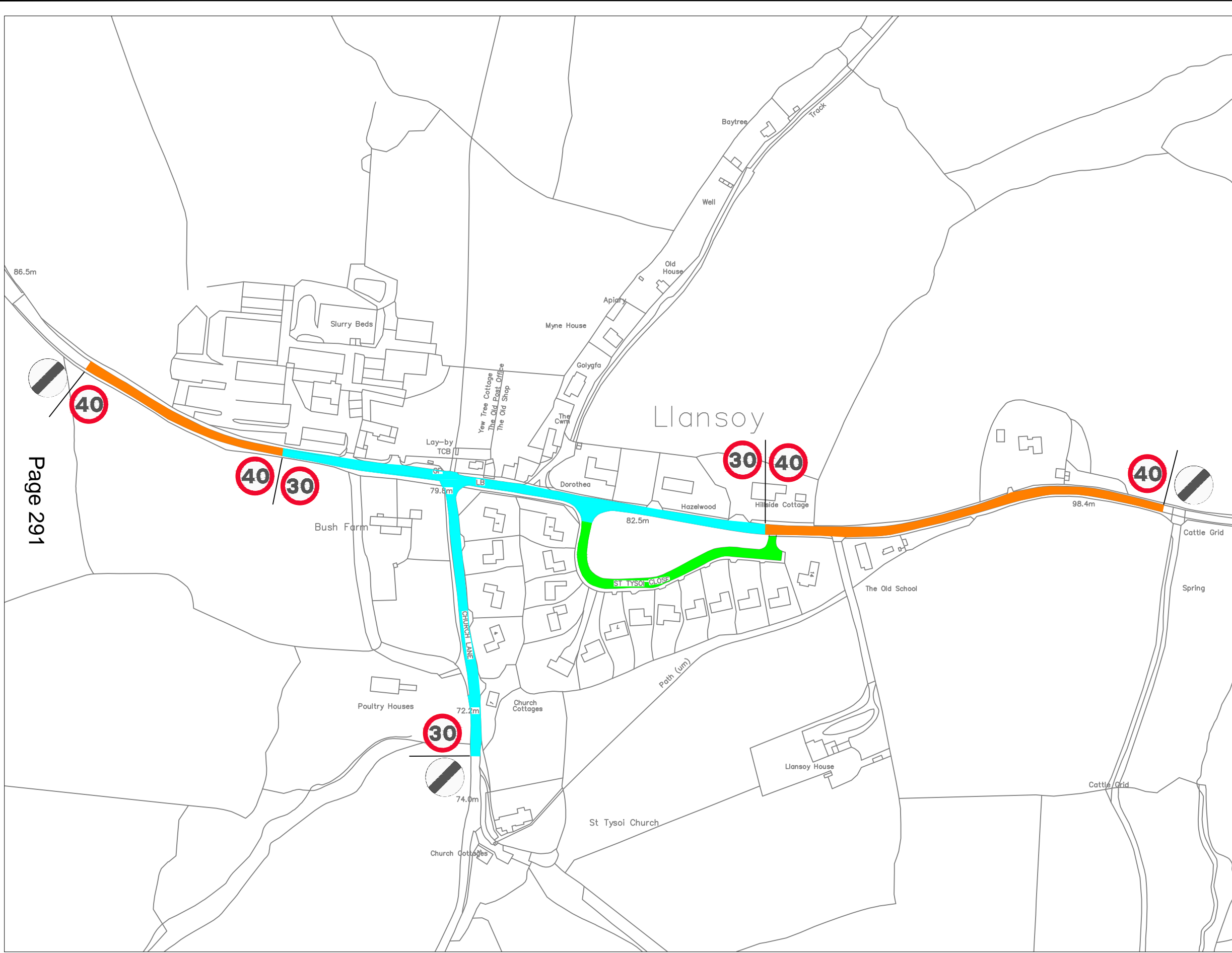
Drawing Title
PROHIBITION-OF-MOTOR-VEHICLES

Drawn By
DF

Scale
NTS

Date
31/05/2019

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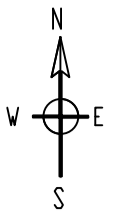
KEY

█	EXISTING 30 MPH SPEED LIMIT TO REMAIN
█	EXISTING 40 MPH SPEED LIMIT TO BE REDUCED TO 30 MPH SPEED LIMIT
█	EXISTING 40 MPH SPEED LIMIT TO REMAIN

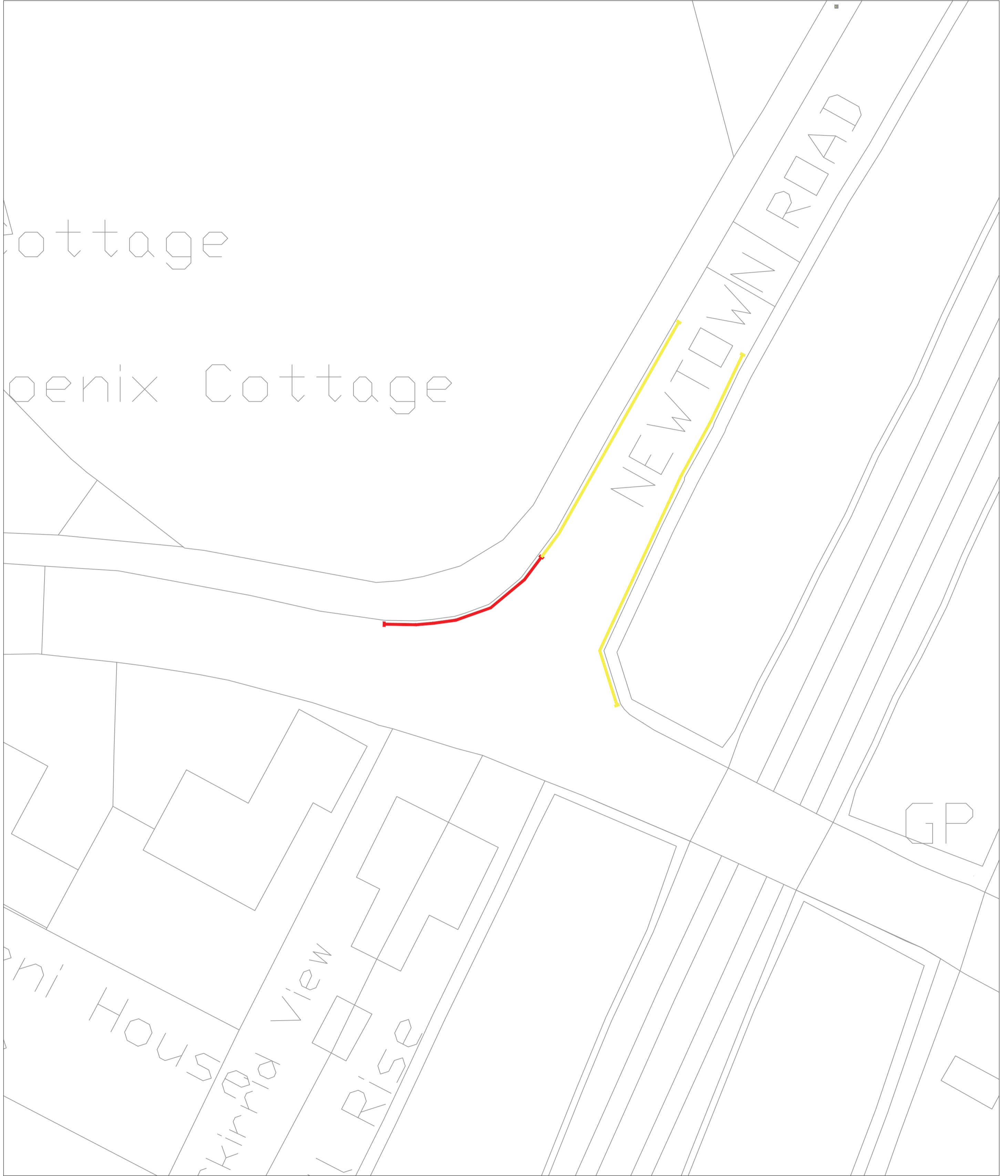
Page 291

<p>ROGER HOGGINS HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY</p>	<p>N E S</p>	<p>Job Title PROPOSED-30MPH-AND-40MPH SPEED-LIMITS</p>	<p>Drawing Title LLANSOY-MONMOUTHSHIRE</p>	<p>Drawn By DF</p>	<p>Rev No. Date Description</p> <p>Checked</p>	<p>Drawn No. 1823</p>	<p>Drawn Chkd</p>
				<p>Scale NTS</p>	<p>Date 09/04/2019</p>	<p>THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. MONMOUTHSHIRE COUNTY COUNCIL LA99012L2000</p>	

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KEY	
	EXISTING PROHIBITION OF WAITING AT ANY TIME RESTRICTIONS
	PROPOSED PROHIBITION OF WAITING AT ANY TIME RESTRICTIONS

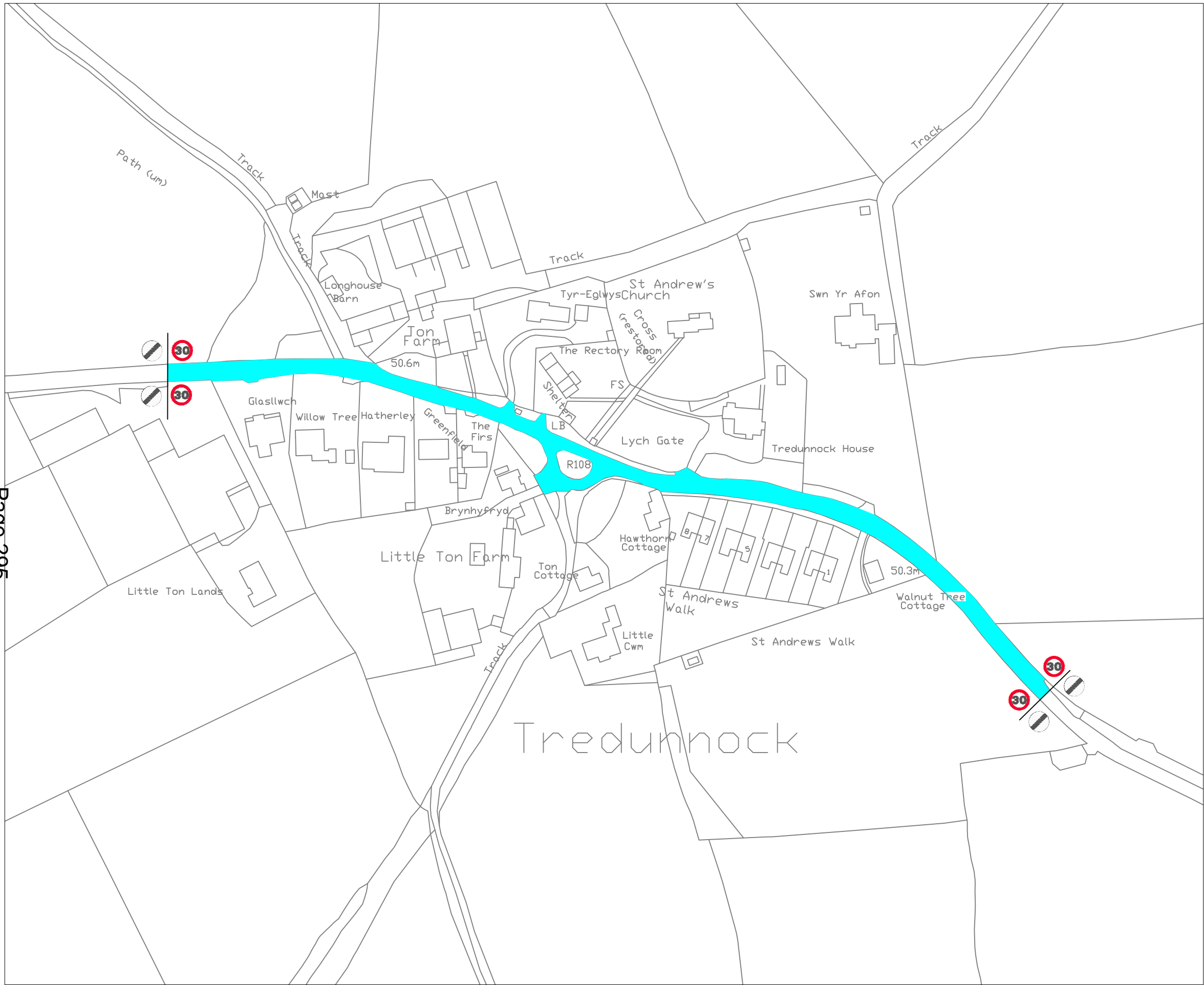


Rev No.	Date	Description	Drawn	Chkd
 monmouthshire COUNTY COUNCIL sir fynyw				
Job Title NEWTOWN ROAD MONMOUTHSHIRE				
Drawing Title PROPOSED PROHIBITION OF WAITING AT ANY TIME				
Drawn By DF		Checked		
Scale NTS		Date 20.02.19		
Drawing No. 1825				Rev REV
ROGER HOGGINS HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY				
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KEY

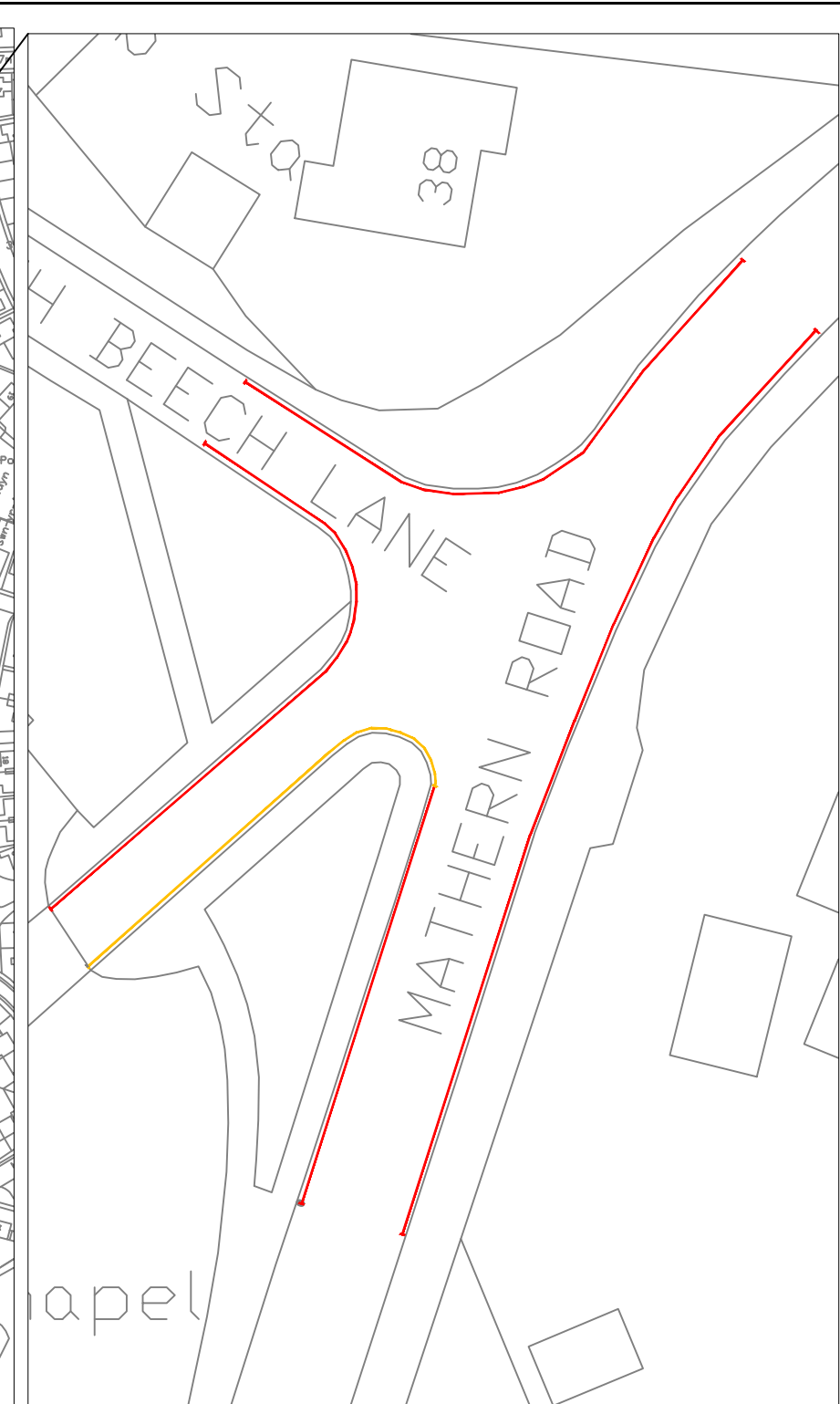
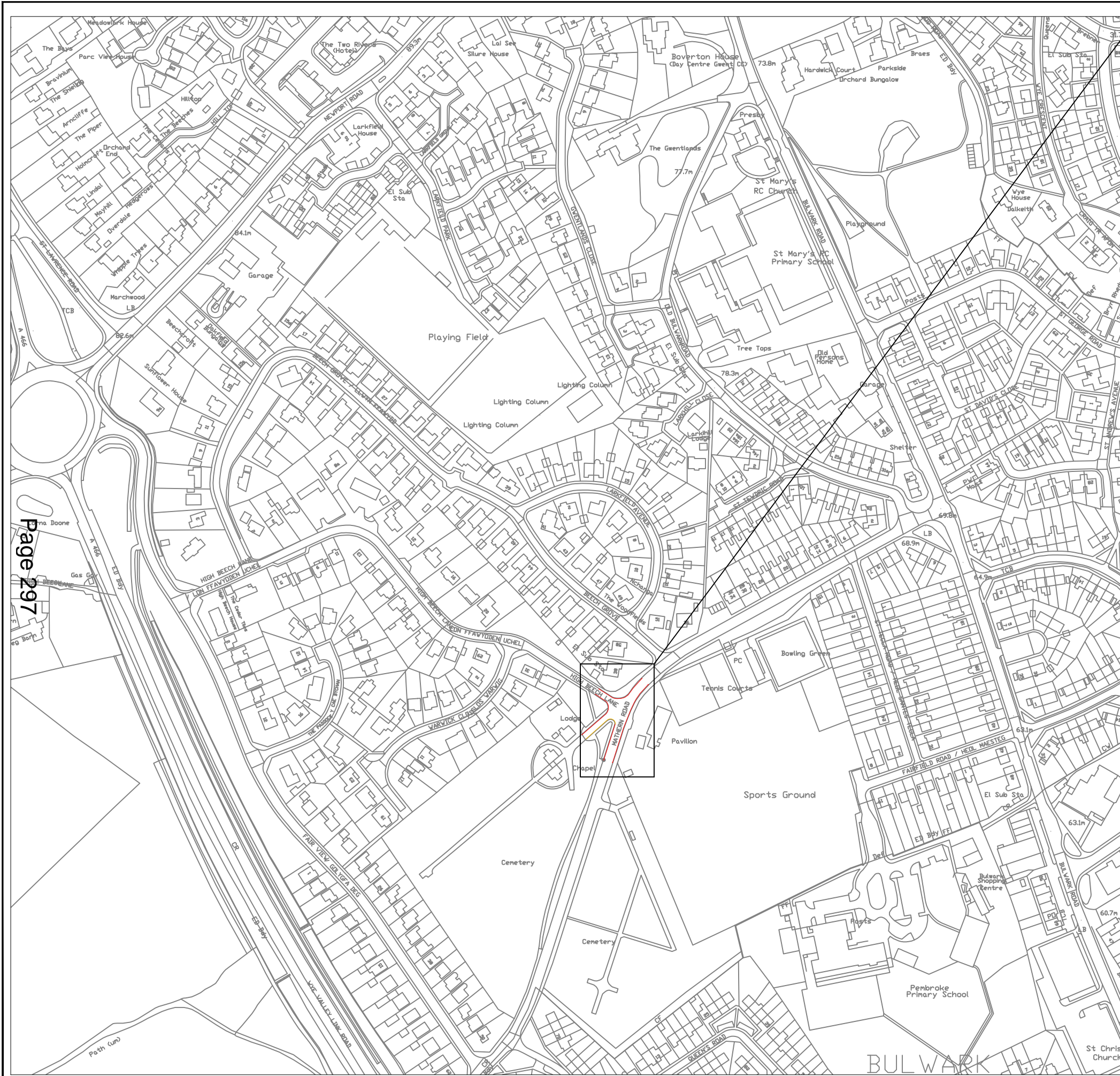
 PROPOSED 30 MPH SPEED LIMIT



Page 295

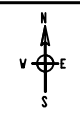
 <p>ROGER HOGGINS HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY</p>		<p>Job Title PROPOSED-30-MPH-SPEED-LIMIT</p>	<p>Drawing Title R108-TREDUNNOCK MONMOUTHSHIRE</p>	<p>Drawn By DF</p>	<p>Scale NTS</p>	<p>Rev No.</p>	<p>Date</p>	<p>Description</p>	<p>Drawn</p>	<p>Chkd</p>
						<p>Drawing No. 1826</p>		<p>Rev REV</p>	<p><small>THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. COPYRIGHT, UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. MONMOUTHSHIRE COUNTY COUNCIL, LA09012L2000</small></p>	

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- =EXISTING-PROHIBITION OF-WAITING-AT-ANY-TIME TO-REMAIN
- =PROPOSED-PROHIBITION OF-WAITING-AT-ANY-TIME


Page 297

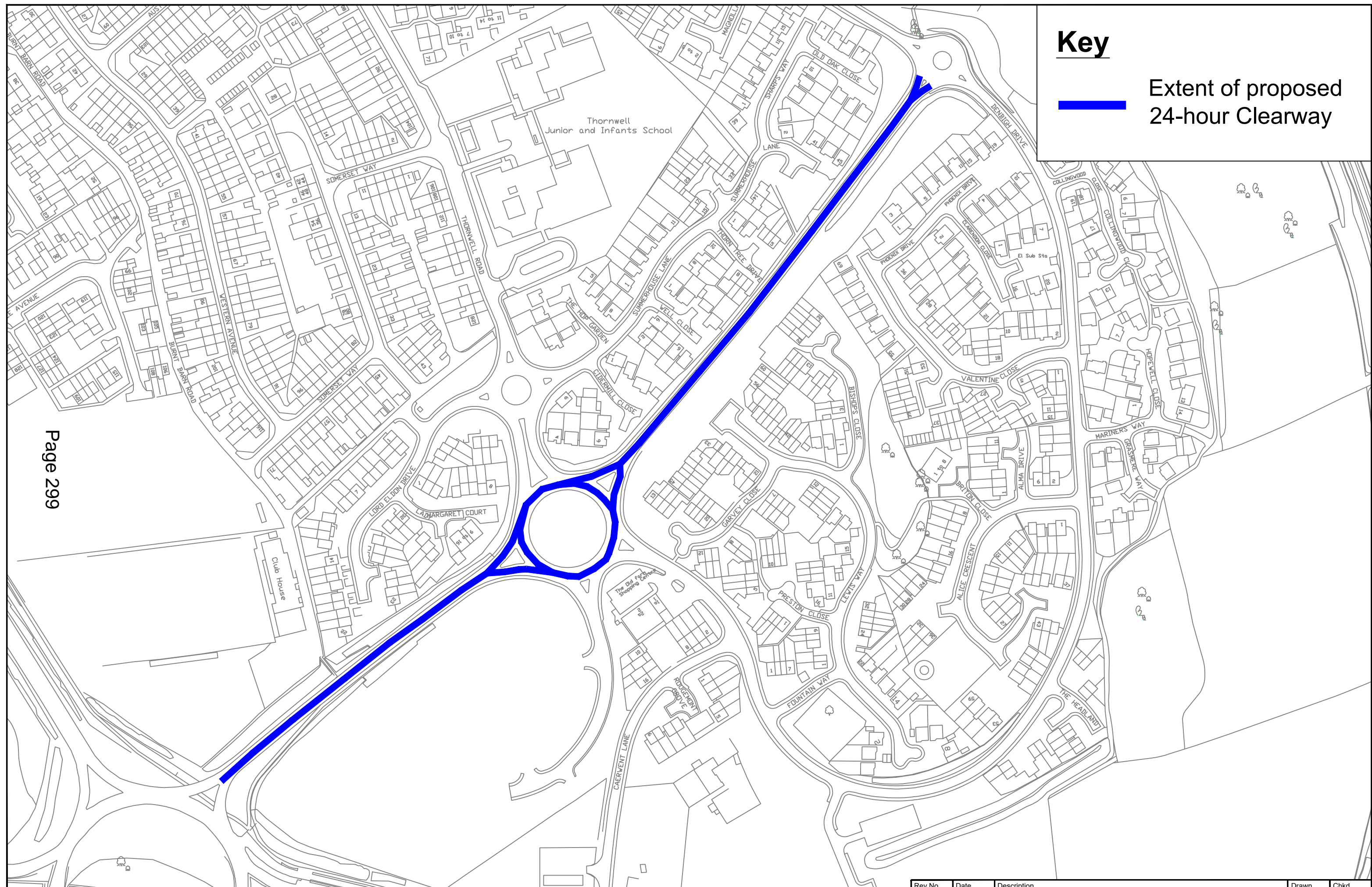


Rev No.	Date	Description	Drawn	Chkd
		Drawing No. 1828		REV
	FEB-2019	THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. MONMOUTHSHIRE COUNTY COUNCIL LA09/12/2000		



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Key

 Extent of proposed 24-hour Clearway



Page 299

 <p>ROGER HOGGINS HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY</p>		<p>Job Title CONWAY DRIVE, THORNWELL, CHEPSTOW</p>	<p>Drawing Title PROPOSED 24-HOUR CLEARWAY</p>	<p>Drawn By MC</p>	<p>Rev No.</p>	<p>Date</p>	<p>Description</p>	<p>Drawn</p>	<p>Chkd</p>
					<p>Checked</p>	<p>Date 18.07.19</p>	<p>Drawing No. 1832</p>	<p>Rev REV</p>	

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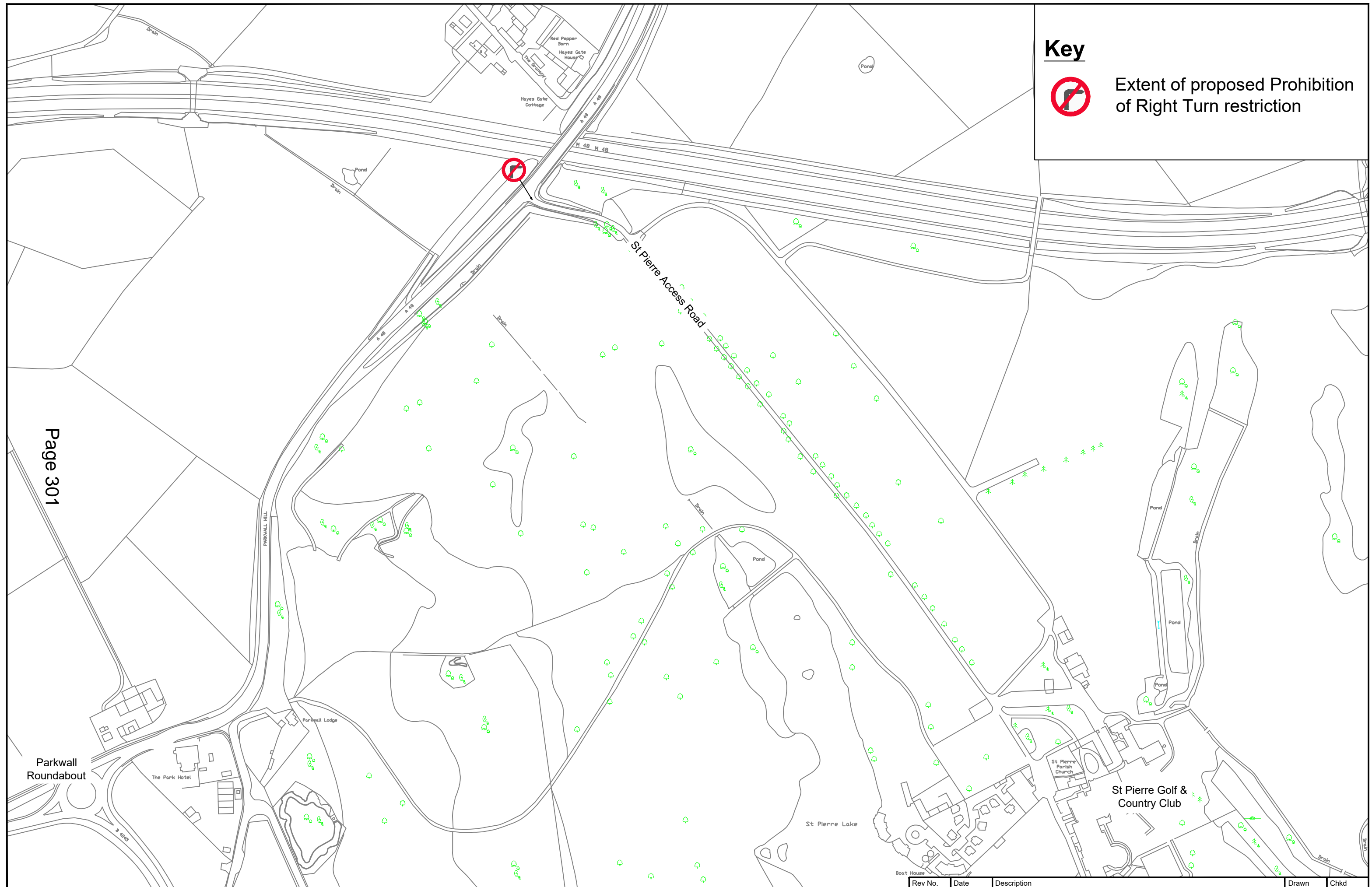
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Key



Extent of proposed Prohibition of Right Turn restriction

Page 301



Parkwall Roundabout



ROGER HOGGINS
HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY



Job Title
ST PIERRE ACCESS ROAD, SHIRENEWTON, CHEPSTOW

Drawing Title
PROPOSED PROHIBITION OF RIGHT TURN RESTRICTION

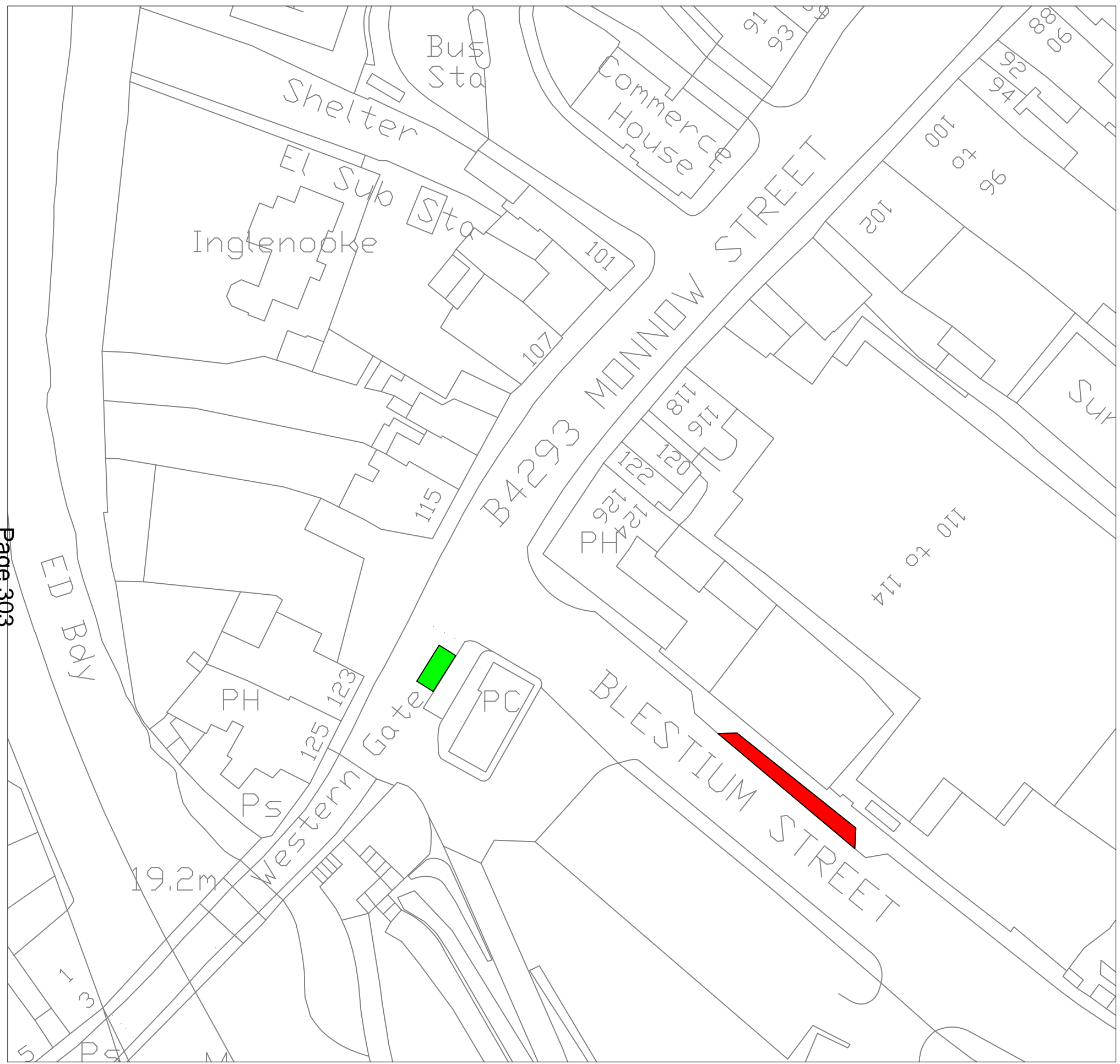
Drawn By
MC
Scale
NTS



Rev No.	Date	Description
Checked	Date 18.07.19	


Rev	Chkd
REV	

Drawing No.
1833
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KEY	
	REMOVE EXISTING DISABLED PERSONS ONLY PARKING BAY INSTALL COACHES ONLY PARKING BAY (AT ALL TIMES)
	INSTALL NEW DISABLED PERSONS ONLY PARKING BAY (AT ALL TIMES)


ROGER HOGGINS
 HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY



Job Title
PROPOSED-COACHES-ONLY-AND-DISABLED PERSONS-PARKING-BAYS

Drawing Title
BLESTIUM-STREET-&MONNOW-STREET MONMOUTH

Drawn By
DF
 Scale
NTS

Rev No.	Date	Description	Drawn	Chkd
	17/05/2019			

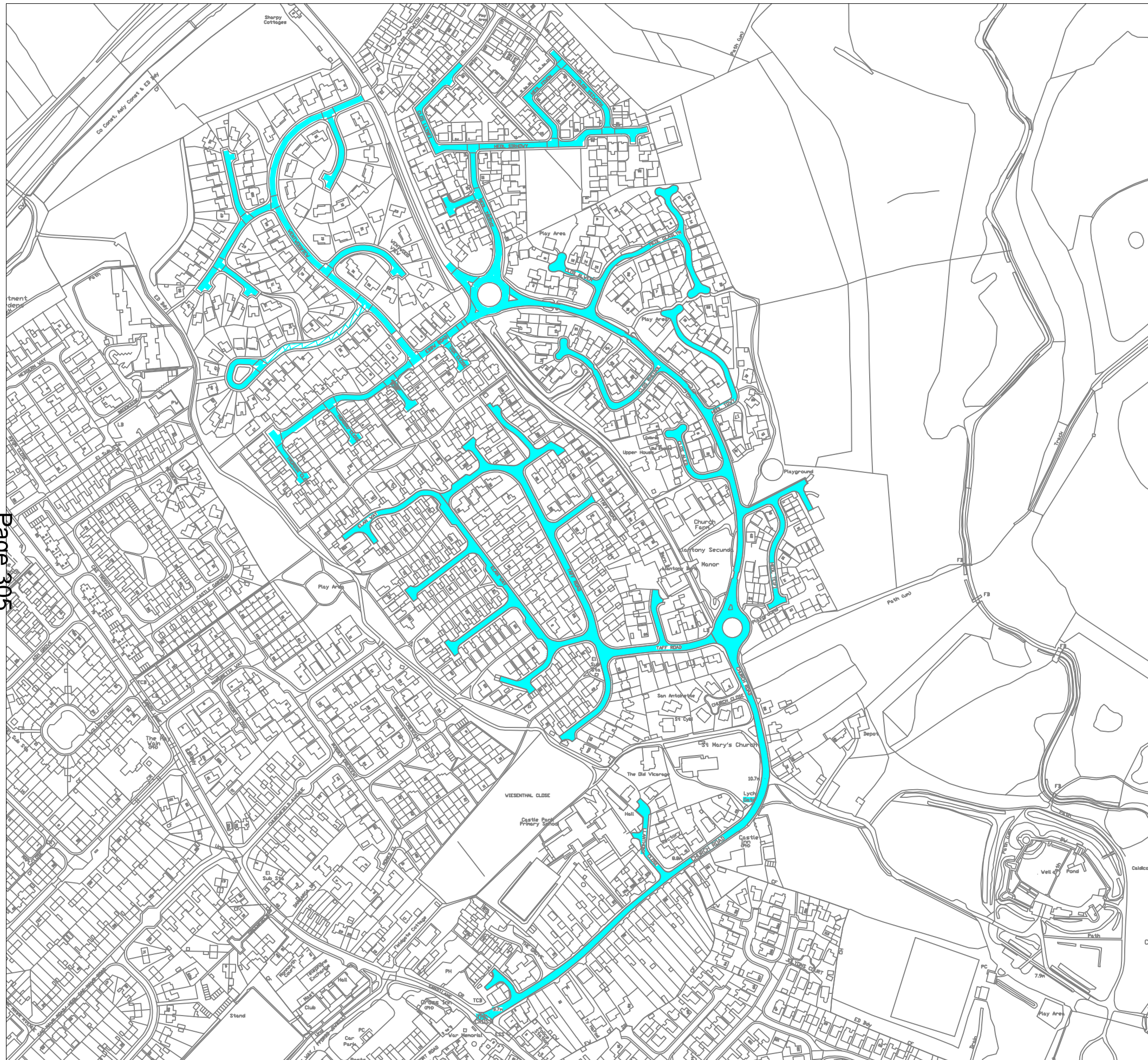
Drawing No.
1834

Date
17/05/2019

Rev
REV

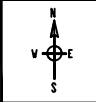
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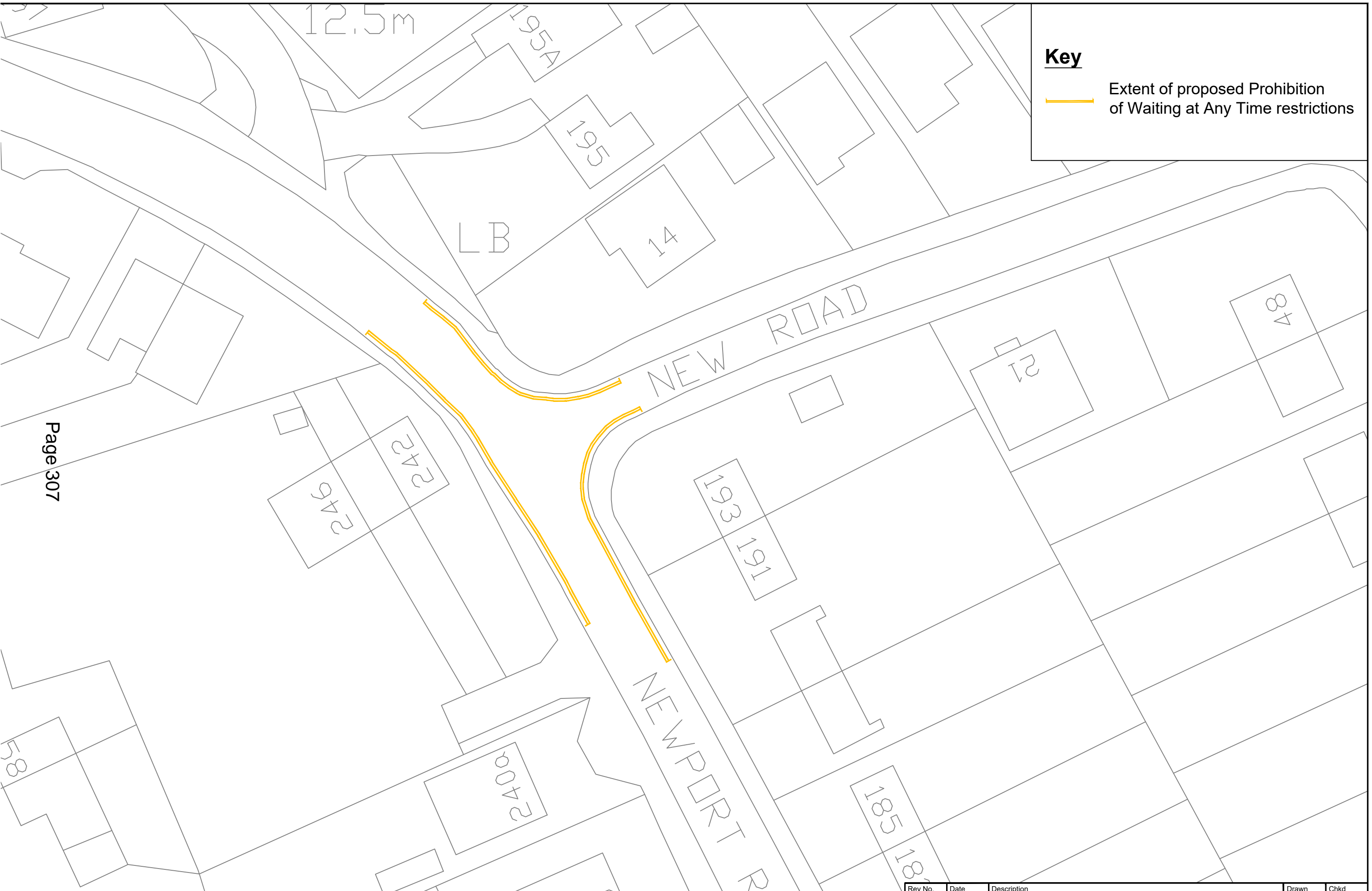
KEY

PROPOSED 20 MPH SPEED LIMIT



Rev No.	Date	Description	Drawn	Chkd
	25-02-2019			
		Drawing No.	Rev	
		1835	REV	
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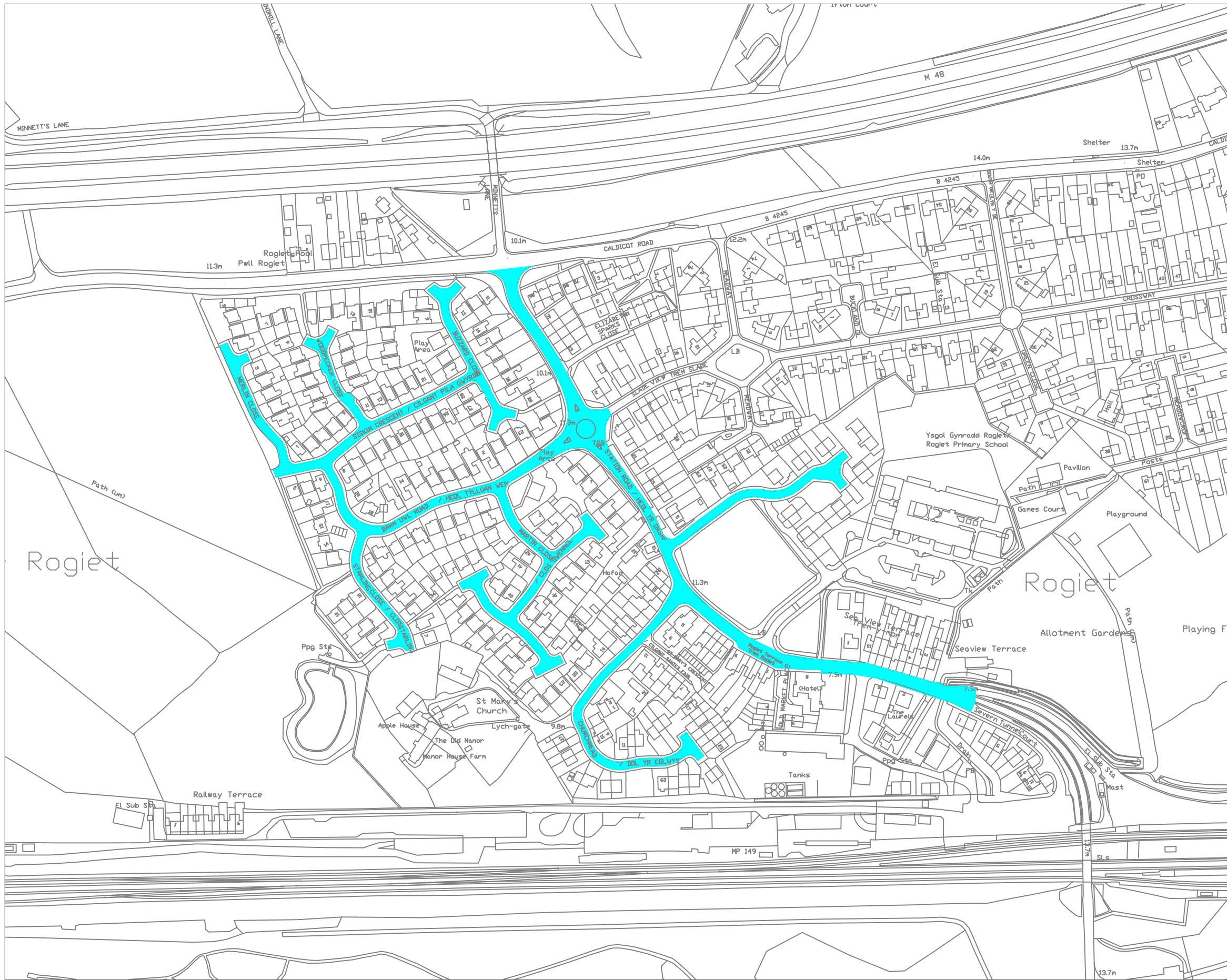
Key

— Extent of proposed Prohibition of Waiting at Any Time restrictions

Page 307

 <p>monmouthshire COUNTY COUNCIL <i>sr fyny</i></p> <p>ROGER HOGGINS HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY</p>	 <p>N A V E S</p>	<p>Job Title</p> <p>NEWPORT ROAD / NEW ROAD, CALDICOT</p>	<p>Drawing Title</p> <p>PROPOSED PROHIBITION OF WAITING AT ANY TIME RESTRICTIONS</p>	<p>Drawn By</p> <p>MC</p>	<p>Checked</p>	<p>Date</p> <p>18.07.19</p>	<p>Description</p>	<p>Drawn</p>	<p>Chkd</p>
		<p>Scale</p> <p>NTS</p>	<p>Date</p> <p>18.07.19</p>	<p>Drawing No.</p> <p>1836</p>	<p>Rev</p> <p>REV</p>	<p><small>THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. MONMOUTHSHIRE COUNTY COUNCIL LA09012L2000</small></p>			

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KEY

PROPOSED 20 MPH SPEED LIMIT



ROGER HOGGINS
 HEAD OF INFRASTRUCTURE, NETWORKS AND SUSTAINABILITY



Job Title
PROPOSED-20MPH-SPEED-LIMIT

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SUBJECT: Archaeology in Planning, Planning Advice Note

MEETING: Individual Cabinet Member Decision (Enterprise and Land Use Planning)

DATE: 9th October 2019

DIVISION/WARDS AFFECTED: All

1. PURPOSE:

- 1.1 This report seeks the Cabinet Member for Enterprise & Land Use Planning's endorsement of the Draft 'Archaeology in Planning' Planning Advice Note with a view to issuing for consultation. The Advice Note provides guidance on how archaeological matters will be considered via the planning process, and proposes changes to the boundaries to existing Archaeologically Sensitive Areas in Abergavenny, Monmouth and Trellech, and proposes the designation of a new Archaeologically Sensitive Area in Tintern.

2. RECOMMENDATIONS:

- 2.1 To endorse the Draft 'Archaeology in Planning' Planning Advice Note, including the proposed changes to the boundaries to existing Archaeologically Sensitive Areas in Abergavenny, Monmouth and Trellech, and the proposed designation of a new Archaeologically Sensitive Area in Tintern, for consultation.

3. KEY ISSUES:

- 3.1 The Monmouthshire Local Development Plan (2011-2021) was adopted on February 2014 to become the adopted development plan for the County (excluding that part within the Brecon Beacons National Park). This statutory development plan contains a number of policies relating to development in the County's settlements which manage and ensure appropriate development within the County through the planning process. Chapter 4 of Technical Advice Note 24 sets out how archaeology should be considered in the planning process. The conservation of archaeological remains is a material consideration in determining a planning application, this Planning Advice Note sets out how Monmouthshire County Council addresses this duty in exercising its Development Management functions.
- 3.2 Glamorgan Gwent Archaeological Trust (GGAT) provide services to Monmouthshire County Council under a Memorandum of Understanding and so act as the Council's Archaeological Advisor ensuring that the above considerations are properly assessed. Supporting this function GGAT has identified a number of areas within the County that have particular sensitivity in terms of archaeology, referred to as Archaeologically Sensitive Areas.
- 3.3 The need for additional guidance has arisen from experience of managing archaeology during the planning process where potential constraints have been raised late in the process or where there has been an inconsistent approach to protecting and managing underground archaeology when determining applications. Despite these complications being limited to a small number of applications, it is considered good practice to set out clearly how archaeology should be considered through planning to ensure consistency of approach. The

Advice Note aims to set out where particular care and attention should be paid to archaeology in the county identifying the specifically sensitive areas (ASAs) so that this is clear to an applicant or agent much earlier in the process.

- 3.4 Archaeologically Sensitive Areas are a recognised designation, first being brought in by the Ancient Monuments Act 1979, section 33. However, they remain a non- statutory designation. The Planning Advice Note sets out why these specific areas have particular archaeological sensitivity and how the consideration of these areas will be addressed through the planning process. These areas include;

Abergavenny
Caerwent
Chepstow
Grosmont
The Levels, Magor & Undy, Rogiet and Caldicot
Monmouth
Raglan
Skenfrith
Tintern
Trellech
Usk
Whitecastle

Tintern (proposed new ASA)

- 3.5 The above areas (with the exception of Tintern) have been designated as ASA's for some considerable time, they are referenced in the Local Development Plan 2011- 2021 (Adopted February 2014) and the preceding Unitary Development Plan. A recent review by GGAT of the ASA's has made changes to some of the designations. The former ASA's of the Gwent Levels and Rogiet, have been combined with Magor and Undy as well as Caldicot to create one ASA. The review also includes changes to the boundaries in Abergavenny, Monmouth and Trellech as well as the formalisation of the Tintern ASA boundary which was not included in the LDP or previous UDP.

3.6 The Gwent Levels.

The amalgamation of Caldicot, Magor and Undy and Rogiet, simplifies a number of smaller adjacent ASA's into one area that is more easily identified and more cohesive. This results in an administrative change rather than wider planning implications.

3.7 Abergavenny

Abergavenny has seen the largest of the boundary alterations, extending the ASA north to include Bailey Park and properties north of Park Crescent and the streets west of the Ross Road and east of Hereford Road. This extension seeks to cover the areas of suspected Roman, Medieval and Post Medieval activity. Given the nature of finds identified in this area and the known archaeological resource in the main town, it is considered that it is likely that a Roman civilian settlement may have existed in this area. As a result this heightened sensitivity reflects the importance of the high potential for Roman remains. In addition the area north of and including Bailey Park may well have included the wider landscape of the

11th Century Benedictine Priory encompassing medieval and post medieval resources. The area is already densely developed covering two suburbs of the main town and the park. There is an increased potential for applications submitted in these areas to consider the need for additional survey work prior to determination.

3.8 Monmouth

The increased boundary includes Chippenham fields to the east of the town extending over the dual carriageway to encompass the fields west of the river. There have recently been finds from between five to eight thousand BC, Neolithic and Bronze Age remains with later Iron Age evidence. In addition the Area has shown physical evidence of Roman activity. Archaeological excavation, undertaken in advance of and during the development works have shown that archaeological remains survive at a relatively low depth occurring up to 2m below the ground surface. These remains date from the Mesolithic period through to post medieval and so are of particular importance. The area in question is mainly covered by fields and separated by the dual carriageway, therefore there is a low potential impact on development.

3.9 Trellech

This includes a proposed extension to the south of the town to encompass the Scheduled Ancient Monument of the shrunken medieval village and fields to the south of the SAM. Archaeological investigations in relation to development and through academic work has provided evidence of the medieval town extending further south than anticipated. Since the boundary was drawn investigations have provided evidence of features along Catbrook Road and Tinkers Lane. The wet nature of this area also provides a high potential for waterlogged remains related to importance of wells and springs closely associated with the church, settlement and as a pilgrimage site of importance. Whilst the development potential in this area is low, being outside of the development boundary, the remains have the potential to be of schedulable quality and so the area is proposed to be included to raise the awareness of such a sensitive site.

3.10 Tintern

The Tintern ASA extends from the fields south of Tintern Abbey, following the river on the eastern side to St Michaels Church to the north. The boundary then includes the developed area around Trellech Road and the main road, tightly hugging the rear of properties to the west of the main road until the junction at the George Hotel. It then extends up the hillside following the Angiddy River up to Hale End Cottage. To the south west of Tintern Abbey the boundary includes fields to the rear of St Marys Church and The Abbey Hotel.

The area is a mix of housing and open and semi-rural spaces. Being a minor Village, Tintern has some potential for residential development of infill and small scale development. Therefore there is an increased potential for applications submitted in these area to consider the need for additional survey work prior to determination.

Tintern's Abbey, precinct and landholdings together with two churches, industrial wire making remains and the 18th century Picturesque Wye Tour all make a significant contribution to the heritage value of the settlement. The potential for important archaeological remains are high. The remains are therefore focussed around the Abbey, and extending under the A466, Tintern Parva and the Angidy Valley.

Draft Archaeology in Planning, Planning Advice Note

- 3.11 The Draft Archaeology in Planning, Planning Advice Note, is attached to this report as **Appendix 1**. The Advice Note is intended to provide clarity for applicants, officers and Members in the interpretation and consideration of archaeology in the planning process.
- 3.12 The Draft Advice Note sets out detailed matters that need to be taken into account with considering proposals that are likely to have an effect on any archaeological resource, especially those within the identified sensitive Areas. The Planning Advice Note provides guidance as to why these specific areas are considered to be especially sensitive.
- 3.13 Selective use of Advisory Notes is a means of setting out more detailed thematic or site specific guidance in the way in which aspects of the planning process can be applied in particular circumstances or areas. This is not strictly a SPG document as it provides generic advice and does not expand on any specific policy in the Monmouthshire LDP. Archaeology is however considered in a number of policies within the LDP, however, and this Advice Note would carry additional weight in future decision making by going through a local consultation and adoption process. In this instance the document aims to encourage proper engagement and early consideration of archaeology in determining applications aiming to make the process more streamline and effective. The document will also be subject to the same level of consultation as a Supplementary Planning Guidance document appropriate consultation has been undertaken.
- 3.14 As referred to above for the document to be given weight in the consideration of planning applications, appropriate consultation needs to be undertaken and any comments received should be taken into account in the Council's decision making process. Following a resolution to consult, targeted notifications will be sent to those considered to have an interest in the topic such as local agents and architects and those on the LDP database. All town and community councils will also be consulted. The consultation will be publicised via our Twitter account @MCCPlanning and the corporate Monmouthshire Twitter account. All consultation replies will be analysed and responses/amendments reported for Members' consideration when seeking a resolution for the adoption of any SPG document.

4. SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS:

- 4.1 Under the Planning Act (2004) the LDP was required to be subject to a Sustainability Appraisal (SA). The role of the SA was to address the extent to which the emerging planning policies would help to achieve the wider environmental, economic and social objectives of the LDP. The LPA also produced a Strategic Environmental Assessment (SEA) in accordance with the European Strategic Environmental Assessment Directive 2001/42/EC; requiring the 'environmental assessment' of certain plans and programmes prepared by local authorities, including LDP's. All stages of the LDP were subject to a SA/SEA, therefore and the findings of the SA/SEA were used to inform the development of the LDP policies and site allocations in order to ensure that the LDP would be promoting sustainable development. This Planning Advice Note is expanding and providing guidance on these existing LDP policies, which were prepared within a framework promoting sustainable development.

Equality

- 4.2 The LDP was also subjected to an Equality Challenge process and due consideration was given to the issues raised. As with the sustainable development implications considered above, the Planning Advice Note expands on and provides guidance relating to the effective management of archaeology within the planning process, which were prepared within this framework.

5. OPTIONS APPRAISAL

- 5.1 The option in relation to the Draft Planning Advice Note are to:

1. Endorse the Draft Planning Advice Note as attached for consultation
2. Endorse the Draft Planning Advice Note for consultation with amendments
3. Do nothing in relation to the Draft Planning Advice Note

- 5.2 Option 1: endorse the Draft Planning Advice Note as attached for consultation. **This is the preferred option.** The Draft Planning Advice Note sets out the key issues that need to be taken into account when considering planning applications that may have an archaeological resource implication. It is considered that the Planning Advisory Note will provide guidance and clarity to help guide developers, agents and officers in effectively managing archaeology in the planning process.

- 5.3 Option 2: endorse the Draft Planning Advice Note for consultation with amendments. Any comments received in response to the consultation on the Draft Planning Advice Note will be analysed and the document will be amended, as appropriate, prior to reporting back for Members' consideration to seek a resolution to adopt the Planning Advice Note.

- 5.4 Option 3: do nothing in relation to the Draft Planning Advisory Note. The option of doing nothing would not provide clarity and guidance when considering archaeology in the planning process and would be a missed opportunity to engage effectively with users of the service.

Recommendation:

- 5.5 Based on the reasons above, Option 1 (to endorse the Draft Archaeology in Planning, Planning Advisory Note as attached for consultation) is the preferred option.

6. EVALUATION CRITERIA

- 6.1 The purpose of this advice note is to raise awareness of archaeology in sensitive areas at the earliest opportunity. There are no quantitative measures arising from the proposal, for example it is not an objective to increase the number of watching brief conditions imposed. Rather the objective is to improve the customer experience and ensure archaeological resource is safeguarded. Success will therefore be measured via reviewing customer feedback and that from key stakeholders such as GGAT and Monmouth Archaeology, and via colleague feedback.

7. REASONS:

7.1 Under the Planning Act (2004) and associated Regulations, all local planning authorities are required to produce a LDP. The Monmouthshire LDP was adopted on 27th February 2014 and decisions on planning applications are being taken in accordance with policies and proposals in the LDP. This draft sets out how archaeology will be managed through the development management process and provides clarity in relation to the particularly sensitive areas of Monmouthshire.

8. RESOURCE IMPLICATIONS:

8.1 Officer time and costs associated with the preparation of the documents and carrying out the required consultation exercises. Any costs will be met from the Planning Policy and Development Management budget and carried out by existing staff.

9. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING):

The are no significant equality impacts identified in the assessment (Appendix C).

10. CONSULTEES:

- MCC Development Services Manager and team colleagues - responded stating that document provides clearer guidance for agents and sets out the reasons for the identification of particularly sensitive areas.
- Heritage Team – responded providing some comments in terms of the Heritage Designations and their Policy Context.
- Planning Policy Team- responded stating the document cannot be formal Supplementary Planning Guidance due to the lack of a specific archaeology related policy in the LDP. Therefore the document was changed to a Planning Advice Note.
- Cabinet and Senior Leadership Team have been consulted on this proposal.
- Colleagues in MonLife have been informed due to ongoing projects relating to Bailey Park and Chippenham Fields in particular.
- The Planning Advice Note will be presented to Planning Committee for comment during the consultation period.

11. BACKGROUND PAPERS:

See appendix A – Draft ‘Archaeology in Planning’ Planning Advice Note

12. AUTHOR:

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Archaeology in Planning Planning Advisory Note

September 2019

**Monmouthshire County Council
Local Development Plan**

**Archaeology in Planning
Planning Advisory Note**

September 2019

Planning Policy Service

Monmouthshire County Council

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1 Introduction: Purpose of this Planning Advisory Note

- 1.1 This planning advisory note has been prepared and issued by Monmouthshire County Council and Glamorgan Gwent Archaeological Trust to set out how Monmouthshire County Council Planning Authority addresses archaeology within the planning process. It will:
- Identify the relevant national and local policies
 - The nature of archaeology within Monmouthshire County Council
 - How the known archaeological resource is registered and the data managed
 - How the planning process deals with archaeology
 - How the planning process manages the Archaeologically Sensitive Areas
- 1.2 The council area includes an extensive variety of historic and archaeological remains that vary in age, extent and significance. All are a finite resource. There are areas which have been designated as an Archaeologically Sensitive Areas (otherwise called ASAs) as they are considered to have a greater potential for archaeology.
- 1.3 **Whilst these areas have been defined as ASAs, archaeological remains are not solely confined to these areas, archaeological remains of significance that may require mitigation during development will and do exist outside these areas.**
- 1.4 All data is correct at the time of compilation of this planning advisory note. Figures do change on a regular basis, do check the GGAT H.E.R. for up to date data and figures: <https://www.archwilio.org.uk/arch/>
- 1.5 Archaeology is a finite resource which contributes to our understanding of the past. Investigation and, when appropriate, preservation of remains is important, with the benefit of contributing to education and tourism. This resource must be managed to maintain its significance and promote wider understanding.
- 1.6 Archaeology as referred to and discussed within this document relates to the study of human history through physical remains to aid understanding of everyday life. Remains vary in size and scale from ruins and landscapes to individual or scattered finds. There are a wide variety of materials that can be discovered from metal-based, animal-based such as leather, through to plant-based materials. They can be discovered in both aerobic and anaerobic conditions
- 1.7 Monmouthshire County Council's archaeological service is provided by Glamorgan Gwent Archaeological Trust or GGAT who provide advice on planning matters where they impact on archaeology and update information on the Historic Environment Record (otherwise called H.E.R.).
- 1.8 The H.E.R. is a national database for Wales containing data on all known archaeological sites and discoveries. It is required and maintained under the Historic Environment (Wales) Act 2016, Part 4, Section 35-37, which states the requirement of Welsh Ministers to issue guidance on the contribution, management and use of such records. There are currently 202 Scheduled Ancient Monuments, 12 Archaeologically Sensitive Areas and over 13,043 archaeological sites within the Council boundary; this number is formed of 5,919 records on the H.E.R., 4,500 on the Royal Commission for Ancient and Historic Monuments Wales N.M.R., 2419 Listed Buildings, and 44

Registered Parks and Gardens. The H.E.R. is not an exhaustive list, any absences do not conclude that there are no archaeological interests in the search area. The H.E.R. can be viewed via this link: <https://www.archwilio.org.uk/arch/>

- 1.9 Cadw is the Welsh Government's historic environment service. They offer advice on the management of scheduled monuments, historic landscapes, parks and gardens, World Heritage Sites and battlefields.
- 1.10 Statutory protection is provided under the Historic Environment (Wales) Act 2016 Parts 2 and 3, and Ancient Monuments and Archaeological Areas Act 1979. They are defined as nationally important archaeological sites, scheduled monuments, registered parks and gardens, listed buildings and historic landscapes. These are a material consideration in the Planning process, with a presumption in favour of physical preservation. Cadw must be consulted where development is likely to affect the character and setting of a scheduled monument, there are separate consents for scheduled monuments. Please follow these links for more information:
- http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf
 - <https://www.legislation.gov.uk/anaw/2016/4/contents>
 - <https://gov.wales/sites/default/files/publications/2018-09/tan24-historic-environment.pdf>
- 1.11 Monmouthshire County Council has 12 areas which have been designated as Archaeologically Sensitive Areas. This designation protects larger areas known to have dense layers of archaeology and greater significance in the development and history of Monmouthshire. There are three types of ASAs within the council area, Rural Settlements, Urban Settlements and Rural Landscape, they protect agricultural landscapes, Roman forts, and Medieval walled towns and castles. The designations have been created in partnership with advice sought from the council's archaeological advisers, GGAT, the data points within them are included on the H.E.R. These data points indicate remains which have been discovered and recorded. Areas considered to have greater archaeological potential or sensitivity may have fewer overall data points, e.g. Medieval agricultural sites which have large areas of land associated with them but fewer buildings have importance as part of a preserved landscape. Developers should always seek archaeological advice if proposing any development within these areas. Any development will not necessarily be restricted but mitigation may be required. **The ASAs are designated due to the clusters of remains in a specific location.**
- 1.12 The designations of ASAs in Monmouthshire have been updated since the previous document was adopted. A recent review by GGAT has proposed amendments to some of the ASAs. The designation for Caldicot, Magor and Undy, Rogiet and the Gwent Levels have been amalgamated into one under The Levels, ASA, for clarity, this is an administrative change rather than alterations to the boundaries. Tintern is also proposed to be formalised as a designated ASA within this update. The justification for this relates to the significance of the area as a monastic site, and industrial area and part of the Picturesque movement (further information see ASA 9). In addition Amendments have been made to the boundaries of Monmouth, Abergavenny and Trellech ASAs, all are discussed within the individual descriptions.

National Planning Policy

- 2.1 The Historic Environment (Wales) Act 2016 predominantly covers amendments and improvements to the existing protection of listed and scheduled structures and established Historic Environment records to be kept for each local authority. For further information please see: <https://www.legislation.gov.uk/anaw/2016/4/contents>
- 2.2 National Planning Policy for Wales is set out in Planning Policy Wales Edition 10. The chapter on Distinctive and Natural Places deals with the historic environment:
- Paragraph 6.1.5 states the requirement of all planning authorities to consider the aim of the Welsh Government to protect, conserve and enhance the historic environment for future-generations. It affirms the historic environment is a non-renewable and limited resource that has a vital and integral contribution to Welsh history and culture.
 - 6.1.23 states 'The planning system recognizes the need to conserve archaeological remains. The conservation of archaeological remains and their setting is a material consideration in determining planning applications, whether those remains are a scheduled ancient monument or not.
 - 6.1.24 states when making decisions that will affect nationally important assets the first option is to retain and protect them in situ. Only in exceptional circumstances will permission be granted when there is an adverse impact on a national asset, such as a Scheduled Monument or archaeological site. For further information please follow this link: <https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf>
- 2.3 Technical Advice Note 24 (TAN 24): The Historic Environment is a supplementary document to Planning Policy Wales Edition 10 and Historic Environment (Wales) Act 2016 regarding the historic environment. It replaces Welsh Office Circulars 60/96 and 61/96. The guidance relates to the government objectives for protecting the historic environment and improving accessibility to contribute to the quality of life and places objective.
- The TAN addresses the need for a more accountable system in which applications affect the historic environment and how they are managed within the planning system. For further information please see: <https://gweddill.gov.wales/docs/desh/policy/180223tan-24-the-historic-environment-en.pdf>
- 2.4 Under the Well-being of Future Generations (Wales) Act 2015, which has an overarching consideration for promoting and improving the Well-being of the population of Wales, the duty for, but not limited to, protecting and promoting heritage for a sustainable future has been placed upon public bodies. With regard to the historic environment, its protection and promotion is key to improving the lives of the population of Wales. Furthermore, measurable outcomes of the objectives are required to be produced by public bodies. Please follow this link for further information: <https://futuregenerations.wales/wp-content/uploads/2017/01/WFGAct-English.pdf>

Monmouthshire Local Development Plan (LDP) (2011-2021):

- 2.5 The Monmouthshire LDP was adopted in February 2014 and provides the planning policy framework for this Planning Advice Note. Specific policies within the Local Development Plan address how the authority deals with archaeology, knowing the county has a rich and distinctive built and landscape heritage. Please refer to the following policies:

S13 Landscape, Green Infrastructure and the Natural Environment

S17 Place Making and Design, including HE1, HE2, HE3, and HE4

EP4 Telecommunications

DES2 Areas of Amenity Importance

3 Archaeology in Monmouthshire

- 3.1 Monmouthshire is a primarily agricultural county with three main settlements, Monmouth, Abergavenny and Chepstow. Remains show that people have settled here from the Mesolithic and Neolithic periods, with finds predominantly located in the Levels; more widespread evidence has been discovered from the Iron Age, with flint spearheads, burial mounds and the remains of the hilltop camp in Bulwark, Chepstow.
- 3.2 A significant impact on the development and landscape of Monmouthshire came with the Romans. Consolidation of their conquest remains through the civil city of Caerwent, forts and garrisons discovered in Abergavenny (Gobannium), Usk (Burrium), and Monmouth (Blestium); further evidence of their society is evident in the roads connecting civil and military centres, the thinning of the forests, draining of marshes and the formation of earthwork defences.
- 3.3 As a border county, Monmouthshire felt the effects of the Medieval conquests from England. Wales is well-known for its castles, of which Monmouthshire has plenty, yet, there is more than the remains of castles, walled towns and manorial houses and landscapes are part of the Medieval history of the county. The archaeology from this period, as it shows with every culture, shows how much change has taken place; for example, Trellech, now considered a main village, was once a significant urban centre, the evidence of its growth and diminishment visible within the archaeology. Monmouthshire has less evidence of the impact of the industrialisation of the country. What remains are the canals, railways and ironworks that changed the landscape and culture, however, Monmouthshire remains predominantly agricultural.
- 3.4 As well as the physical remains of cultures, evidence has also been found in Monmouthshire of the paleoenvironmental remains. These remains provide an insight into and aid our understanding of the environment at specific times in history.

4 Archaeology in Planning

- 4.1 This section is divided into subsections to allow ease of understanding

Pre Planning Stage:

- 4.2 It is always very positive for applicants and prospective developers to engage with the local authority and their archaeological expertise at the beginning of the application process. This will inform any potential archaeological remains on the development site and help developers and applicants to design sympathetic and positive management of the resource.
- 4.3 Policy states proposed archaeological works and reports should be carried out by a suitably qualified and competent expert of the appropriate standard (see TAN 24, paragraph 4.7 and 4.8).
- 4.4 The appointed archaeologist could prepare a document regarding their investigation that can be submitted as part of the main application. Investigations may require a desk-based assessment or field evaluation. Reports compiled by the archaeologist should meet standards and guidance provided by the Chartered Institute of Archaeologists: <https://www.archaeologists.net/codes/cifa>

Applications (including Planning, Listed Building Consents and Conservation Area Consents):

- 4.5 It is standard practice for the local authority to consult GGAT as part of the application process. GGAT will respond with advice on how best to preserve or mitigate impact on any remains. If early consultation has been had with GGAT or an archaeologist, any potential requirements may have already been flagged up.
- 4.6 Please be aware that archaeology is a material consideration, this means during the determination process the impact on the archaeological resource requires proper consideration.
- 4.7 As part of this consideration and prior to determination of an application, applicants or developers may be required to carry out the following:

Field Surveys:

Assessments may advise the need for field evaluations requiring trenches or open area assessments. These will highlight the depth and nature of potential remains and will inform the development itself. GGAT provide a brief to which the field evaluation should be undertaken, including a specification on the archaeological situation, the required works and how they will be achieved. This will be the most effective way of assessing significance and informing mitigation

Further surveys may include earthwork surveys, field walking or geophysical to allow more targeted investigation of potential remains where necessary.

Analysis:

Results from field surveys should be analysed by the archaeological contractor with a subsequent report completed. The information within the report should demonstrate the significance, understanding and extent of the archaeology discovered. Furthermore, there should be options provided for proposed mitigation of said discoveries. Dependent upon the report, further

work may be required prior to determination or as a condition upon the decision notice.

- 4.8 Alternatively, the above points may be controlled with a condition on the decision notice instead of during the application process.

Conditions:

- 4.9 Where a positive decision has been made on a site with archaeological remains or the potential for them, conditions may be placed on the application to manage the archaeological resource.
- 4.10 Standard conditions include building recording reports, watching briefs or written schemes of investigation, and the resultant reports to be compiled and sent to an approved archive to maintain the history of the site. Approved archives are subject to the nature of the record being deposited, guidelines for these archives can be found at:<http://www.welshmuseumsfederation.org/en/news-archive/resources-landing/Collections/national-standard-and-guidance-for-collecting-and-depositing-archaeological-archives-in-wales-2017.html>
- 4.11 Those conditions which are more complex are, for example, programs of investigation. These documents are specific to the site, written by the appointed archaeologist and may be required to be submitted and approved prior to implementation.
- 4.12 There are occasions when the archaeological works will be secured legally by a Section 106 agreement. The agreement will regulate the development and allow for the provision of funds to secure further investigation and recording.
- 4.13 Where work has commenced without the submission and approval of a Discharge of Conditions application, or work on site is different to what has been approved, this constitutes a breach of planning and can result in enforcement action.

5 Archaeologically Sensitive Areas (ASAs)

ASA 1: Grosmont

Significance:

- Important planned Medieval town
- Expanded following receipt of a charter in the 13th century
- Prospered between the 16th and 18th centuries

Reasons for Increased Archaeological Potential: Grosmont is predominantly a Medieval settlement formed between the 11th century castle and church. The castle is one of three (also Whitecastle and Skenfrith) in the region built to consolidate land conquered by the Normans. The town evidently prospered under the lordship formed in the 12th century, the castle and church underwent phases of development, the settlement grew, and there is evidence of land and water management. After a period of decline with the plague and the battles of the 14th and 15th centuries, Grosmont continued to prosper. Evidence of the extent of the settlement and agricultural work are unclear.



ASA 2: Whitecastle

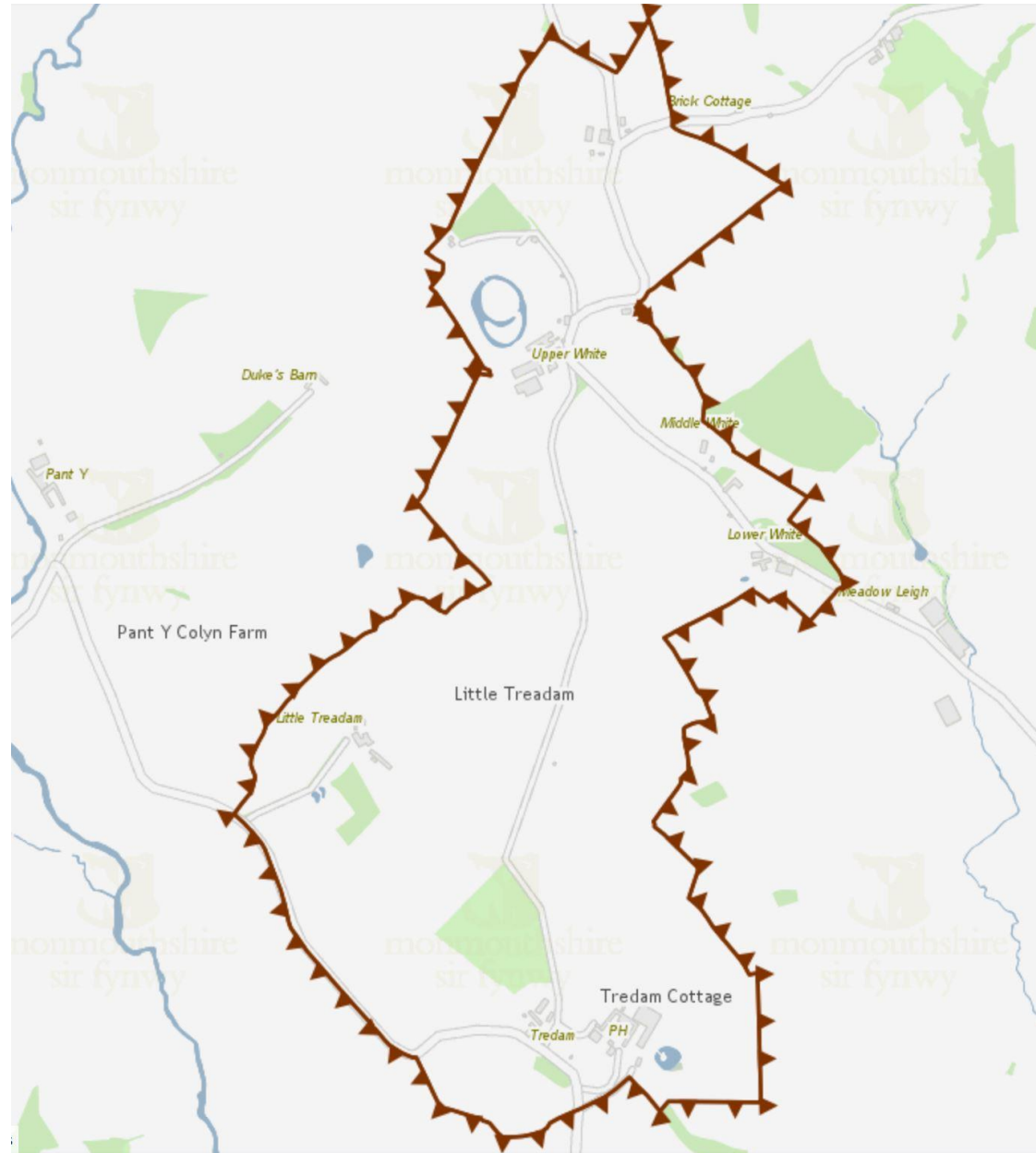
Significance:

- Early 11th century castle
- Close association with Grosmont and Skenfrith castles

Reasons for Increased Archaeological Potential:

Whitecastle was primarily a defensive centre, there is no evidence of a core settlement associated with the 11th century castle. As with Grosmont castle, Whitecastle was built to maintain conquered territory. Evidence shows it was originally a timber and earthwork structure, the stone castle was not begun until the 12th century and refortified in the 13th century.

Following the disuse of the castle, the area became more agricultural. 17th century farms at Upper and Lower White Castle farms and Great Treadam were built in the Renaissance style with contemporary 17th century outbuildings indicating prosperous agricultural activity.



ASA 3: Skenfrith

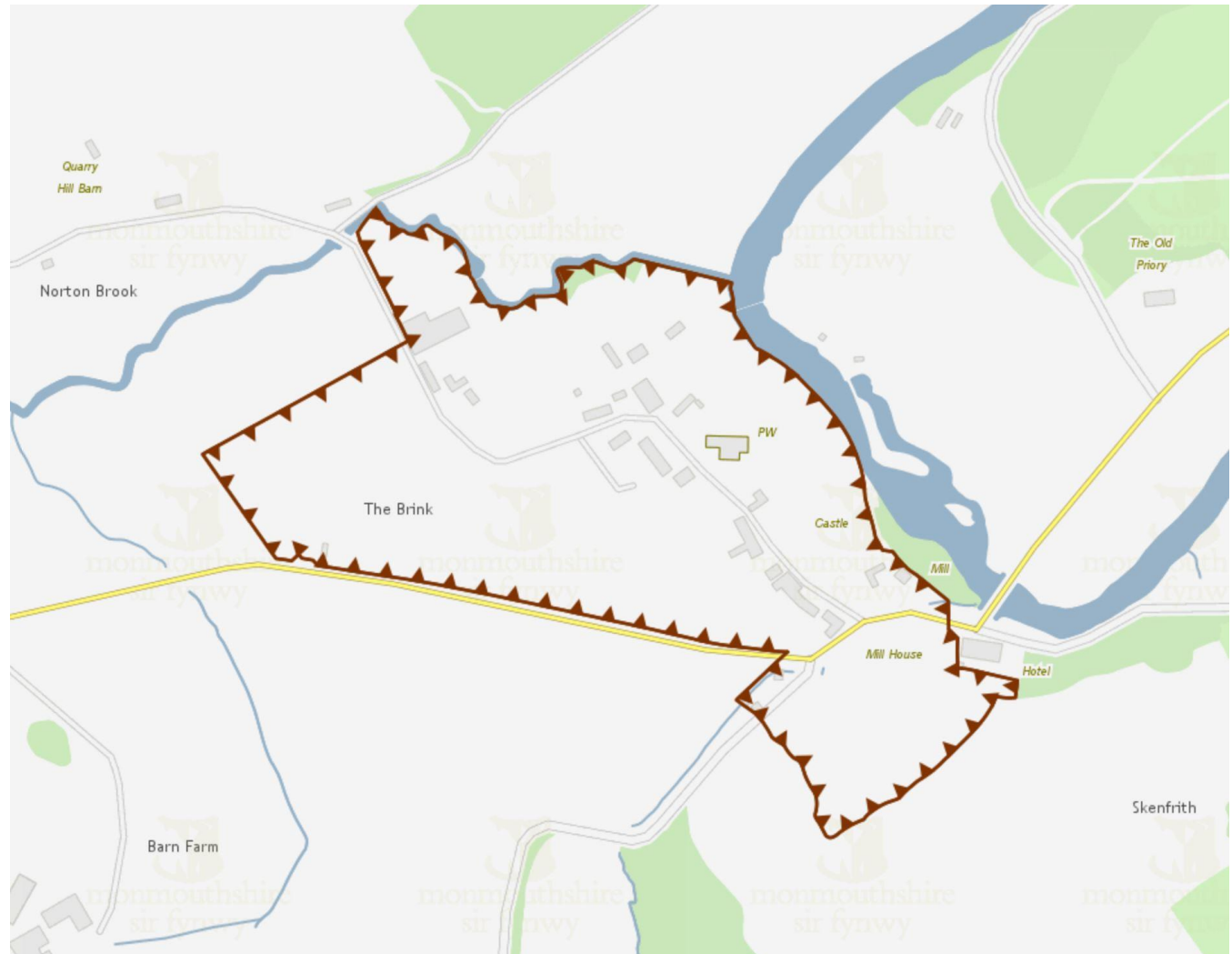
Significance:

- Close association with Grosmont and Whitecastle castles
- Early defensive castle
- River access from the castle
- Compact core Medieval settlement associated with the castle and church

Reasons for Increased Archaeological Potential:

The settlement at Skenfrith dates to the construction of the castle and church in the 11th century. The castle differs from the closely associated Whitecastle and Grosmont castles as it was built on a flat, gravel platform on the bank of the river Monnow. It utilised the river, a moat and earthworks for its defence. The castle was refortified in the 13th century when the watergate was built.

The Medieval settlement, long deserted, lies to the west of the church and castle. Remains are both built and below ground, two of which are scheduled monuments. Furthermore, a mill was discovered adjacent to the castle, it is attributable to the post-Medieval period, but suggests Medieval milling activity.



ASA 4: Abergavenny

Significance:

- Strategic military site
- Roman settlement and fort
- 12th century castle, the Priory church and associated buildings
- Planned Medieval walled town and mural suburbs, milling and market
- Post-Medieval agricultural centre, railway town and the communications infrastructure associated with it

Reasons for Increased Archaeological Potential:

There are scattered remains attributable to the prehistoric period, yet, the first strong period of settlement in Abergavenny dates to the Roman period. Established as Gobannium, the fort was built in the 1st century near the main roads to Hereford, Usk and Brecon. A civilian settlement would also have grown up outside, and there is evidence of the associated cremations and burials.

A castle was constructed in 1087 as part of the Norman consolidation of territory. It is located on the same site as the Roman fort and roads to take advantage of the strategic position overlooking the river. St Mary's Priory and tithe barn are contemporary with the castle. The main settlement developed around these core buildings, and prospered in the 13th and 14th centuries, with evidence of town walls. Additional suburbs are evident from archaeological work undertaken outside the historic core, providing some understanding of how the town was defended, the extent of the settlement and how the land was used.

The castle and town walls were refortified during the political unrest of the 13th to 15th centuries, and again in the 17th century due to the Civil War. Abergavenny prospered as a market town through the 18th and 19th centuries, and this prosperity is still visible in the increased building work of this period.

Extension to ASA: includes additional areas of Roman, Medieval and Post-Medieval activity. Bailey Park is a registered park and garden North of the Medieval town. The park was previously recorded as Priory Meadow, a probable link between Priory of St Mary in Abergavenny and what may once have been their agricultural lands. There is also evidence of Priory Mill on the Gavenny River, demonstrating the impact of the Priory on the Medieval landscape. There is evidence of mills along the river to the North-east of the town demonstrating water management and different milling from the Medieval period onwards.

Bailey Park became a public park when Ironmaster Crawshay leased the meadow in 1833. Roman finds have been discovered from the 18040s onwards, including building materials, pottery and coins. There is high potential for Roman finds in the area. Based on the nature of the finds it is likely that the area had a Roman civilian settlement.

During the Medieval period, the park was part of a wider landscape of agricultural use related to the Priory. There are also water management features along the river, including mill buildings, leats, races, sluices and weirs likely to have buried archaeological remains.

The park represents civic and industrial influence and the fashion for formal parks and gardens. Overall, its significances also lies in the visual and socio-cultural aspects of the park.



ASA 5: Raglan

Significance:

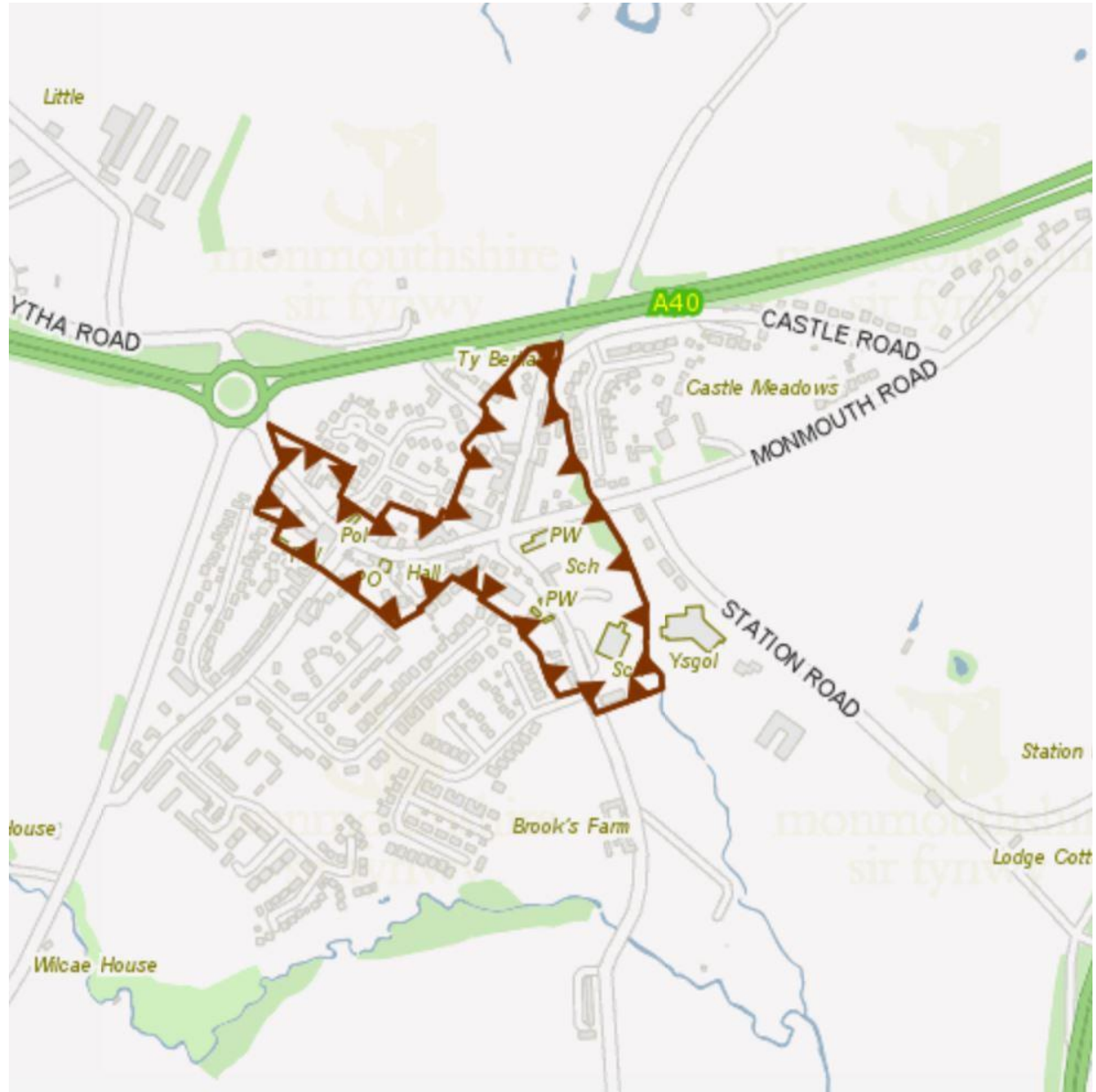
- Specifically relates to the Medieval town
- Achieved borough status in the 14th century
- Held Markets in the 15th century
- Established a Court House from the 17th century
- Raglan castle and town were the site of a siege during the Civil War

Reasons for Increased Archaeological Potential:

Due to the junctions of the major Roman roads meeting in this area, it is likely that Raglan was a Roman settlement. Despite this, the town is, visually, more Medieval, specifically, the 11th century castle, and the 14th century church of St Cadoc.

Although no physical evidence has been found, there is understood that a religious foundation was established here during the Medieval period. Documents from the 13th century state that the church was a gift to Usk Priory. Raglan is a small settlement; however, the true extent has not been established as it has likely been lost with later developments. It is likely there is little to no growth due to the impact of the plague.

The castle is **not** included within the ASA boundary, but its strong connection and influence over Raglan should be acknowledged as part of the town's significance. The castle was continually altered right through to the 17th century and included a deer park and extensive landscaped grounds. The Castle is a Scheduled Ancient Monument.



ASA 6: Monmouth

Significance:

Important defensive Medieval town, consisting of two main suburbs along Monnow Street and Overmonnow

One of the main routes into south Wales based on its location

Prehistoric activity

Roman settlement with the fort of Blestium

Early Medieval Christian foundation of St Cadoc

11th century castle and priory church

13th century fortified bridge with tower

Reasons for Increased Archaeological Potential:

Monmouth is a defined Medieval settlement. It has been a prominent location since prehistoric times, finds range from the Mesolithic period, with worked timber, flint, pottery and animal bones, to the Iron Age with fragments of salt containers. It is likely that the settlement of the area was nomadic and seasonal in this period, with evidence of temporary coastal or river sites.

The site of the town was taken over by the Romans, who established a fort and settlement on the plateau at the top of what is now Monnow Street. The fort dates from the 1st century and was likely used by Vexillations, sub-sections of legions usually detached for special services. The settlement is presumed to have been the Blestium of the 3rd century Antonine Itinerary, predominantly populated by civilians and used as an industrial centre from the 2nd to the 4th century.

The current layout of the town is Medieval, closely linked with the 11th century castle and priory church. Typically narrow, interlinked streets, the town was defended by town walls and a ditches. With prosperity, the town grew down the hill to the river and a crossing was built there. Evidence shows four gates were the main entrances into the town from the 13th century. Overmonnow, over the river, is bounded by a ditch known as Clawdd Du, used for defence it is named for the black iron slag found in the earth.

Monmouth did suffer with the plague, in the 15th century plots and houses were abandoned. Yet it prospered again,

being made county town in the 16th century and through its iron industry. With this prosperity, buildings were updated to meet current fashions and new buildings were constructed, including the Shire Hall (originally the Assize Court), inns and lodging houses. With the popularity of the Picturesque movement in the 18th century, Monmouth was a stop on the Wye Tour, with artists, writers and tourists stopping in the town and needing accommodation and food, the town adapted to suit this new influx of trade.

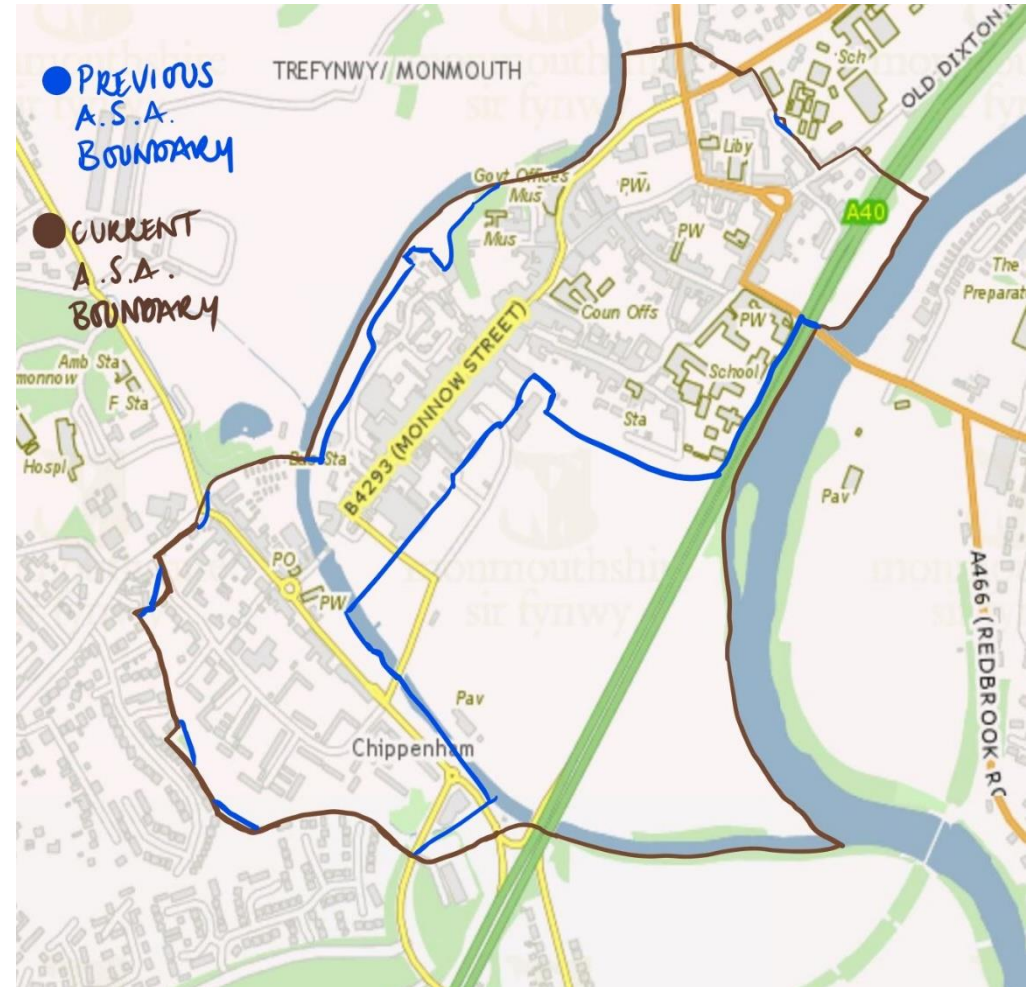
Remains have been discovered at a shallow depth and are predominantly concentrated within the plateau at the top of and along Monnow Street. Also to the west and north of the town and south of the Monnow River.

Extension of ASA: includes Chippenham Fields. Chippenham Fields or Mead (Registered Park and Garden and Registered Landscape) was recorded in Medieval times as a common and known to be used as animal pasture into the 19th Century, however, it is considered to have an earlier use. The name of the fields comes from the Anglo-Saxon for land where merchandise is sold, yet there are limited finds from this period in the area.

The location of the fields are part of its significance as it has level access from the Monnow and Wye rivers.

Further uses for the fields include a race course with the grandstand and winning posts marked on the first edition O.S. map of 1880, and a formal park with tree avenue during the early 20th century. The field was divided by the A40 in the 1960s, causing a loss of an aspect of their visual and historic socio-cultural association with Monmouth and the rivers, especially to the East.

Please note that the eastern half of the fields adjoining the confluence of the Wye and Monnow rivers does not form part of the character area.



Significance:

- Bronze Age stones known as Harold's stones
- One of the largest 13th century Medieval planned towns in the country; it is believed to date to the early 13th century
- Achieved borough status, a market
- Evidence of an iron working industry

Reasons for Increased Archaeological Potential:

Based upon finds, including a socketed axe and possible flint tools, and the standing stones, it is evident that Trellech was the site of a prehistoric settlement, at the very least Bronze Age.

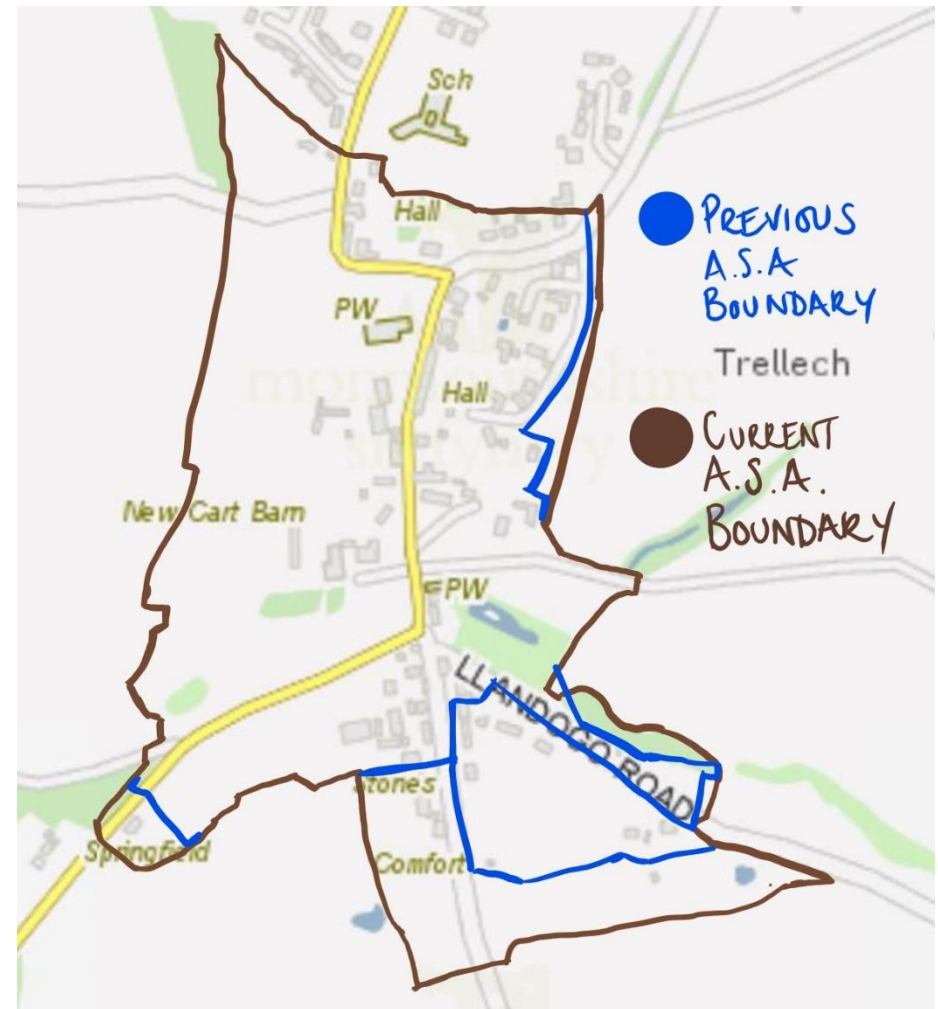
The settlement is, however, predominantly Medieval. It was incorporated into the lordship of Usk, and likely to have been founded in the 13th century by Richard de Clare, although there is evidence of a Medieval settlement which predates this. The planned town is visible in the historic road network. The main north/south road ran to the west of the church, with branches heading east and west to form a rectangular boundary around the town. From documentary sources, the approximate size of the town can be understood; the town consisted of burgage plots, in 1288 there were 378, each long and narrow with a house and/or shop facing the road. By the 14th century this had reduced to 113 because of raids, political unrest and the plague. The town diminished further in the 19th and 20th centuries with property numbers recorded as 29 and 19 respectively.

Remains have been discovered within the current settlement boundary, as well as south along the roads. Further concentrations of finds are recorded within the wider area.

Extension of ASA: includes a S.A.M. and Medieval town. Following academic and archaeological work, the settlement is known to have extended further South than previously understood, justifying the extension of the ASA boundary.

The archaeological discoveries include remains of stone buildings among other features along the Catbrook Road and Tinkers Lane.

The nature of the area is waterlogged resulting in well-preserved organic materials. Furthermore, there is the related significance of wells and springs, noted for their importance in the Medieval period as having healing properties. The stone basin of the Virtuous Well is probably Medieval, with obvious repairs and restoration; the surround is probably post-Medieval. There is a close association with the church and settlement; the significance also lies in the combination of curative properties, the dedication of a saint, in this case Saint Anne, and as pilgrimage sites.



Significance:

- Site of the Roman fort of Burrium and developed further
- Medieval town, castle and church
- Post-medieval settlement

Reasons for Increased Archaeological Potential:

First settled along the east plain of the river Usk and west of the Olway Brook, Usk is a compact town with minimal expansion beyond the historic boundary.

There are scattered remains of prehistoric settlement along the valley to the north, attributed to the Mesolithic period on. Remains include polished axes and small flint tools, suggesting widespread transient activity along the river corridor.

The Romans constructed the fort of Burrium during the mid-First century AD, including a civilian settlement with burials and associated infrastructure, it was situated on the defensive point where the two rivers, the Usk and the Olway, converged. It is understood that the fort was only in use for approximately 20 years. Later, the legion left for the fortress at Caerleon, and Burrium was downsized. Finds related to this period include built remains, human remains and iron furnaces.

With the formation of the Medieval castle and priory in the 12th century, Usk developed between these two key buildings and extended to the river. The priory was a Benedictine foundation and was formed as a nunnery, its precinct enclosed a large area of land south of the development, now much reduced following 20th century development. The current priory gatehouse is an early post-Medieval structure, the original having been rebuilt. The castle is likely to be contemporary with the priory but underwent extensions and strengthening for the following three centuries.



Significance:

- Substantial Cistercian abbey, precinct and landholdings, including granges, two Medieval churches
- Industrial wire making remains
- Landscape significance during the 18th century Picturesque movement and Wye Tour

Reasons for Increased Archaeological Potential:

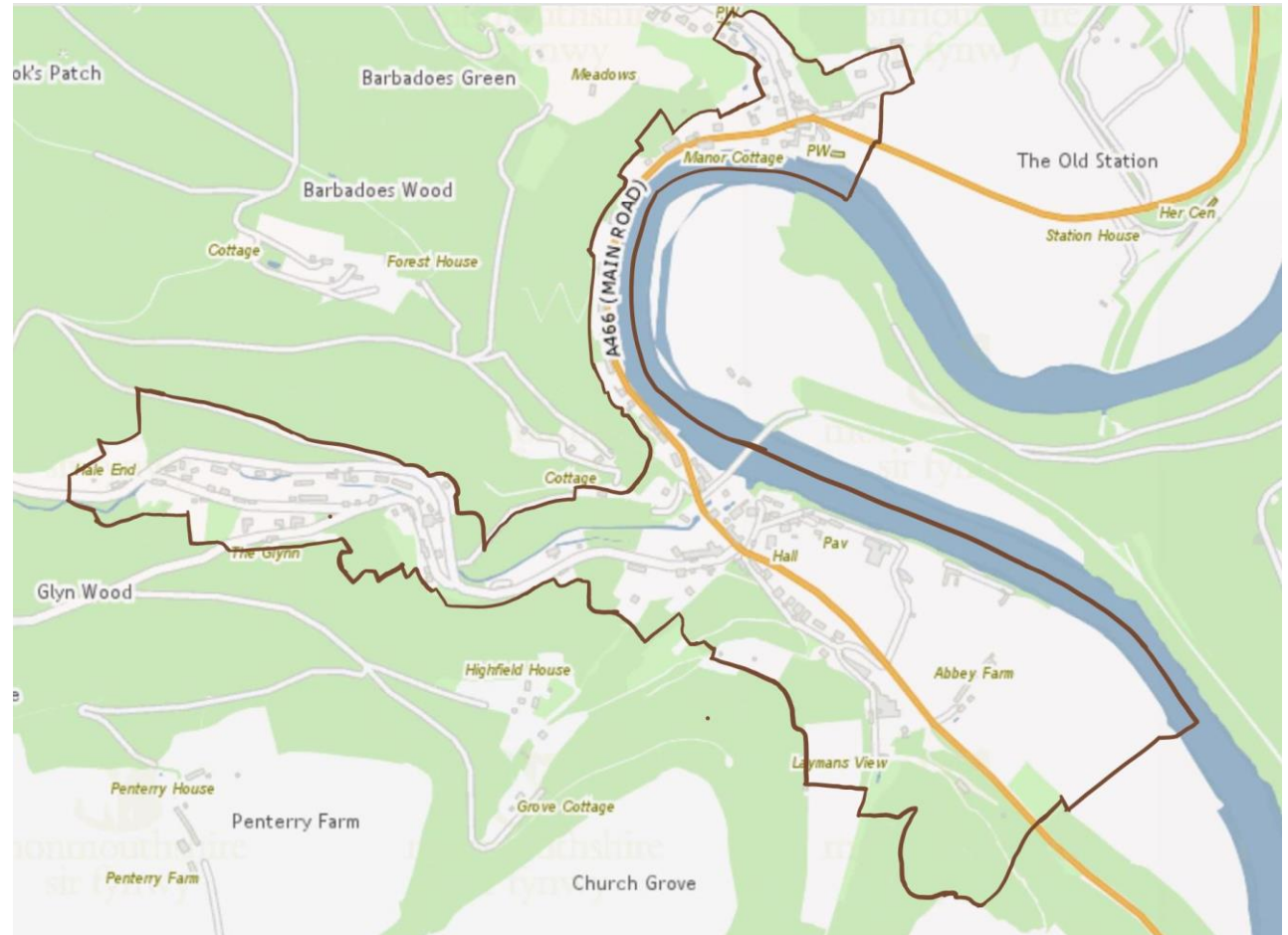
The settlement of Tintern developed around the 12th century monastery. Founded in 1131 by Walter de Clare, Tintern Abbey is the first Cistercian religious house founded in Wales. The first form was constructed from timber, but soon rebuilt in stone within a precinct enclosing the abbey, lands and the conventual buildings. As part of the abbey, 12 granges were established as part of the abbey, and a watergate was constructed to allow access over the river Wye. Furthermore, there were over 3,000 acres of land used to for woodland, arable and pastoral, and evidence of fisheries.

The extant church building dates between 1269 and 1301 along with the conventual buildings, it was part of an extensive programme of rebuilding. The buildings are typical of a Cistercian layout, it includes cloisters, monastic and lay dormitories, kitchens, chapter house, dayroom, infirmary and lodgings. As a prominent Cistercian house, it supported corrodians, lay pensioners living on the site.

The abbey also owned mills, with fulling and grain mills powered by the Angidy; water management included dams, reservoirs, sluices, weirs, and water channels supplying the abbey. The Earls of Pembroke (later Worcester) were the lay stewards of the abbey, and its lands and finances went to them; after the dissolution of the monasteries and the Act of Union in 1536 and 1542, the abbey and its lands passed to the Colclough and then the Croft families.

Within the Angidy Valley metal processing was undertaken. The Abbey Wire and Ironworks was the first powered wireworks in Britain, and used brass, lead and copper. With the growth of the Picturesque Movement in the 18th century, the area became a popular destination for artists, writers and tourists on the Wye Tour.

Remains are focused around the abbey and conventual buildings. Further remains have been discovered in Tintern Parva and the Angidy Valley.



Significance:

- Medieval walled market town with its historic street layout
- Castle and priory are 11th century
- Port and shipbuilding industry

Reasons for Increased Archaeological Potential:

Situated on the west bank of the river Wye near to the confluence with the Severn, Chepstow is a prominent Medieval town. There is limited evidence of prehistoric activity in the area, although it is likely that the main road through the town to the river is attributable to this period and later formalised by the Medieval lords.

Post-Roman activity is limited to the formation of dykes in the wider landscape, most especially through Offa's Dyke, the border between the Anglo-Saxon kingdom of Mercia and Wales. The dyke is not situated within Chepstow, but has significant intervisibility with the town and port.

The clearest evidence of a settlement came with the foundation of the castle and priory in 1067. Established around the main river road, it is set out on a grid system, and was later surrounded by the Port wall in the mid-13th century. The wall enclosed around 53 hectares, made up predominantly of agricultural land and orchards; it also included the 308 burgage plots recorded in 1306. The town, town defences, castle and port underwent substantial growth in the 12th and 13th centuries. The current 11th century Priory church, is likely to be on the site of a Medieval clas, an ecclesiastical settlement specific to Wales. Chepstow also has two additional Medieval churches, St Kynemark's and St Lawrence.

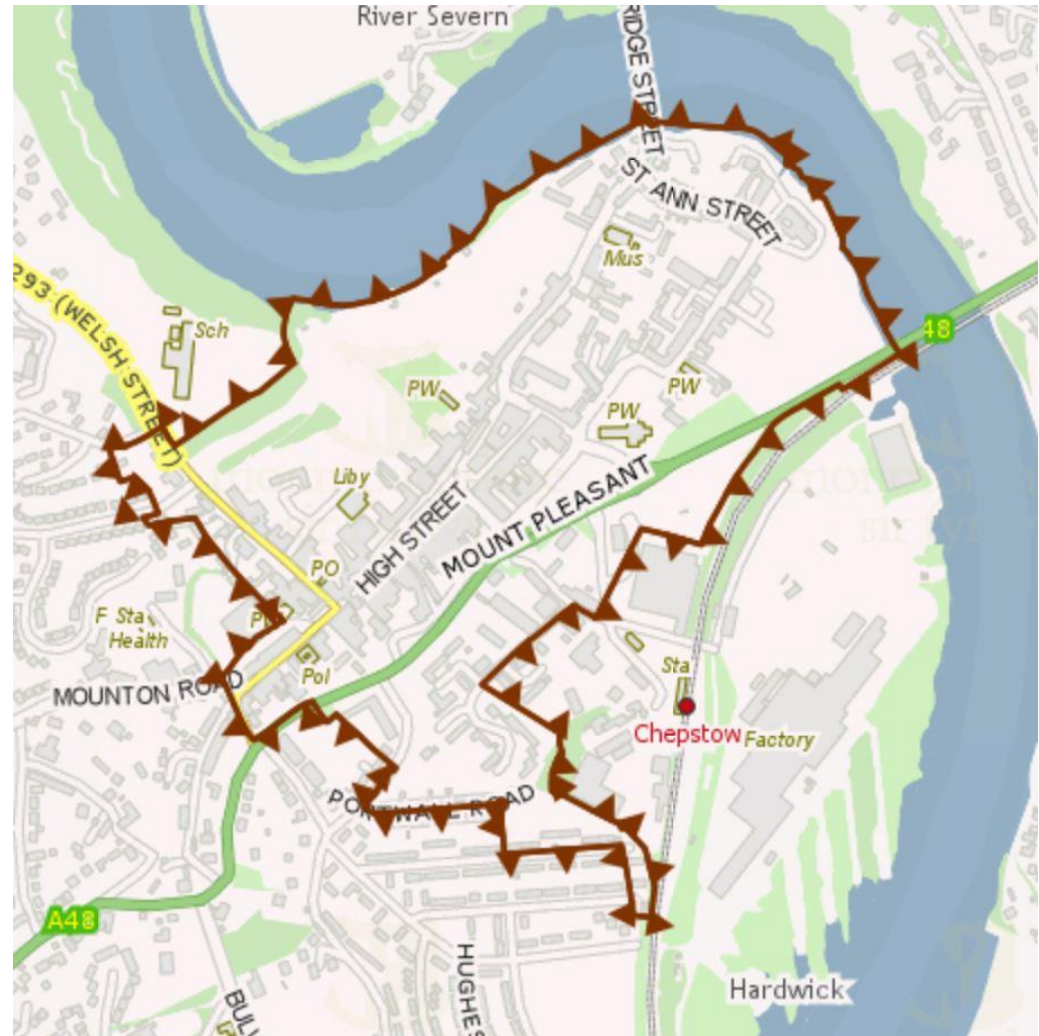
Chepstow prospered from its trade with the continent and as a regional market town. Its connection with the river is one of the main reasons for the town's success; used for communication, transport and commerce, it played a key role in the life of the town through to the 20th century, when shipbuilding yards were constructed during the First World War.

The town did suffer a decline in population and prosperity in the post-Medieval period, although the settlement boundary does not decrease in response. The castle was besieged during the Civil War and was later used as a prison during the 17th century.

Chepstow was also a port with wharves, slips, docks, a customs house, and, more recently, iron and engineering works, with the associated pits and gas works, along the riverbanks. The Medieval and early post-Medieval buildings in the port area were re-faced with new facades during the 18th and 19th centuries following the economic growth due to income from the port. Additional prosperity came with the construction of the railway in the 19th century.

Chepstow gained from the Picturesque movement in the 18th century as part of the Wye Tour. Landscape views of the castle and valley are notable scenes of the period.

Remains are focused within the town walls and extend along the roads of the suburbs of Medieval and post-Medieval origin. Remains have also been discovered along the river edge.



Significance:

- Particularly well-preserved Roman walled town with extensive remains of houses, civic buildings, villas, roads, and religious buildings
- Outside the Roman town walls, remains of roads, cemeteries, villas and additional buildings have been found

Reasons for Increased Archaeological Potential:

Caerwent is situated on the Roman road of Via Julia that connected the settlement to Camarthen and Gloucester. The Roman name for the town, Venta Silurum, is an indication of its origins as the civic capital of the Silures. The Silures were the native tribe of this region prior to the Roman invasion, their territory covered south-east Wales. Following their defeat, Venta Silurum was established as a market town around 74 AD.

Caerwent benefitted from its location with the ease of communication both inland and sea. Sea levels were likely to be different during the Roman period, so it is possible that access to the town could be achieved from the Nedern Brook as well; this theory is supported by the discovery of the Barland's Farm Romano-Celtic boat of the late 3rd or early 4th century.

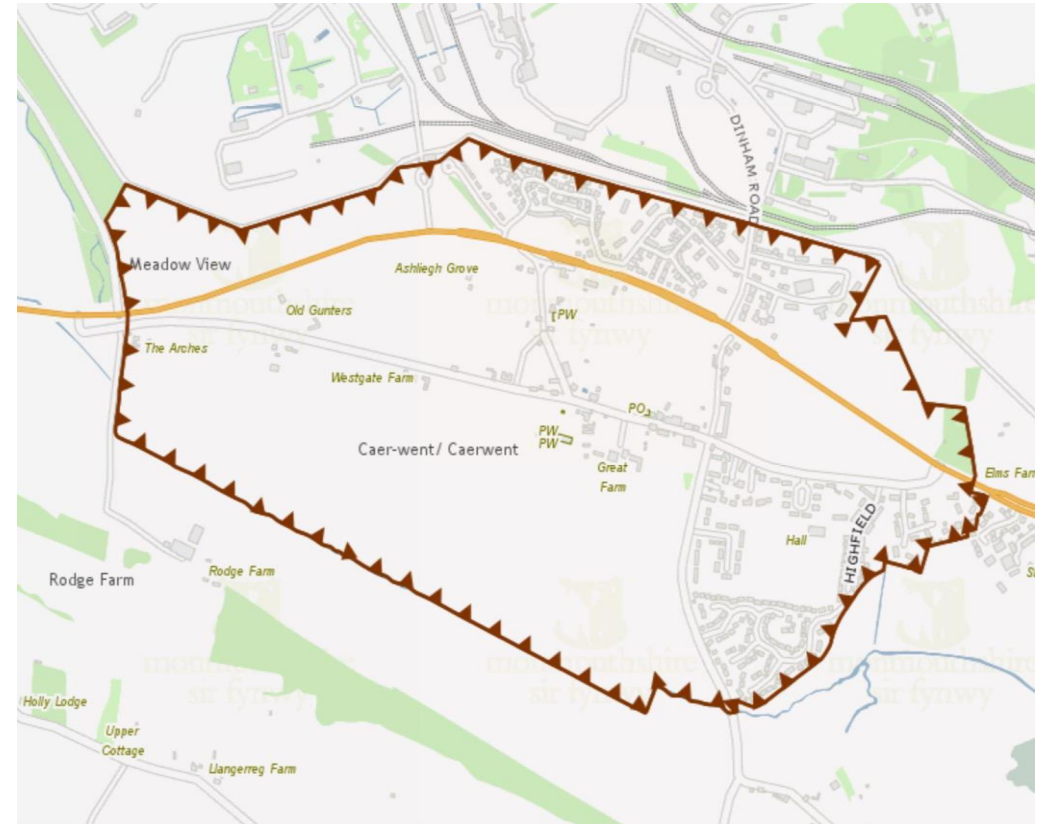
Roman building remains have been excavated on the ridge to the north of the town and on the higher ground to the south. The first iteration of Venta Silurum was as an undefended site with palisaded earthen ramparts and an external ditch.

The settlement underwent alterations during the 2nd century, evidence demonstrates the walls enclosed a rectangular area of 18 hectares, divided into insulae or rectangular blocks of land, Caerwent had 20. Each of the insuale consisted of houses, shops, religious buildings, a forum, basilica, potentially an amphitheatre, and baths. The town defences were upgraded in the 3rd century, and gate towers were introduced. The decline of the town began at the end of the 4th century, with the settlement boundary decreasing and reducing the need for the north and south gate towers, which were subsequently blocked. There is evidence of a community remaining in Caerwent during the 5th century, but there is clear decline as much of the town was ruinous by this time.

There are several early Medieval burials, a reference to the area being a pre-Norman Conquest Christian centre, and there is an extant 10th century monastery. Following the conquest, control of the area went to the Sherriff of Gloucester and a motte was formed in the south-east corner of the Roman defences. The church has been dated to the 13th century with subsequent alterations.

The town never re-established the prominence and scale it had during the Roman period. It remained a farming community and only grew during the 20th century.

Development within the town walls is strictly limited to preserve the remains and the open aspect of the town. Monmouthshire County Council LDP has a specific policy, HE4, relating to the Roman remains and their protection. Any proposals for development should take into consideration the impact on the setting of the scheduled monuments.



Significance:

- Extensive low-lying area consisting of estuarine alluvium
- Reclaimed from the sea from prehistoric times onwards
- Distinctive patterns settlements, enclosures and drainage
- Strong potential for large-scale and important buried, waterlogged archaeological and environmental deposits
- Remains of a network of artificial drainage systems
- Deposits attributable to numerous historic periods demonstrating human activity from the Mesolithic, Neolithic, Bronze Age, Iron Age, Roman, Medieval, and post-Medieval periods

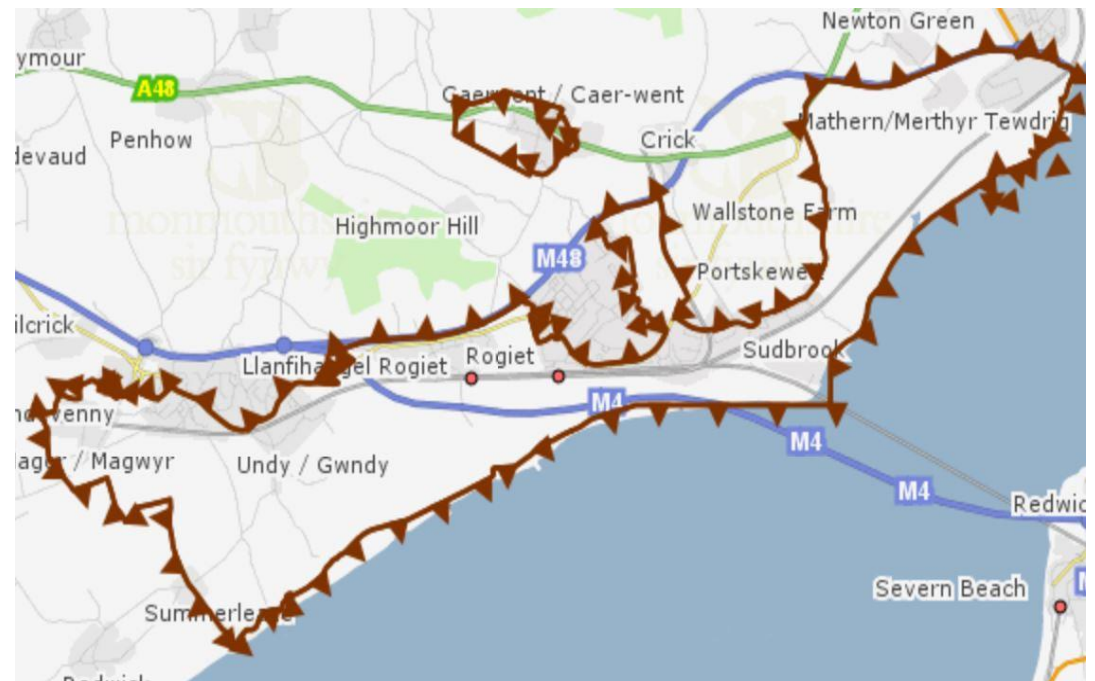
Reasons for Increased Archaeological Potential:

The Caldicot Levels are the greatest part of the landscape area known as the Gwent Levels, covering approximately 15.38 square metres. Much of the significance of this ASA relates to the natural and geological make-up of the Levels. There is a vast extent of archaeological deposits; due to the formation of the geological layers, whole landscapes have been preserved and extend beyond the seawalls to intertidal zones.

Among settlement remains, there is intense settlement attributable to the Roman and Medieval periods. Identification of remains discovered in the main settlements of the ASA show occupation from Pre-historic times as well. Furthermore, extensive remains of infrastructure are clear. Drainage systems, including ditches covering the Levels have been discovered. Palaeochannels (relicts of watercourses) are a significant resource for archaeological and environmental information on activity, but also the nature and depth of deposits. Reens (larger drainage ditches) are fed by ridge and furrows to grips, field ditches and via gouts (where reens meet) and into pills where it then discharges into the sea. This infrastructure is a demonstration of land management to reclaim the land from the sea.

Notably, archaeological remains discovered in within the area are extremely well-preserved. There is a wide variety in finds based upon their dates and their uses. Boats, such as those discovered at Caldicot and Magor Pill, are in a remarkable state of preservation. The surviving waterlogged wood and fabric are evidence of navigable waterways. However, the discovery of footprints are examples of the richness of the geology to allow such preservation.

There are two threats from physical activity. Firstly, large scale development, and/or penetration of the substrate layers, and their subsequent drying out; secondly, the wider impact of development in the landscape that is characterised by styles of enclosures, fields, tracks and drainage.



Anaerobic: related to an organism or tissue, it is the absence of air or oxygen

Aerobic: related to an organism or tissue, it requires air or oxygen

Alluvium: sedimentary layers of sand and mud that have been deposited in water, such as rivers and estuaries.

Bronze Age: A period of prehistory begun around 4,000 BC with the discovery of how to make bronze. This technique reached Europe by 2,000 BC.

Burgage Plots: A tenure of land or tenement in an urban settlement for a fixed rent or service of the guardianship. Typically long, narrow strips of land.

Medieval Period: This refers to the period after the break down of Roman rule. The timeframe extends from the Anglo-Saxon period (circa 410 AD), the Norman invasion (circa 1066-1070), and concluding with the Battle of Bosworth and Tudor rule in 1485 AD.

Mesolithic Period: Between circa 500,000 to 10,000 BC, the Mesolithic period is one of the chronological divisions of the prehistoric era. During this time period agriculture and domestic animals were introduced to the country.

Neolithic Period: Between circa 4,500 to 2,300 BC, the Neolithic period is another division of the prehistoric era. This is the first evidence of tool making by humans and extends to the end of the Ice Age in Britain.

Paleoenvironmental: This term relates to geology, and the discovery of environmental material or matter from a particular geological era.

Prehistoric: The period before history was written down. It covers the Palaeolithic, Mesolithic, Neolithic, Bronze Age and Iron Age periods.

Roman Period: Roman occupation and rule of Britain between circa 45-410 AD.

APPENDIX A

Bibliography of Legislation

South Wales Organisations Contact List

- The Historic Environment (Wales) Act 2016
- Planning Policy Wales Edition 10 2018
- Technical Advice Note 24: The Historic Environment (TAN 24)
- Ancient Monuments and Archaeological Areas Act 1979
- Town and Country Planning Act 1990
- Well-Being of Future Generations Act (Wales) 2015
- Welsh Office Circular 016/2014: *The Use of Planning Conditions for Development Management*
- Welsh Office Circular 24/97: *Enforcing Planning Control: Legislative Provisions and Procedural Requirements*
- Welsh Assembly Government: Cadw: Conservation Principles 2011
- Managing Change Series:
 - Managing Change in World Heritage Sites in Wales
 - Managing Change to Historic Places of Worship in Wales
 - Managing Change to Listed Buildings in Wales
 - Managing Change to Registered Historic Parks and Gardens in Wales
 - Managing Conservation Areas in Wales
 - Managing Historic Character in Wales
 - Managing Listed Buildings at Risk in Wales
 - Managing Lists of Historic Assets of Special Local Interest in Wales
 - Managing Scheduled Monuments in Wales

8 South Wales Organisation Contacts

8.1 For Scheduled Ancient Monuments, Listed Buildings, Register of Landscapes of Outstanding Historic Interest, Register of Parks and Gardens of Special Historic Interest, and all queries regarding sites with statutory designations, policy and legislation queries, please contact Cadw:

- Welsh Government
Plas Carew
Unit 5/7 Cefn Coed
Parc Nantgarw
Cardiff
CF15 7QQ
- 0300 0256000
- <https://cadw.gov.wales>
- cadw@gov.wales

8.2 For Monmouthshire planning enquires regarding applications, including Listed Building Consents and Conservation Area Consents, archaeological areas and general planning advise please contact Monmouthshire County Council on:

- County Hall, The Rhadyr, Usk, NP15 1GA
- Duty telephone for planning queries: 01633 644831
- Department telephone: 01633 644880
- <https://www.monmouthshire.gov.uk/planning/>
- planning@monmouthshire.gov.uk

8.3 For all archaeological planning enquiries in South-east Wales, before, during or after planning, or for HER, including data management and content queries please contact GGAT:

- Heathfield House
Heathfield
Swansea
SA1 6EL
- 01792 655208
- Planning queries can also be directed to
http://www.ggat.org.uk/archplan/arch_planning.html
planning@ggat.org.uk

- HER queries can also be directed to <http://www.ggat.org.uk/her/her.html>
her@ggat.org.uk

8.4 The Chartered Institute for Archaeologists for queries related to professional standards, guidance, registered organisations and chartered members, please contact on:

- Chartered Institute for Archaeologists
Power Steele Building
Wessex Hall
Whiteknights Road,
Earley,
Reading
RG6 6DE
- 0118 9662841
- <https://www.archaeologists.net/>
- admin@archaeologists.net

8.5 National Resources Wales (NRW) should be contacted regarding any queries for on historic landscapes, please contact them on:

- Natural Resources Wales
Customer Care Centre
Ty Cambria
29 Newport Road
Cardiff
CF24 0TP
- 0300 0653000
- <https://naturalresources.wales/?lang=en>
- enquiries@naturalresourceswales.gov.uk



<p>Name of the Officer completing the evaluation Mark Hand</p> <p>Phone no: 01633 644803 E-mail: markhand@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal</p> <p>The Local Development Plan (LDP), adopted on 27 February 2014, sets out the Council's vision and objectives for the development and use of land in Monmouthshire, together with the policies and proposals to implement them over the ten year period to 2021. Planning Advisory Notes (PAN) sets out detailed guidance on the way in which the policies of the LDP will be interpreted and implemented. The Archaeology PAN has been prepared to provide further clarification as to how Archaeology is considered through the planning process. The PAN also seeks to extend the boundaries of the designated Archaeologically Sensitive Areas in Abergavenny, Monmouth and Trellech to take into account recent finds and pressures. It also formalises the ASA around Tintern.</p>
<p>Name of Service area</p> <p>Planning and Housing</p>	<p>Date</p> <p>20/09/2019</p>

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1. **Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	The Archaeology in Planning, Planning Advice Note should bring positive benefits to Monmouthshire's residents of all ages, particularly through providing more clear guidance when engaging with the planning system.	None	Ensure that the relevant guidance, as set out in the PAN, is accurately interpreted and implemented.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Disability	None.	None	N/A.
Gender reassignment	None	None	N/A
Marriage or civil partnership	None	None	N/A
Pregnancy or maternity	None	None	N/A
Race	None	None	N/A
Religion or Belief	None	None	N/A
Sex	None	None	N/A
Sexual Orientation	None	None	N/A
Welsh Language	None	None	N/A
Poverty	None	None	N/A

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2. **Does your proposal deliver any of the well-being goals below?** Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!



Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>Positive: Promoting effective management of the historic environment enhances the opportunities for learning and understanding of the historic environment.</p> <p>Negative: None.</p>	<p>Better contribute to positive impacts: Ensure that guidance is accurately interpreted and implemented.</p>
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p>Positive: Potential for development proposals to conserve and enhance existing ecological networks/ landscape in accordance with LDP policy framework through survey work.</p> <p>Negative: None.</p>	<p>Mitigate Negative Impacts: Ensure that biodiversity, landscape interests etc. are appropriately considered in assessing any planning application and that good standards of design, landscaping etc. are achieved.</p>
<p>A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood</p>	<p>Positive: The effective management of the historic environment can have a significant positive impact on wellbeing and mental health.</p> <p>Negative: None.</p>	<p>Better contribute to positive impacts: Ensure that the relevant guidance, as set out in the PAN, is accurately interpreted and implemented.</p>
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	<p>Positive: The historic environment plays an important role in contributing to Wales's cultural identity. Effective management of the resource supports and distinctive and viable communities.</p> <p>Negative: None.</p>	<p>Better contribute to positive impacts: Ensure that the relevant guidance, as set out in PAN, is accurately interpreted and implemented.</p>
<p>A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>Positive: The effective management of the archaeological resource contributes to the social and environmental well-being of Wales.</p>	<p>Better contribute to positive impacts: Ensure that the relevant guidance, as set out in the PAN, is accurately interpreted and implemented</p>




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Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	Negative: None.	which will include consideration of social, economic and environmental wellbeing.
A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation	Positive: The PAN has a direct positive impact on Welsh culture, heritage and language through enhancing understanding and appreciation of the social and economic history of Wales. Negative: None.	Better contribute to positive impacts: Ensure that the relevant guidance, as set out in the PAN, is accurately interpreted and implemented.
A more equal Wales People can fulfil their potential no matter what their background or circumstances	Positive: None. Negative: None.	Better contribute to positive impacts: Ensure that the relevant guidance, as set out in the PAN, is accurately interpreted and implemented.

9. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Balancing short term need with long term and planning for the future</p> <p>Long Term</p>	<p>The LDP covers the period 2011-21. The PAN supports the implementation of the LDP. By its nature, therefore, it cannot look beyond this period but the SA/SEA of the LDP would have ensured consideration of the impact on future generations.</p> <p>The LDP strategic policy framework seeks to preserve and enhance the cultural heritage and historic environment of Monmouthshire. The PAN seeks to balance the long term need to preserve the finite historical resource against the short term need to process applications effectively and efficiently.</p>	<p>Ensure that the relevant guidance, as set out in the revised SPG, is accurately interpreted and implemented.</p> <p>The LDP and its policies have been subject to SA/SEA. The replacement LDP will be subject to SA/SEA.</p> <p>LDP AMRs will provide both an annual evaluation of plan performance and year by year comparison from which emerging long term trends may be identified and reported on. This will help inform the evidence base for the replacement LDP.</p>
 <p>Working together with other partners to deliver objectives</p> <p>Collaboration</p>	<p>The PAN has been produced in liaison with the Council's Archaeological Advisors, Glamorgan Gwent Archaeological Trust following discussions regarding planning applications. It has been subject to further internal consultation with the wider Heritage Team. Public consultation will be targeted to those who were considered to have a specific interest in the topic but also including all town and community councils. The consultation will also publicised via our Twitter account @MCCPlanning, as well as the corporate Monmouthshire Twitter account.</p>	<p>The PAN supports LDP strategic aims and policies. The LDP was subject to extensive community and stakeholder engagement and consultation throughout the plan preparation process. This provided those interested parties with the opportunity to make representations on the policy framework to the Council and to an independent inspector who examined the LDP.</p> <p>LDP AMRs will provide both an annual evaluation of plan performance and year by year comparison from which emerging long term trends may be identified and reported on. This will inform the evidence base for the replacement LDP. The Replacement LDP will be taken forward through extensive community and stakeholder engagement, expanding on the methods used previously.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>The PAN has been produced in liaison with the Council's Archaeological Advisors, Glamorgan Gwent Archaeological Trust following discussions regarding planning applications. It has been subject to further internal consultation with the wider Heritage Team. Public consultation will be targeted to those who were considered to have a specific interest in the topic but also including all town and community councils. The consultation will also publicised via our Twitter account @MCCPlanning, as well as the corporate Monmouthshire Twitter account.</p>	<p>The PAN supports LDP strategic aims and policies. The LDP was subject to extensive community and stakeholder engagement and consultation throughout the plan preparation process. This provided those interested parties with the opportunity to make representations on the policy framework to the Council and to an independent inspector who examined the LDP.</p> <p>LDP AMRs will provide both an annual evaluation of plan performance and year by year comparison from which emerging long term trends may be identified and reported on. This will inform the evidence base for the replacement LDP. The replacement LDP will be taken forward through extensive community and stakeholder engagement, expanding on the methods used previously.</p>
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The PAN has been written to take account of issues relating to archaeological surveys creating delays in the planning process. It is considered that the PAN will provide further clarity to all stakeholders and importantly maximise engagement with archaeology at the earliest opportunity in the planning process to ensure that the resource can be effectively managed.</p>	<p>The future adoption and implementation of the PAN will support appropriate affordable housing development where it accords with the LDP policy framework.</p>
 <p>Integration</p> <p>Considering impact on all wellbeing goals together and on other bodies</p>	<p>The PAN supports the implementation of the LDP which has been subject to a SA/SEA that balances the impacts on social, economic and environmental factors.</p>	<p>The AMRs will examine the impacts of the LDP over the longer term and evidence the emergence of any trends at different spatial scales. Delivering sustainable development (social, economic and environmental) is central to the LDP. Continue to monitor indicators, including housing policy indicators and targets, to inform future AMRs.</p> <p>The replacement LDP will be subject to a SA/SEA that balances the impacts on social, economic and environment factors.</p>

4. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Social Justice, Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Social Justice	None	None	N/A
Safeguarding	None	None	N/A
Corporate Parenting	None	None	N/A

5. What evidence and data has informed the development of your proposal?

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- Monmouthshire Local Development Plan (2011-2021)
- Planning Policy Wales Ed 10 (December 2018)
- Technical Advice Note (TAN) 24: The Historic Environment.

6. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

Positive: The PAN sets out clear guidance as to how the Authority will exercise its statutory duty to have due consideration of the impact of development proposals on any potential archaeological resource through the development management process. It promotes early engagement with the authorities archaeological advisors by identifying areas within the county that have particular importance and sensitivity and require additional assessment. This also supports the understanding of the historic environment and how development can preserve and enhance the finite resource.

Future: Ensure that archaeology is considered early in the stages and use the information to help and inform future applications providing a clearer understanding of potential impact on the resource.

Negative: Potential for some applications to involve additional survey work where they are situated in the extended ASA's or within Tintern. This could cause a time or cost implication to the application.

Future: It is hoped that the identification of particular areas of importance and early engagement will minimise any potential delay and cost implication.

7. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible
Seek Planning Committee endorsement of the PAN with a view to it being formally adopted in connection with the Monmouthshire LDP.	Subsequent to this, engage in the consultation process and present the document to Planning Committee and Cabinet for their endorsement.	Head of Placemaking, Highways, Housing and Flood.

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8. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision making process. It is important to keep a record of this process to demonstrate how you have considered and built in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1.0	Individual Cabinet Member (endorsement to issue for public consultation)		Due 9 th October 2019
1.1	Planning Committee (consultation)		Due 5 th November 2019
1.2	E&D Select Committee (scrutiny)		Due 14 th November 2019
1.4	Cabinet (post consultation - adoption)		Due 15 th January 2020

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