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Y Rhadyr
Brynbuga
NP15 1GA

County Hall
Rhadyr
Usk
NP15 1GA

Tuesday, 19 October 2021

Dear Councillor

INDIVIDUAL CABINET MEMBER DECISIONS

Notice is hereby given that the following decisions made by a member of the cabinet will be made on Wednesday, 27 October 2021.

1. **MONLIFE - MUSEUM SERVICE COLLECTIONS RATIONALISATION** 1 - 120

Division/Wards Affected:

CABINET MEMBER: COUNTY COUNCILLOR L DYMOCK

AUTHOR: Rachael Rogers, Museums Manager

CONTACT DETAILS: Tel: 01873 854282

E-mail: rachaelrogers@monmouthshire.gov.uk

2. **MONMOUTHSHIRE LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT** 121 - 284

Division/Wards Affected: All Wards

CABINET MEMBER: COUNTY COUNCILLOR B GREENLAND

AUTHORS:

Mark Hand (Head of Placemaking, Housing, Highways and Flood)

Craig O'Connor (Head of Planning)

Rachel Lewis (Planning Policy Manager)

CONTACT DETAILS

Tel: 07773478579

E Mail: markhand@monmouthshire.gov.uk

Tel: 01633 644849

E Mail: craigoconnor@monmouthshire.gov.uk

Tel: 01633 644827

E Mail: rachellew@monmouthshire.gov.uk

3. **MONMOUTHSHIRE COUNTY COUNCIL'S PLANNING SERVICE'S
ANNUAL PERFORMANCE REPORT (APR)**

285 - 366

Division/Wards Affected: All Wards
CABINET MEMBER: COUNTY COUNCILLOR S JONES

AUTHOR & CONTACT DETAILS:

Craig O'Connor
Head of Planning
01633 644849
craigconnor@monmouthshire.gov.uk

Philip Thomas
Development Services Manager
01633 644809
philipthomas@monmouthshire.gov.uk

Yours sincerely,

Paul Matthews
Chief Executive

CABINET PORTFOLIOS

County Councillor	Area of Responsibility	Ward
Richard John	<p>Leader Lead Officer – Paul Matthews, Matthew Gatehouse</p> <p>Whole Authority Strategy and Direction Whole authority performance review and evaluation CCR Joint Cabinet & Regional development Regional working Government relations LGA, WLGA and Public Service Board lead</p>	Mitchel Troy
Sara Jones	<p>Cabinet Member for Economy, Deputy Leader Lead Officer – Frances O’Brien</p> <p>Economic resilience and growth Place-making and Regeneration Town Centre investment and stewardship Development Management and Building Control Public relations / communications / marketing Skills and Employment Community broadband connectivity</p>	Llanover
Robert Greenland	<p>Cabinet Member for Governance & Strategic Planning, Deputy Leader Lead Officers – Frances O’Brien, Matthew Phillips, Matthew Gatehouse</p> <p>Local Development Plan and Strategic Development Plan Council and Executive decision-making Constitution review and implementation of change Law, ethics and standards Democracy promotion and citizen engagement Community Hubs and Contact Centre Whole authority customer service and experience</p>	Devauden
Philip Murphy	<p>Cabinet Member for Resources Lead Officers – Peter Davies, Frances O’Brien, Matthew Phillips, Julie Boothroyd</p> <p>Finance Digital and Information technology (including SRS) Human Resources, Payroll, Health and Safety Emergency Planning Strategic Procurement Land and Buildings (including - Estate, Cemeteries, Allotments, Farms) Fleet Management</p>	Caerwent

	<p>School and Community Transport (including commissioning and delivery) Property Maintenance Facilities Management (including Building Cleaning and Catering)</p>	
Paul Pavia	<p>Cabinet Member for Education Lead Officers – Will McLean, Ian Saunders</p> <p>Early Years education All age statutory education Additional learning needs / Inclusion Post 16 entitlement / offer School Standards & Improvement (incl Education Achievement Service commissioning) Community learning 21st Century Schools Programme Youth service / Outdoor Education Service / Duke of Edinburgh Award scheme</p>	Larkfield
Lisa Dymock	<p>Cabinet Member for Community Wellbeing and Social Justice Lead Officers – Frances O’Brien, Ian Saunders, Julie Boothroyd, Matt Gatehouse</p> <p>Community inequality (health, income, nutrition, disadvantage, discrimination, isolation) Advancement of the Welsh language Housing Strategy, delivery / Homelessness prevention Trading standards / Environmental Health / Animal Welfare / Public Health / Licensing Community safety (including Police liaison) Registrars Service Physical activity (including Leisure centres, Sport, Active travel, Play) Countryside, biodiversity, public rights of way Tourist Information / Museums / Theatre / Attractions</p>	The Elms
Penny Jones	<p>Cabinet Member for Social Care, Safeguarding and Health Lead Officer – Julie Boothroyd</p> <p>Children’s services Fostering & adoption Youth Offending Service Adult Services Whole authority safeguarding (children and adults) Disabilities Mental Health</p>	Raglan

Jane Pratt	<p>Cabinet Member for Infrastructure and Neighbourhood Services – Jane Pratt Lead Officer – Frances O’Brien, Matthew Gatehouse</p> <p>Whole authority climate change / decarbonisation lead Strategic Integrated Transport (including transport planning) Traffic network management (including road safety, car parking & civil enforcement) Public Transport Highways – County Operations / South Wales Trunk Road Authority (SWTRA) Waste collection / Recycling / Street Cleansing / Street Lighting Grounds Maintenance, parks, open spaces and public conveniences Flood alleviation, management and recovery</p>	Llanelly Hill
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Aims and Values of Monmouthshire County Council

Our purpose

Building Sustainable and Resilient Communities

Objectives we are working towards

- Giving people the best possible start in life
- A thriving and connected county
- Maximise the Potential of the natural and built environment
- Lifelong well-being
- A future focused council

Our Values

Openness. We are open and honest. People have the chance to get involved in decisions that affect them, tell us what matters and do things for themselves/their communities. If we cannot do something to help, we'll say so; if it will take a while to get the answer we'll explain why; if we can't answer immediately we'll try to connect you to the people who can help – building trust and engagement is a key foundation.

Fairness. We provide fair chances, to help people and communities thrive. If something does not seem fair, we will listen and help explain why. We will always try to treat everyone fairly and consistently. We cannot always make everyone happy, but will commit to listening and explaining why we did what we did.

Flexibility. We will continue to change and be flexible to enable delivery of the most effective and efficient services. This means a genuine commitment to working with everyone to embrace new ways of working.

Teamwork. We will work with you and our partners to support and inspire everyone to get involved so we can achieve great things together. We don't see ourselves as the 'fixers' or problem-solvers, but we will make the best of the ideas, assets and resources available to make sure we do the things that most positively impact our people and places.

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SUBJECT: MonLife – Museum Service Collections Rationalisation

MEETING: Individual Cabinet Member Decision – Cllr Lisa Dymock

DATE: 27th October 2021

DIVISION/WARDS AFFECTED: Not Applicable

1. PURPOSE:

To approve the deaccessing and disposal of selected items from the collections of Monmouthshire Museums to ensure:

- Everything we have in the collections relates to our Collections Development Policy.
- We know the broad themes of our collections
- We are more informed of our future storage needs
- We know where artefacts that need accessioning are and the size of the task

2. RECOMMENDATIONS:

1. To agree the deaccessioning of and disposal actions for the proposed items in line with Section 4 of the Museums Association Disposal Toolkit. (List can be seen in Appendix 2).
2. To note this forms the fifth of a series. Further lists of items will be identified for disposal as we are able to make recommendations.

3. KEY ISSUES:

- 3.1 Accredited museums act within an agreed legal and ethical framework and have approved policies for developing their collections. This ensures that the public continue to have access to public collections – and that they continue to trust museums as responsible long-term guardians. Collections review, rationalisation and disposal are part of responsible collections management.
- 3.2 Accessioning is the process of formally recording that the governing body has taken legal ownership of objects and has committed to care for them over the long term. Deaccessioning is the formal decision by a governing body to take objects out of its accessioned collection and managing the disposal of those objects through an agreed method.
- 3.3 Collections rationalisation is a procedure whereby a museum improves its understanding of a collection so that the collection can be used more effectively for the benefit of its users. The need to rationalise a collection is driven by many different factors, and may include

uncontrolled collecting in the past, increasing pressures on storage space or the need to meet organisational priorities.

- 3.4 Controlled rationalisation enables museums to develop a systematic and strategic approach to effective management and increased use of their collections, allowing them to maximise resources, refocus collecting activity and increase public access. Although one clear outcome of a programme of rationalisation can lead to deaccessioning and the disposal of objects, rationalisation can also provide ways of considering new and different uses for collections.
- 3.5 The Accreditation Scheme for museums and galleries in the UK encourages museums to consider rationalisation as a way to address collections management issues facing museums and make collections accessible to visitors and users. A museum's approach to rationalisation will be articulated in its Collections Development Policy which will include detail on the museum's themes and priorities for collections.
- 3.6 There are many benefits to collections rationalisation:
- Ensuring that collections are relevant to the museum's vision and strategic objectives which may have evolved over time with historic collections now not fit for the current purpose of the museum
 - Developing a clearer understanding of the collections the museum holds
 - Determining the significance of objects in a collection
 - Enabling effective collections development, including contemporary collecting
 - Maximising resources – storage space, staffing and running costs, to care effectively for collections
 - Developing priorities for collections care
 - Improving storage and management of reserve collections
 - Focusing collections, so that they are of high quality and relevant to users and stakeholders
 - Providing increased access to collections
 - Using collections within the museum and with partners in different ways
 - Enhancing knowledge and information about collections and improving documentation

Please note these principals are taken from guidance documents published by Collections Trust (the UK body for museum documentation standards) and Arts Council England (the body that oversees Accreditation - the Museum Standard across the UK)

- 3.7 Managing the disposal of objects needs to be done both ethically and in response to organisational strategy. Rationalising a collection is a lengthy process; items need to be assessed, and if they are no longer relevant to the museum, where they go next needs to be assessed.

Section 4 of the Museums Association Disposal Toolkit provides full detail of acceptable methods of disposal. In brief these are:

- Transfer to an Accredited Museum
- Exchange of items between museums
- Transfer to another institution/organisation within the public domain
- Return to donor

- Sale to an accredited museum
- Transfer outside the public domain
- Sale outside the public domain
- Recycling of an item
- Destruction of an item

(In most instances the procedures would be followed in the order set out above, ie Transfer to Accredited Museum being the first procedure and destruction of an item being the last)

The following should be of key consideration when selecting a method of disposal:

- there is a strong presumption for keeping items within the public domain
- there is a strong preference for free gift or transfer to other accredited museums and items should be offered to them in the first instance
- action should be taken that ensure continued public trust in museums.

3.8 There may be a negative impact of antipathy and distrust of the service by people who thought items would be looked after in perpetuity. We will carry out the following procedures to mitigate this risk:

- Follow Museum Ethical Guidelines at all times.
- We will provide updates on the process to ensure that members of the public are aware of what we are doing at all times.
- We will keep relevant organisations up to date including MALD the body responsible for museums in Wales.
- We will keep any bodies that have provided funding towards the purchase or conservation of objects updated and consult with them at relevant stages.

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

4.1 The work of the Museum Service holds the wellbeing of our Future Generations at its very heart. It is well documented that participation in cultural life improves people's wellbeing and this is something considered throughout the service's work. Collections rationalisation ensures that resources are being targeted appropriately, we are caring for our collections appropriately and the artefacts we care for are telling the stories of our communities. If the method of disposal chosen is to transfer an item to another community then those communities also benefit by being able to tell their stories better.

5. OPTIONS APPRAISAL

5.1 Carrying out collections rationalisation will enable us to manage our collections better to the benefit of our communities.

5.2 This list represents: Small boxed items from Abergavenny Museum that relate to Social History and a number of boxes and bags containing unstratified or unprovenanced archaeological material of no display, research or scientific value. All of these items have

been assessed and a recommendation to keep or dispose has been made, by both the present museum curators and an archaeologist who is an expert in this specific material.

- 5.3 This process of producing Disposal List 5 involved assessing 319 collection items, from which 130 have been identified for disposal. These disposals are in addition to those previously agreed on lists 1, 2, 3 and 4.

Furthermore, a pool of 254 additional objects is currently being researched and discussed by the team in order to identify possible future disposals. Further lists will be brought for decision when these processes have been carried out.

6 EVALUATION CRITERIA

- 6.1 We have referred to industry standards and best practice throughout and have consulted the following documents to help inform the review:

- Spectrum 5.0 (The UK Museums' Collection Management Standard) 'Collections Review' and 'Deaccessioning and disposal' chapters
- Museums Association Disposal Toolkit
- University College London Collections Review Toolkit (https://www.ucl.ac.uk/culture/sites/culture/files/cr_toolkit_final.pdf)
- Collections Trust : A guide to selecting a review methodology for collections rationalisation
- CyMal (2013) why do we have it- A significance process and template (CyMAL is the predecessor to MALD: Museums Archives and Libraries Wales – Welsh Government)
- South East Museum Development Programme: A guide to Collections Review and Rationalisation.
- SHARE Museums East: Collections Rationalisation: Planning for action

7. REASONS:

Like many museums across the UK, the stores housing Monmouthshire Museum Collections are reaching full capacity. In 2017 we carried out a study during which the percentage fullness of each item of shelving/cupboard was visually estimated. The mean fullness of shelving/cupboard housing the collections is 86% demonstrating that the space available for future collecting is very limited and there is little space for the collections to grow and remain relevant. There is also the issue of overcrowding with many of the collections stored on the floor. In addition the volume of Non Accessioned objects across the whole of the Museums Service collections is 23%. This means 23% of collections are not catalogued or recorded making it difficult for the service to use the collections to tell their stories to members of our communities.

8. RESOURCE IMPLICATIONS:

This work can be considered in two parts:

- A pilot study was set up to consider items in our off site store. This list represents items from that work. Money to carry out that work was allocated from museum fundraising.

- Further work across all the collections is being carried out as part of a National Lottery Heritage Fund Award. Two project assistants have been appointed to carry out the work, alongside our Collections Management Officer who is leading on the project and whose hours have been increased and funded by the NLHF.

9. CONSULTEES:

MonLife DMT
Cabinet member for Museums
Museum Staff

10. BACKGROUND PAPERS:

Appendix 1: Equality and Future Generations Evaluation

Appendix 2: Recommendation for Disposal

Appendix 3: Monmouthshire Museums Collections' review process: April 2019

Appendix 4: Collection's Review Scoring grid

<https://www.museumsassociation.org/collections/disposal-toolkit>

<https://326gtd123dbk1xdkdm489u1q-wpengine.netdna-ssl.com/wp-content/uploads/2017/11/Deaccessioning-and-disposal.pdf>

11. AUTHOR: Rachael Rogers, Museums Manager

12. CONTACT DETAILS: Tel: 01873 854282

E-mail: rachaelrogers@monmouthshire.gov.uk

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<p>Name of the Officer Rachael Rogers</p> <p>Phone no: 01873 854282 E-mail: rachaelrogers@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal</p> <p>To approve a recommendation from Museums Staff to dispose of selected museum artefacts via an approved Collections Rationalisation Procedure.</p>
<p>Name of Service area</p> <p>Museums</p>	<p>Date 27th October 2021</p>

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	Collections rationalisation will enable us to determine how we are better able to serve our audiences with protected characteristics.	There may be a negative impact on the older age group as they are the ones who may have been donors of these items. This impact may be one of antipathy and distrust of the service that they had thought was going to look after their donations in perpetuity.	<p>Museum Ethical Guidelines will be followed at all times to ensure we remain within Museum Industry Standards at all times. We will provide full information on the process to ensure that members of the public are aware of what we are doing at all times. We will keep relevant organisations up to date including MALD the body responsible for museums in Wales.</p> <p>We will also prepare written statements of explanation available at each museum for custodians to hand out; provide positive press stories e.g. publicising successful 'rehomings' in other museums etc.</p>
Disability	As above	As above	As above
Gender reassignment	As above	As above	As above
Marriage or civil partnership	As above	As above	As above
Pregnancy or maternity	As above	As above	As above
Race	As above	As above	As above
Religion or Belief	As above	As above	As 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?
Sex	As above	As above	As above
Sexual Orientation	As above	As above	As above
Welsh Language	As above	As above	As above
Poverty	As above	As above	As above

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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?
A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs	Our resources are stretched and it is a better use of them to focus on collections relevant to our communities.	Carrying out the review will enable us to work out how to most effectively use our resources to enable us to contribute to a prosperous Wales through Culture.

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 resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)		
A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood	The positive effects of cultural activities on people's wellbeing is well documented. Ensuring our collections are relevant to our particular communities and our visitors will contribute towards this.	Carrying out the rationalisation will enable us to work how to most effectively use our resources to enable us to contribute to a healthier Wales through Culture
A Wales of cohesive communities Communities are attractive, viable, safe and well connected	<p>Telling the stories of all our communities through our work is important in making our communities feel connected and attractive. Ensuring our collections relate directly to our stories will enable us to do this in a more focused way.</p> <p>There may be a negative impact on communities of antipathy and distrust of the service that they had thought was going to look after donations in perpetuity.</p>	<p>Carrying out the rationalisation will enable us to work how to most effectively use our resources to enable us to contribute to a Wales of cohesive communities.</p> <p>Museum Ethical Guidelines will be followed at all times to ensure we remain within Museum Industry Standards at all times. We will provide full information on the process to ensure that members of the public are aware of what we are doing at all times. We will keep relevant organisations up to date including MALD the body responsible for museums in Wales.</p> <p>We will also prepare written statements of explanation available at each museum for custodians to hand out; provide positive press stories e.g. publicising successful 'rehomings' in other museums etc.</p>
A globally responsible Wales		

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?
Taking account of impact on global well-being when considering local 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	Collections Rationalisation means we can focus on the appropriate culture and heritage for our area.	Carrying out the rationalization will enable us to work out how to most effectively use our resources to enable us to contribute to a Wales of vibrant culture and thriving Welsh language.
A more equal Wales People can fulfil their potential no matter what their background or circumstances		

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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>Balancing short term need with long term and planning for the future</p>	The Museum Stores are extremely full. This work will enable us to look at the long term and to plan for the future.	

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>Working together with other partners to deliver objectives</p> <p>Collaboration</p>	<p>This will involve working closely with our colleagues across museums to ensure we are following industry procedures and staying with in ethical guidelines.</p>	
 <p>Involving those with an interest and seeking their views</p> <p>Involvement</p>	<p>We have consulted with museum bodies and followed UK wide principals.</p>	<p>There may be a negative impact on communities of antipathy and distrust of the service that they had thought was going to look after donations in perpetuity.. Museum Ethical Guidelines will be followed at all times to ensure we remain within Museum Industry Standards at all times. We will provide full information on the process to ensure that members of the public are aware of what we are doing at all times. We will keep relevant organisations up to date including MALD the body responsible for museums in Wales.</p> <p>We will also prepare written statements of explanation available at each museum for custodians to hand out; provide positive press stories e.g. publicising successful 'rehomings' in other museums etc.</p>
 <p>Putting resources into preventing problems occurring or getting worse</p> <p>Prevention</p>	<p>The Museum Stores are almost at capacity and we need to address this in order to plan for the future.</p>	<p>Properly considered collections rationalization will help us to prioritise the needs of our service and ensure we can put in place the best resources to care for them.</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>Considering impact on all wellbeing goals together and on other bodies</p>	<p>It is well documented that participation in cultural life improves peoples well-being and this is something we consider throughout our work.</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	Our role as a museum service is to tell the stories of everyone in Monmouthshire. We would like to ensure we do this more effectively.	
Safeguarding	N/A	N/A
Corporate Parenting	N/A	N/A

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

- Discussion amongst Monmouthshire Museums Team
- Spectrum 5.0 'Collections Review' and 'Deaccessioning and disposal' chapters
- Museums Association Disposal Toolkit
- University College London collections review Toolkit (https://www.ucl.ac.uk/culture/sites/culture/files/cr_toolkit_final.pdf)
- Collections Trust : A guide to selecting a review methodology for collections rationalisation
- CyMal (2013) why do we have it- A significance process and Template (CYMAL = predecessor of MALD – Museums Archives and Libraries Division of Welsh Government)
- South East Museum Development Programme: A guide to Collections Review and Rationalisation.
- SHARE Museums East: Collections Rationalisation: Planning for action (SHARE = Museums Development Programme for the East of England)

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 work we do in the Museums Service holds the wellbeing of our Future Generations at its very heart. It is well documented that participation in cultural life improves peoples well being and this is something we consider throughout our work. Whilst the idea of disposal can be difficult within a museum context, the Accreditation Scheme for museums and galleries in the UK encourages museums to consider rationalization as a way to address collections management issues facing museums and make collections accessible to visitors and users. This means improvements to the service in the longer term.

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
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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.	Enterprise DMT (List 1)	14 th June 2019	No Change
	ICMD	10 th July 2019	No Change

	Enterprise DMT (List 2)	23 rd Sept 2019	No change
	ICMD	13 th November 2019	No change
	Enterprise DMT (List 3)	3 rd December 2020	No change
	ICMD	13 th January 2021	No change
	MonLife DMT (List 4)	23 rd June 2021	No change
	ICMD	14 th July 2021	No change
	MonLife DMT (List 5)	6 th October 2021	
	ICMD	27 th October 2021	

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Number	Description	Information	Reason
A1977.44	Metal tailor's scissors.	Donated by a local without any more information.	Generic object, low engagement or display potential.
A0.415.2	Hammer.	No information on donor or origin. Hammer with two round heads, one smaller than the other.	Generic object does not contribute to local story.
A0.4866	Vegetable masher.	Unable to confirm donorship or origin. Better example in collection.	Generic object does not contribute to local story. Better example in collection.
A0.505	Cork presser, wrought iron with decoration of leaves.	Donated by a local. No information about where it came from. Poor condition.	Generic object does not specifically contribute to local story. Duplicate in collection
A0.539	Decorative wrought iron catch, 'S' shape	Donated by a local. Generic iron catch from iron window or door, found in ruined cottage at Glen Trothy, Llantilio	Generic object does not contribute to local story.
A0.544	Horse shoe, 8 nail holes.	No donor. Made of wrought iron	No local connection. Generic object.
A0.558	Spoon, silver.	No donor. Engraved with letters LPS on stern and a lion with the letters "q" and "g" in the back.	No local connection. Generic object.
A0.612	Fish slice, white enamel.	Donated by a local. No information about where it came from.	Generic object does not contribute to local story.
A0.666	Trivet with brass decorated top.	Donated by a local. Donation enter the collection in poor condition.	Poor condition, duplicate - we have similar items in better condition in our collection.
A0.668	Bottle jack.	Donated by a local.	Generic object does not contribute to local story.
A0.760	Bottle jack.	Donated by a local. Object is in poor condition.	Poor condition, duplicate - we have similar items in better condition in our collection.

A1964.2	Bottle jack and bracket, brass, pierced ivy leaf design.	Donated by a local. No information about where it came from, generic object.	Generic object does not contribute to local story.
A1979.404	Hanging iron Trivet designed to hang on fire grate. Folds down when not in use. Found behind a partition in an old cottage in Brecon.	Donated by a local. Donation enter the collection in poor condition.	Poor condition, duplicate - we have similar items in better condition in our collection.
A1980.35	Toy watch.	No information on donor or origin.	No local significance
A1981.130	Glass and metal butter churn, 20th century.	Purchase from Abergavenny market in 1981. Generic object.	No local significance
A1982.764 / A1983.17	Copper kettle.	Donated by a person from outside Monmouthshire. Copper kettle with brass trim, 19th century. Decorative lid. Appears unused.	Generic object from outside our collection area.
A1982.814	'Twirly' pipe which makes musical sound.	Donated by a local. Plastic pipe that make a sound when swung. No information about where it came from, generic object.	Generic object does not contribute to local story.
A1982.957	Seven horse brass rings and buckles.	No information on donor or origin.	Duplicate, similar items from same donor already in our large saddlery collection.

A1983.10 82	Fruit knife with ivory handle.	Donated by a local. Words 'fruit knife' faintly visible on handle. Made of steel and ivory. No information about where it came from, generic object.	Generic object does not contribute to local story.
A1983.14	Pair brass candlesticks C19th.	Donated by a person from outside Monmouthshire. Copper kettle with brass trim, 19th century. Decorative lid. Appears unused.	Generic object from outside our collection area.
A1983.38	Gaming ball	Donated by a local. No information about where it came from, generic object.	Generic object does not contribute to local story.
A1983.94 9	Slating hammer.	Donated by a local. Hammer sim	Generic object does not contribute to local story.
A1984.42 7	Shovel or spad	Used for working potato rows. L	Local donor, no further local connection. Incomplete.
A1987.11 6	Clothes hanger/pres s	Rowbward' clothes hanger. Donated from outside Monmouthshire, originated from donor's mother's house in Powys.	Object is from outside our collecting area.
A1987.26	Pickle fork	Small wood handled fork. Local donor, belonged to donor's father, but no information about him and where he lived.	Local donor, no further local information.
A1988.59	Pair of roller skates and case.	Donated from outside Monmouthshire. Used by donor's father c.1940s, but no information about him and where he lived. Non-local manufacturer.	Object is from outside our collecting area.
A1988.77	Dipstick	Donated from outside Monmouthshire. Inscribed with different measurements for beer and non-local manufacturer information.	Object is from outside our collecting area.

A1988.79	Vono' No 2 Knife Cleaner	In two parts. Made in the UK. Donated from outside Monmouthshire. Originally from an ironmonger's shop c.1920s-30s.	Object is from outside our collecting area.
A1991.10	Decorative evening purse, French.	Donated by a local. Generic object.	Generic object does not contribute to local story.
A1991.14	Powder compact, Yardley.	Donated by a local. Generic object.	Generic object does not contribute to local story.
A1991.16	Towel holder, pink plastic.	Donated by a local. Generic object.	Generic object does not contribute to local story.
A1991.17	Plastic compact holder.	Donated by a local. Generic object.	Generic object does not contribute to local story.
A1991.31	2 diamante belt buckles.	Donated by a local. Generic object.	Generic object does not contribute to local story.
A1991.64	Decorative moulded glass perfume bottle. Metal top with red line round the middle. A small piece of newspaper is stuck to the top.	Donated by a local. Generic object.	Generic object does not contribute to local story.
A1991.7	'Rolls Razor Imperial Blade' razor blades in plastic case.	Donated by a local. Generic object.	Generic object does not contribute to local story.

A1992.275	Archaeology f	Body sherds from the Woolworth site.	Bulk finds. The material has no clear stratification or documentation with it, rendering it unusable for future investigation.
A1993.106	Electrical fire alarm bell	Bell 'from fire alarm Abergavenny' mounted on a wooden backboard. No donor information.	No donor, no specific local connection.
A1996.4.3	Porcelain doll's body and head.	Body and head of porcelain doll, no additional pieces of doll in the collection. Local donor, no further local information.	Incomplete, no display or engagement potential
A1996.4.4	Pipe clay doll's leg.	Single leg from clay doll, no additional pieces of doll in the collection. Local donor, no further local information.	Incomplete, no display or engagement potential
A1996.4.6	1 of 2 harness bosses.	Donated by a local. No information about where it came from. Poor condition.	Generic object does not contribute to local story.
A1996.4.7	2 of 2 harness bosses.	Donated by a local. No information about where it came from. Poor condition.	Generic object does not contribute to local story.
A2000.73.1	Collection of Airfix models from 1950s/60s.	Collection of models, including approx 35 Airfix Models and 3 similar toys. Non-local donor and non-local owner. Items are mainly of historic figures and vehicles, with no specific Abergavenny link.	Non local owner and donor. Generic objects that do not specifically contribute to local story.
A2005.161	5 planes.	No information on donor or origin. Four manufactured in London and the other in Bristol.	Generic object does not specifically contribute to local story.
A2012.27	Metal cream maker with stand, in original box.	Cream maker in original box. No information on donor or origin.	No donor, no local connection.

A2015.18.1a	Board game 'Touring England'	Travel themed board game, board is a map of England. Post First World War. Local donor, non-local manufacturer.	Local donor, no further local connection.
A2015.18.1b	Pieces for Board game 'Touring England'	Pieces for A2015.18.1b 'Touring England' board game. Post First World War. Local donor, non-local manufacturer.	Local donor, no further local connection.
A2015.18.2a	Board game 'Trek'	Travel themed board game. Board is a map of the world. Post First World War. Local donor, non-local manufacturer.	Local donor, no further local connection.
A2015.18.2b	Pieces for board game 'Trek'	Pieces for A2015.18.2a 'Trek' board game. Local donor, non-local manufacturer.	Local donor, no further local connection.
A2015.18.3a	Board game 'Commonwealth Trader'	Travel themed board game. Board is a map of the world. Post First World War. Local donor, non-local manufacturer.	Local donor, no further local connection.
A2015.18.3b	Pieces for board game 'Commonwealth Trader'	Pieces for A2015.18.3a 'Commonwealth Trader' board game. Post First World War. Local donor, non-local manufacturer.	Local donor, no further local connection.
A2015.18.4a	Board game 'Motor Chase Across London'	Travel themed board game. Board is a map of London. Post First World War. Local donor, non-local manufacturer.	Local donor, no further local connection.
A2015.18.4b	Pieces for board game 'Motor Chase Across London'	Pieces for A2015.18.4a 'Motor Chase Across London' board game. Post First World War. Local donor, non-local manufacturer.	Local donor, no further local connection.
No number	Archaeology f	Site 116, context: OO1 - O47, an	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.

No number	Archaeology f	Site 211, context: all contexts, u	Unpublished body sherds. Not relevant to researchers. After removal from the collection, this could be transferred to the MonLife learning collection.
No number	Archaeology f	Site 211, context: all contexts, M	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology f	Site 211, context: all contexts (ir	Unpublished body sherds. Not relevant to researchers. After removal from the collection, this could be transferred to the MonLife learning collection.
No number	Archaeology f	Site 211, context: all context, M	Bulk finds are not in the collection policy. A sample of each of the pottery types mentioned in the report have been moved to Box to keep 1 as they may have future research potential. The rest of the collection has no research value.
No number	Archaeology f	Site 211, context: all contexts, P	Unpublished body sherds. Not relevant to researchers. After removal from the collection, this could be transferred to the MonLife learning collection.
No number	Archaeology f	Site 211, context: 395, Buffware	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology f	Site 211, context: all context, Po	Unpublished brick and tile. The surface has been eroded over time, no research potential.

No number	Archaeology f	Site 211, context: O69-O65, Rom	Bulk finds. The material comprises of non-diagnostic body sherds, better examples from the site remain in the collection.
No number	Archaeology f	Site 211, context: 400-480 597-6	Two partially reconstructed jugs (small parts) are nice examples of two different glazed ceramic After removal from the collection, this could be transferred to the MonLife learning collection. The rest is body sherds. Disposal
No number	Archaeology f	Site 211, context: 13 - 394, Local	Unpublished body sherds. Not relevant to researchers. Some have decorations. After removal from the collection, these could be transferred to the MonLife learning collection.
No number	Archaeology f	Site 211, context: all context, Sto	No research potential. Mostly loose fragments, but a small number look like they could be from the same object. After removal from the collection, this could be transferred to the MonLife learning collection.
No number	Archaeology f	Site 116 & 155, context: all cont	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology f	Site 116, context: all context, Me	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology f	Site 116, context: all context, Me	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.

No number	Archaeology f	Site 116, context: OO1 - O82, Me	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology f	Site 116, context: all context, Ea	Unpublished body sherds. Not relevant to researchers. Some have decorations. After removal from the collection, this could be transferred to the MonLife learning collection.
No number	Archaeology f	Site 116, context: OO1-O86, Me	Unpublished body sherds. Not relevant to researchers. Some have decorations. After removal from the collection, this could be transferred to the MonLife learning collection.
No number	Archaeology f	Site 155, context: 229, local Coa	Bulk finds. The material has no clear stratification or documentation with it, rendering it unusable for future investigation.
No number	Archaeology f	Site 155, context: O41 - 343, Me	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology f	Site 155, context: All context , Pe	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology f	Site 155, context: All context , Ea	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology f	Site 155, context: All context , Pe	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.

No number	Archaeology find	Site 155, context: 344 - Medieval	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology find	Site 155, context: 414 - end, Medieval	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology find	Site 155, context: All context, Pottery	Some have colour glazing on them and patterns in relief. After removal from the collection, these could be transferred to the MonLife learning collection.
No number	Archaeology find	Site 155, context: 233 - 280, Post	Bulk finds. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.
No number	Archaeology find	Site 211, context: O13 - 162, animal	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology find	Site 116, context: 409 - 446, animal	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology find	Site 116, context: 176, animal remains	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology find	Site 116, context: 326 - 408, animal	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.

No number	Archaeology f	Site 116, context: 325, animal re	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology f	Site 116, context: 380, animal re	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology f	Site 116, context: O51 - O86, ani	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology f	Site 116, context: 217 - 324, anir	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology f	Site 116, context: 202 - 207, anir	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology f	Site 211, context: 218 - 334, anir	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology f	Site 116, context: 208 - 212, anir	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology f	Site 116, context: 114 - 175 177	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.

No number	Archaeology f	Site 211, context: 363-598, Post	Archaeological glass is unstable material that will continue to degrade. The nature of the material does not allow it to be handled safety.
No number	Archaeology f	Site 211, context: 395, Post Med	Archaeological glass is unstable material that will continue to degrade. The nature of the material does not allow it to be handled safety.
No number	Archaeology f	Site 211, context: 465 - 620, anir	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology f	Site 211, context: all context , No	The salt in the glaze has compromised the condition of the pieces and made them too hazardous for handling.
No number	Archaeology f	Site 211, context: 17-152, Post I	Archaeological glass is unstable material that will continue to degrade. The nature of the material does not allow it to be handled safety.
No number	Archaeology f	Site 211, context: all context. Co	Some shells present pest evidence (not sure if attacked during storage). Charcoal and daub are not in a condition to be studied.
No number	Archaeology f	Site 211, context: 166 - 359, Pos	Archaeological glass is unstable material that will continue to degrade. The nature of the material does not allow it to be handled safety.
No number	Archaeology f	Site 116, context: all context, ar	The bones have a layer of fine dust on them (potential hazard.) Unpublished material. No research potential

No number	Archaeology find	Site 211, context: 394 - 428, animal	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology find	Site 211, context: 335 - 393, animal	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology find	Site 211, context: 439 - 459, animal	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology find	Site 211, context: 163 - 214, animal	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology find	Site 116, context: O49, box 8 animal	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
No number	Archaeology find	Site 116, context: 325, animal remains	Bulk finds, not published. Not suitable for research purposes, all information has already been recorded in the archaeology report.
T1301	Archaeology find	Flannel street. Unstratified body sherds from St. John Square	Bulk finds. The material has no clear stratification or documentation with it, rendering it unusable for future investigation.
T161	Copper bedwarmer	Bedwarmer c.1940s Lid and body corroding. Non-local manufacture. No donor information.	No donor, no local connection. There are other bedwarmers in the collection.
T165	Ceramic bedwarmer	No donor, non-local manufacturer.	No donor, no local connection. There are other bedwarmers in the collection.

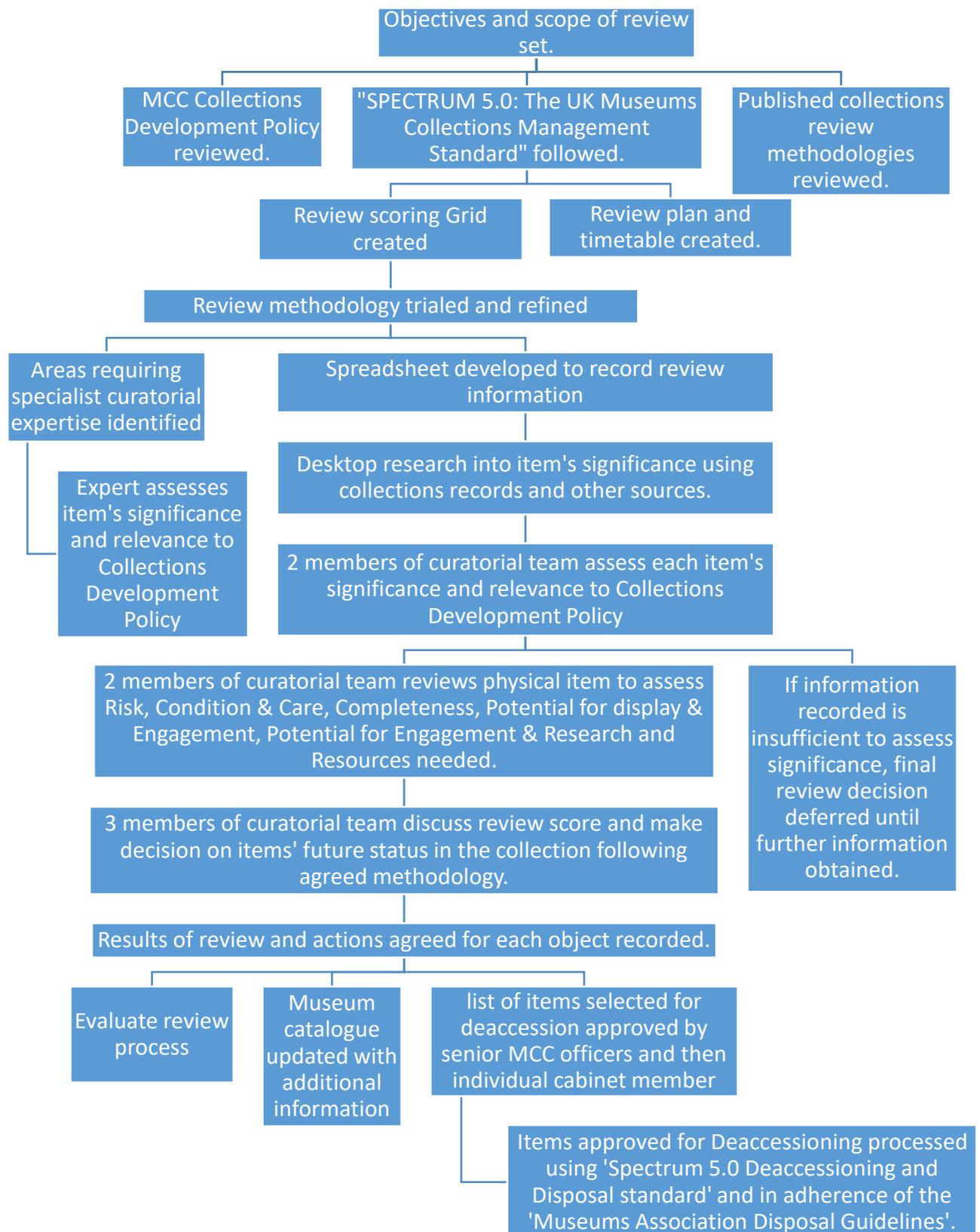
T1663	Archaeology f	Local archaeology finds from Hereford. The bag is labelled "Herefordshire 1962 at Llangarron near Ross." Finds relating to Abergavenny Castle have been removed.	Archaeology finds from other locations should be offered to a more appropriate museum.
T168	Handiware Baking Tray	No donor, non-local manufacturer.	No donor, no local connection. No display or engagement potential.
T1691	Archaeology f	Dish fragments, each numbered: A1977.6.1-3, A1977.8.1-2, A1977.9. Series of incomplete vessels without context.	Objects have no context. We have better examples of ceramics of this type in the collection. It may have some engagement potential as part of the MonLife learning collection.
T1705	Archaeology f	Mill St. AOS (Orchard site) 1972-73 Daub	Material is in poor condition, and is not usable for research purposes. No display or engagement potential
T1718	Archaeology f	Wall plaster from White castle. No indication of specific points, only "Plaster from inner wall of Inner Ward. Near oven. 1962. and other walls Probably 13c.". All samples in the same bag.	Fragments of wall from the castle, without clear provenance. Unsuitable for research due to poor condition.
T1728	Archaeology f	Floor tiles Medieval - unprovenance	Unknown site. After removal from the collection, this could be transferred to the MonLife learning collection.
T1731	Archaeology f	Archaeology Medieval and Post Medieval pottery finds.	Unstratified body sherds. After removal from the collection, this could be transferred to the MonLife learning collection.
T1733	Archaeology f	Unknown site Abergavenny excavation. Contains pottery fragments, unstratified and unprovenanced.	Unstratified material from unknown site. The material comprises of non-diagnostic body sherds, rendering them unusable for future investigation.

T176.1-2	Tool (?) for winding clock, 2 parts.	No information on donor or origin.	Generic object does not contribute to local story.
T178.1-.2	Socket and spanner key (?).	No information on donor or origin.	Generic object does not contribute to local story.
T183	Spanner.	No information on donor or origin. In poor condition with signs of use.	Generic object does not contribute to local story.
T187	Brass shot flask.	Donated by a person from outside Monmouthshire.	Object is from outside our collecting area.
T203	Brace, no bit.	No information on donor or origin. In poor condition.	Poor condition, duplicate - We have similar objects in better condition. Generic object does not contribute to local story.
T210.1-9	Part of pottery dinner service, 9 hand painted plates, various sizes.	Floral designs in blue. "Made in England" stamped on the back. Some chipping, staining, and crazing. No donor information.	No donor, no local connection.
T213	Canvas bag containing metal buckles.	Various buckles inside, made of different materials. Bag is stained, with some parts of the canvas looking fragile. No donor information	No donor, no local connection.
T220	Hoof Paring Knife	Narrow blade with a hooked end and remnants of a bone handle. Donated from outside Monmouthshire	Object is from outside our collecting area.
T244	Gas burner	Gas burner with numbers 87-2 and x3 stamped into the underside. No donor information. Incomplete.	No donor, no local connection

T3006	Intended to hold a single sheet of film, and to be attached to back of camera.	No information on donor or origin. Brand Mackenzie Wishart, made in Glasgow, the model is a "Daylight slide".	Generic object does not contribute to local story. Object in poor condition.
T365	Ring cutter.	Tool for removing rings from fingers. No donor information.	No donor, no local connection
T82.1	Pewter button, plain.	No donor information.	No donor, no local connection. Duplicate in collection.
T82.3	White metal button, floral.	No donor information.	No donor, no local connection.
T911	Will's cigarette cards featuring radio celebrities.	Approx. 50 cigarette cards. Non-local manufacturer. No donor information. Various cigarette cards in collection.	No donor, no local connection. Better examples in collection.

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Monmouthshire Museums Collections' review process: April 2019



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Collection's Review Scoring grid. Draft 2. December 2018- Based UCL Collections Review Rubric, CyMAL (2013) "Why do we have it"- A significance Process and Template and Collections Trust (2014) A guide to selecting a review methodology for collections rationalisation, and adapted to our needs following discussion with MCC Museum staff

Method: Assign grade to object for each category based on statements below and enter score into spreadsheet. Grade is assigned based on lowest relevant statement in each section. Add supporting comments in "Reason" column of spreadsheet.

Decision: If object scores any **C** or **D** in **Significance, Condition, or Risk**- consider for disposal.

If object scores 2 **D**'s in **Completeness, Display, Engagement or Resource**- consider for disposal.

	Significance & Relevance to Collections Development policy	Risks associated with caring and using the object	Condition and care	Completeness	Potential for display and use	engagement and research	Resource to manage, care, use
A	<ul style="list-style-type: none"> • Of clear national, regional, local or community significance. • Relevant to the Collections Development Policy. • Object known to be unique or rare. 	Low risks of hazards.	<ul style="list-style-type: none"> • Stable material. • Good condition. • No conservation problems. • Minor cleaning needed. 	<ul style="list-style-type: none"> • Either fully complete or the missing elements are not integral to its importance and significance. • Appears to be in its original condition. 	Potential to be: <ul style="list-style-type: none"> • Permanently on display • Star object/"wow" factor. • Strongly identified in the public's mind with the organisation or location. 	<ul style="list-style-type: none"> • Regularly used or strong potential for public engagement • Regularly or strong potential for research use. 	Existing resources are appropriate.
B	<ul style="list-style-type: none"> • Of clear local or community value. • Relevant to the Collections Development Policy. 	<ul style="list-style-type: none"> • Low risk at present but hazards could be exposed without appropriate collections management. 	<ul style="list-style-type: none"> • Stable material but needs monitoring. • Fair condition • Some risk of decay and deterioration. • Some conservation treatment desirable. 	<ul style="list-style-type: none"> • Complete or missing only a small number of parts. • In near original condition, or any adaptations are consistent with its history and use. • Any missing parts do not make it unrecognisable. 	Potential to: <ul style="list-style-type: none"> • Engage visitor interest and stimulate discussion. • Contribute to a permanent or temporary exhibition. 	<ul style="list-style-type: none"> • Potential for use in public engagement, • Potential for research use. 	Small amount of additional resource required.
C	<ul style="list-style-type: none"> • Of assumed but unproven or of little specific local, community or organisational importance but possibly some historical, aesthetic artistic, scientific or social interest. • Outside the Collections' Development Policy. • Similar to other item within Monmouthshire Museums' collections. 	<ul style="list-style-type: none"> • Some hazards exist but these can be safely managed with appropriate PPE. • Size or weight of object requires additional resource to safely move. 	<ul style="list-style-type: none"> • Unstable material. • High risk of deterioration- immediate action required. • Poor condition. • Major areas of loss. • Significant conservation investment required to prepare for use or display, 	<ul style="list-style-type: none"> • Incomplete • Object has been significantly adapted and these changes do not relate to the significant periods of its history. 	<ul style="list-style-type: none"> • No current public focus but may have some potential for this in the future. • Not known to have been used in displays. 	<ul style="list-style-type: none"> • Little potential for public engagement use. • Little potential for research use. 	Significant additional resource required
D	<ul style="list-style-type: none"> • Not considered to have aesthetic, Artistic, historical, scientific or social interest. • Outside the Collections Development Policy. • Duplicate of existing item. 	<ul style="list-style-type: none"> • Caring for or using object presents immediate hazard. • Size or weight of objects presents risk and requires significant additional resource to safely move/provide access. 	<ul style="list-style-type: none"> • Very unstable material. • Beyond repair. • Very poor condition. • Unsustainable conservation investment required. • Poses a risk to other collections. 	<ul style="list-style-type: none"> • Incomplete and its original function or appearance is not clear. • Is unrecognisable. • May be a fake 	<ul style="list-style-type: none"> • Not suitable for display. • No potential for public focus 	<ul style="list-style-type: none"> • No potential for public engagement use. • No potential or research use 	Unsustainable resource required.

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SUBJECT: MONMOUTHSHIRE LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT
MEETING: INDIVIDUAL CABINET MEMBER (Cllr Bob Greenland)
DATE: 27 OCTOBER 2021
DIVISION/WARDS AFFECTED: ALL

1 PURPOSE

- 1.1 The purpose of this report is 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 seventh 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 Governance and Strategic Planning endorses the seventh Local Development Plan Annual Monitoring Report for submission to the Welsh Government on an informal basis.
- 2.2 To note comments raised by Economy and Development Select Committee (21st October 2021). The main issues raised related to the water quality issue (phosphates) in the River Wye and Usk catchment areas, including what measures are being considered to address this issue and what impact this could have on the LDP and RLDP housing trajectories. Comments from the meeting of the Economy and Development Select Committee will 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 seventh AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2020 – 31 March 2021.

- 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 (green traffic light rating). Some of the most significant findings in relation to these are:
- Progress continues to be made towards the implementation of the spatial strategy.
 - 419 dwelling completions were recorded, including 71 affordable homes. Completions recorded over the past three monitoring periods have been significantly higher than those achieved in the early years of the Plan period, reflecting the progression of the LDP allocated strategic sites in recent years.
 - Six of the seven LDP allocated strategic housing sites have planning permission, of which 4 are under construction (Deri Farm, Abergavenny; Fairfield Mabey, Chepstow; Rockfield Farm, Undy; and Sudbrook Paper Mill) and 1 site is complete (Wonastow Road, Monmouth). An application for the seventh LDP allocated strategic site at Vinegar Hill, Undy is under consideration. Progress has also been made with one Rural Secondary Site and two Main Village sites during the monitoring period:
 - The Rural Secondary site at Cwrt Burrium, Usk (SAH10(i)) was granted planning permission for seven units including 2 affordable homes (29%).
 - The Main Village site at Land east Shirenewton (SAH11(xiv)(a)), including the land adjoining the allocation, gained planning permission for 11 units (7 open market and 4 affordable homes).
 - The Main Village site at Land rear of the Carpenters Arms, Llanishen (SAH11(ix)(a)) gained reserved matters for 8 dwellings (3 open market and 5 affordable homes).
 - 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 5.04ha hectares). Several rural diversification and rural enterprise schemes have also been approved (8), providing employment opportunities throughout the County.

- The Council approved proposals for 14 tourism related applications, ranging from holiday lets and hotels to glamping facilities. Comparison with previous AMRs demonstrates that the number of tourism schemes approved during the current monitoring period remains at a positive level. 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 the central shopping areas of Magor and Usk have decreased since the previous monitoring period, with Raglan remaining at the same level. Vacancy rates recorded in all of the County's central shopping areas, with the exception of Monmouth, were below or broadly in line with the GB High Street vacancy rate (13.7% December 2020, Local Data Company).
- No applications were granted planning permission contrary to TAN15 requirements in either Zone C1 or C2 floodplain over the monitoring period.
- 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 The monitoring process also indicates that there are various policy indicators which are not being achieved but there are no fundamental issues with the implementation of the LDP policy framework or strategy at this time (amber traffic light rating). Some of the key findings in relation to these are as follows:

- A total of 86 new dwellings were permitted during the monitoring period which is notably lower than the previous three years (1,238 in 2017-2018, 598 in 2018-2019, 251 in 2019-2020). This decrease is a result of a combination of factors but is primarily due to the majority of allocated sites already having planning permission and the LDP reaching the latter stages of the Plan period, hence the importance of progressing the RLDP at pace. Other factors include the Covid-19 lockdown and the restrictions that were in place throughout the monitoring period. The introduction in January of the new measures to control phosphate levels in the River Usk and River Wye Catchment areas, which cover a large proportion of the County, has also started to impact on permission numbers.
- The total number of affordable dwelling completions recorded since the Plan's adoption (495 units) remains below the required delivery target of 672 affordable units for the same period.

3.8 There are, however, two policy monitoring outcomes that are not progressing as intended (red traffic light rating):

- Housing completion rates represent an under delivery of -1,500 units (-33.3%) for the Plan period when measured against the newly introduced cumulative annual average requirement (AAR).
- Vacancy rates in the central shopping areas of Abergavenny and Monmouth have risen for two consecutive years. Notwithstanding this, the vacancy rate in Abergavenny, at 7.6%, remained below Great Britain High Street vacancy rate (13.7%) over the monitoring period.

- 3.9 In line with removal of the five-year housing land supply policy and the publication of the revised Development Plans Manual (Edition 3, Welsh Government, March 2020) setting out guidance on how housing delivery is now to be monitored, two new indicators were included in last year's AMR, which replace the previous indicator measuring the five-year housing land supply. The first of these indicators measures the annual level of housing completions monitored against the Average Annual Requirement (AAR). Whilst the Plan under delivered in the early years of the Plan period, in the most recent monitoring periods housing completions have been much closer to the AAR, -7 units (-1.6%) in 2018/19, -94 units (-20.9%) in 2019/20 and -31 units (-6.9%) in 2020/21. This is due in main to the speed with which the allocated strategic sites have come forward in recent years. Of the 7 strategic sites, 6 now have planning permission (four of which are under construction and one is complete), consequently it is likely that completions will be more in line with the AAR going forward.
- 3.10 The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). There has been under delivery of cumulative completions since the beginning of the Plan period of -1,500 units meaning that the trigger for this indicator has been met. This shortfall is largely attributable to the lead in period of the strategic housing sites. However, in more recent AMRs the percentage of under delivery has steadily declined as the strategic sites have progressed (-43.4% in 2017-18; -38.2% in 2018-19; -36.3% in 2019-20; -33.3% in 2020-21). As the Strategic Sites have gained permission their contribution to total completions has increased and are projected to meet or exceed the annual average requirement over the next 4 years as the remaining sites build out, reducing the shortfall.
- 3.11 With regard to retail and towns centres, Abergavenny and Monmouth have seen central shopping area vacancy rates increase for two consecutive years and as a result the trigger for further investigation has been reached. It is widely recognised across the country that many town centres have been adversely impacted by the Covid-19 pandemic, including the loss of some national chains from our high streets. In response, recent WG guidance¹ recognises that whilst retail development should continue to be focussed in town centres, these centres should be enabled to operate as flexibly as possible. This will ensure that going forward retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services and cultural activities/functions, which support the needs of local communities. This approach should enable the planning system to be responsive, flexible and pragmatic to assist with the recovery from Covid-19. Any impacts from the implementation of this approach on the County's town centres will be recorded in the annual retail surveys and as part of future AMRs.

Contextual Information

- 3.12 Section Three of the AMR provides an analysis of the relevant contextual material that has been published during the current monitoring period at a national, regional and local level, along with general economic trends. This includes the publication of Welsh Government documents including Future Wales the National Plan 2040, Planning Policy Wales Edition 11 and Building Better Places – Placemaking and the Covid-19 Recovery. The latter sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. The

¹ Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery (WG, July 2020); Welsh Government letter regarding temporary permitted development rights in town centres, 30 March 2021.

potential implications of such contextual material for the LDP/ RLDP are outlined in the AMR where appropriate.

Supplementary Planning Guidance (SPG)

- 3.13 SPG preparation and adoption will progress as appropriate. However, resources will be focused on the preparation of the Replacement Plan.

Sustainability Appraisal (SA) Monitoring

- 3.14 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

- 3.15 Section Seven sets out the conclusions and recommendations of the seventh AMR. The 2020-21 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 was, however, a slight increase in 'red ratings' recorded during the current monitoring period (3 'red ratings'), compared to the 2019-20 AMR (1 'red rating'), due to the increase in vacancy rates in the central shopping areas of Abergavenny and Monmouth. Furthermore, while progress has been made in relation to the Plan's Strategic Housing Sites, cumulative completion rates for the Plan period continue to be lower than the Plan requirement and remain a matter of concern if the housing needs of Monmouthshire's communities are to be met.
- 3.16 Given the importance attached to delivering and maintaining a constant supply of housing land to support sustainable and resilient communities, the Council resolved in May 2018 to commence work on a Replacement Local Development Plan (RLDP) for the County (excluding the area within the BBNP) which will cover the period 2018-2033.

Next Steps

- 3.17 The RLDP is being prepared in accordance with the Delivery Agreement, which was subject to a second revision in October 2020 to take account of delays in the Plan process as a result of Covid-19 and the publication of updated corrected population projections by Welsh Government. Consultation on a revised set of Growth and Spatial options took place during January-February 2021 to take account of the updated population projections. A revised Preferred Strategy was published for statutory consultation for an eight-week period during July/August 2021.
- 3.18 The delays noted above have unavoidably delayed the preparation and programmed adoption of the RLDP, with consultation on the Deposit Plan scheduled for Autumn 2022 and adoption of the RLDP anticipated in late 2023. Serious concerns were raised in the last AMR in relation to the legislation in place at the time regarding the LDP expiry dates and the 'drop dead date' whereby the Adopted LDP ceases to have any weight at all after its end date of 31st December 2021, with no local planning policy framework to inform decision making. In September 2020, Welsh Government published a letter from the Minister for Housing and Local Government clarifying that the provisions in the Planning Wales Act 2015 regarding the period to which a plan has effect do not apply to LDPs adopted prior to 2016. Plans adopted prior to 4th January 2016, including the adopted Monmouthshire LDP, will remain the LDP for

determining planning applications until replaced by a new LDP. This is welcomed clarification and ensures a policy framework remains in place while the RLDP progresses and the existing LDP allocations that have yet to gain planning permission can progress through the policies of the Adopted Plan, providing a policy framework for continued economic development and windfall opportunities.

- 3.19 However, the LDP is reaching the end of its 10-year plan period with six of the seven strategic housing allocations progressing. While these sites will continue to play an important role in housing delivery and completion rates in the short term as the sites build out, the reduction in dwellings permitted during the current monitoring period is cause for concern. The progression of the RLDP to provide a continued policy framework and mechanism for addressing the County's key demographic and affordability issues is therefore a key priority of the Council.
- 3.20 While the full the impacts of the Covid-19 pandemic are not yet known, it is clear that the planning system has a fundamental role in supporting sustained recovery post Covid-19, as reflected in the Minister's letter (7 July 2020) which recognises that "up to date agile development plans are the cornerstone of our planning system" and that Welsh Government's commitment to a plan-led system has been reinforced by the current pandemic. Welsh Government's 'Building Better Places – Placemaking and the Covid-19 Recovery' (July 2020) document further highlights the importance of planning in supporting the Covid-19 recovery. It identifies numerous planning priorities as being fundamental in the response to Covid-19 including place-making, Green Infrastructure, de-carbonisation and town centres.

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.
- 4.3 A Future Generations Evaluation (including equalities and sustainability impact assessment) is attached to this report at **Appendix 2**.

Safeguarding and Corporate Parenting

- 4.4 There are no safeguarding or corporate parenting implications arising directly from this report.

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. RESOURCE IMPLICATIONS

- 6.1 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.

7. CONSULTEES

- Economy and Development Select Committee, via meeting on 21st October 2021.

8. 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
- Development Plans Manual Edition 3, Welsh Government, March 2020
- Planning Policy Wales (Edition 11), Welsh Government, February 2021
- Future Wales The National Plan 2040, Welsh Government, February 2021
- Building Better Places - Placemaking and the Covid-19 Recovery, Welsh Government, July 2020

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, 2018-19 & 2019-20.

Monmouthshire County Council publications:

- Monmouthshire LDP 'Retail Background Paper', March 2021.
- Monmouthshire LDP 'Employment Background Paper', July 2021.

9. AUTHORS

Mark Hand (Head of Placemaking, Housing, Highways and Flood)

Craig O'Connor (Head of Planning)

Rachel Lewis (Planning Policy Manager)

10. CONTACT DETAILS

Tel: 07773478579

E Mail: markhand@monmouthshire.gov.uk

Tel: 01633 644849

E Mail: craigconnor@monmouthshire.gov.uk

Tel: 01633 644827

E Mail: rachellewislewis@monmouthshire.gov.uk

11. Appendices

1. Local Development Plan Annual Monitoring Report
2. Future Generations Evaluation



Monmouthshire County Council



**monmouthshire
sir fynwy**

Adopted Local Development Plan 2011-2021

Annual Monitoring Report

Monitoring Period 1st April 2020-31st March 2021

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

Annual Monitoring Report

Monitoring Period 1st April 2020 – 31st March 2021

**Planning Policy Service
Enterprise Directorate
Monmouthshire County Council
County Hall
Usk
NP15 1GA
Tel. 01633 644644
E-mail: planningpolicy@monmouthshire.gov.uk**

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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 seventh AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2020 – 31 March 2021.

Key Findings of the Sixth Annual Monitoring Process 2020-2021

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. In the main, the implications of the contextual changes will take place over the longer term and as part of the Replacement Local Development Plan (RLDP). However, a number of Welsh Government policy documents of note have been published/updated during the monitoring period. In February 2021, Welsh Government published Future Wales – The National Plan 2040 and Planning Policy Wales – Edition 11. Combined these provide the national planning policy framework for Local Planning Authorities to follow in determining planning applications and in the preparation of the RLDP.

Covid-19 & Building Better Places: Placemaking and the Covid-19 Recovery (WG, July 2020)

- 1.5 The UK was placed into lockdown on 23rd March 2020 in response to the Covid-19 pandemic and over the course of the monitoring period three periods of lockdown have taken place and some form of restrictions have been in place for the whole period. At the time of writing this AMR, significant easing of the lockdown restrictions had taken place such as the opening of retail, hospitality and the tourism industry. The implications of the Covid-19 lockdowns and restrictions are, however, still emerging on a national and local scale and it is still unknown what impact the situation with Covid-19 will have for the adopted LDP. Any implications will be reported in the relevant sections of the AMR and reflected in the preparation of the RLDP.

- 1.6 To help with the recovery of Covid-19 in the planning process, Welsh Government published Building Better Places – The Planning System Delivering Resilient and Brighter Futures – Placemaking and the Covid-19 Recovery in July 2020, setting out its planning policy priorities in taking action in the recovery period following the Covid-19 pandemic. The Building Better Places document recognises the significant changes in how we operate in our daily lives and local communities and the opportunity it has created to continue with some of these shifts in behaviour and the increased importance on placemaking and local responsiveness, creativity and innovation in relation to local development plans that have been highlighted as a result of Covid-19.

Phosphates

- 1.7 During the course of the monitoring period, Natural Resources Wales (NRW) adopted tighter targets for the water quality of the watercourses associated with the River Usk and River Wye Special Areas of Conservation following new evidence about the environmental impacts of phosphate in these watercourses. NRW has issued detailed planning guidance to ensure that the environmental capacity of the rivers do not deteriorate further. Any planning applications submitted with the catchment areas of the affected watercourses need to demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. This guidance does have significant implications on development proposals within the affected river catchment areas and we are working with NRW, Dwr Cymru Welsh Water, Welsh Government, the development industry and our biodiversity officers to find solutions and enable development to progress.

Local Development Plan Monitoring – Policy Analysis

- 1.7 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.
- 1.8 Overall, the plan is working effectively with the majority of the monitoring targets being achieved, although this is down slightly on last year’s AMR. There has also been a slight increase in the number of indicators that have not achieved the target this year, but there is an appropriate justification, and no concerns are raised. However, there has also been an increase in ‘red’ ratings recorded during the current monitoring period, compared to the 2019-20 AMR (3 compared to 1 red rating in 2019-20). This is due to the increase in vacancy rates in the towns of Abergavenny and Monmouth. Further commentary is provided below.

Targets / monitoring outcomes* are being achieved	54
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	29
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 or no applicable data during the monitoring period	5

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

Key AMR Findings

1.8 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.
- 419 dwelling completions were recorded including 71 affordable homes. Completions recorded over the past three monitoring periods have been significantly higher than those achieved in the early years of the Plan period, reflecting the progression of the LDP strategic sites in recent years.
- Six of the seven LDP allocated strategic housing sites now have planning permission, with an application under consideration on the seventh at Vinegar Hill, Undy.
- The number of new dwellings permitted during the monitoring period is notably lower than the previous three years, from 1,238 in 2017 - 2018, 598 in 2018 – 2019, 251 in 2019 – 2020 to 86 dwellings. This decrease is due to a combination of factors but is primarily due to the majority of allocated sites already having planning permission, the LDP reaching the latter stages of the Plan period and the impact of phosphate mitigation measures (although it is noted this only came into force towards the end of the monitoring period).
- The total number of affordable dwelling completions recorded over the six years of the Plan’s adoption (495 units) remains below the required delivery target of 672 affordable homes for the same period.

- 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 5.04ha hectares). Several rural diversification and rural enterprise schemes have also been approved (8), providing employment opportunities throughout the County.
 - The Council approved proposals for a total of 14 tourism facilities, 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 the centres of Magor and Usk have decreased since the previous monitoring period, with Raglan remaining at the same level. However, vacancy rates in the central shopping areas of Caldicot and Chepstow have risen compared to last year's AMR.
 - The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the Primary Shopping Frontages SPG.
 - Three planning applications were approved for community and recreation facilities.
 - 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.
- 1.9 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.
- 1.10 There are, however, two policy monitoring outcomes that are not progressing as intended relating to retail vacancy rates and housing delivery (red traffic light rating):
- As increased vacancy rates have occurred for two consecutive years in Abergavenny and Monmouth central shopping areas, the trigger for this indicator has been met.

- Housing completion rates represent an under delivery of -1,500 units (33.3%) for the Plan period to date when measured against the newly introduced cumulative annual average requirement (AAR).

Supplementary Planning Guidance (SPG)

- 1.11 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

- 1.12 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.

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

- One major new development¹ was approved during the monitoring period – SAH11(xiv)(a) South of Minor Road, Shirenewton. This site is located within a 10-minute walk from a frequent and regular bus service.
- One Tree Preservation Order Tree was lost to development the monitoring period. This is an increase on last year's AMR.
- The annual objective level of nitrogen dioxide was not exceeded during the monitoring period, reflecting the reduction in traffic flows as a result of Covid-19.
- Two of the five proposals permitted on LDP allocated sites and sites of over 10 dwellings/1ha incorporated Sustainable Urban Drainage Systems (SUDS)² into the scheme. The proportion of schemes that incorporate SuDS has remained at 40% the same as the previous AMR.
- Water flow levels fell below the summer flow level at two of the three monitoring stations. The River Wye for 17 days and River Usk for 2 days. The River Monnow remained above the summer flow level.

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*).

- 64.9% of Monmouthshire's total household waste was recycled or composted. This has increased marginally since the previous AMR which indicated 61.60% was recycled or composted.
- No agricultural land at Grade 3a and above has been lost to major development over the monitoring period.
- The Monmouthshire STEAM report (2020) identified the total annual tourism expenditure as £81.16 Million over the 2020 period. This compared to £244.99 Million over the 2019 period, equating to a 67.7% decrease. Whilst this is a significant decrease since the previous period, this reflects the impact that the Covid-19 pandemic has had on the tourism and hospitality industries, which will be reflected nationwide.

Conclusions and Recommendations

- 1.14 Overall, the 2020-21 AMR indicates that good progress continues to be made in implementing many of the Plan's policies and that overall, the strategy remains sound. However, while progress has been made in relation to the Plan's Strategic Housing Sites, cumulative completion rates for the Plan period are lower than the Plan requirement and remain a matter of concern if the LDP objectives and housing needs of Monmouthshire's communities are to be met.
- 1.15 Given the importance attached to delivering and maintaining a constant supply of housing land, the Council resolved in May 2018 to commence work on a Replacement Local Development Plan (RLDP) for the County (excluding the area within the BBNP) which will cover the period 2018-2033.
- 1.16 The RLDP is being prepared in accordance with the Delivery Agreement, which was subject to a second revision in October 2020 to take account of delays in the Plan process as a result of Covid-19 and updated population projections published by Welsh Government. Following consultation on a revised set of Growth and Spatial options during January-February 2021 to take account of the updated population projections, a revised Preferred Strategy was published for consultation for an eight-week period over July/August 2021.
- 1.17 The delays noted above have unavoidably delayed the preparation and programmed adoption of the RLDP, with consultation on the Deposit Plan scheduled for Autumn 2022 and adoption of the RLDP anticipated in late 2023. Serious concerns were raised in the last AMR in relation to the legislation in place at the time regarding the LDP expiry dates and the 'drop dead date' whereby the Adopted LDP ceases to have any weight at all after its end date of 31st December 2021, with no local planning policy framework to inform decision making. In September 2020, Welsh Government published a letter from the Minister for Housing and Local Government clarifying that the provisions in the Planning Wales Act 2015 regarding the period to which a plan has effect do not apply to LDPs adopted prior to 2016. Plans adopted prior to 4th January 2016 will remain the LDP for determining planning applications until replaced by a

further LDP³. This is welcomed clarification and ensures a policy framework remains in place while the RLDP progresses, providing a basis to determine planning applications for continued economic development and windfall opportunities.

- 1.18 However, the LDP has reached the end of its 15-year plan period with six of the seven strategic housing allocations now either with planning permission, under construction or complete. While these will continue to play an important role in housing delivery and completion rates in the short term as the sites build out, the reduction in dwellings permitted during the AMR period is cause for concern. The progression of the RLDP to provide a continued policy framework and mechanism for addressing the County's key local demographic and affordability issues is therefore a key priority of the Council.
- 1.19 The announcement during the monitoring period regarding phosphate water quality issues in the Usk and Wye Riverine SACs, also has implications for the ongoing delivery of development in the County. While the new measures have had a limited impact on permission levels during this monitoring period due to the January introduction date, concerns are raised with regard to the continued impact on permission levels during the next monitoring period. However, good progress is being made with addressing the phosphate issue and it is anticipated that solutions can be determined and agreed in the short term to facilitate the continued delivery of the LDP and the preparation of the RLDP. The Council is committed to seeking solutions to the phosphate issue and is in proactive discussions with the key organisations, including NRW, Welsh Government, DCWW and the development industry, to seek viable and timely solutions in the affected settlements. The situation will be kept under constant review.
- 1.20 With regard to the increased vacancy rates in the central shopping areas of Abergavenny and Monmouth, this may, in part reflect the impact of the Covid-19 pandemic on high streets across the UK, particularly given the loss of some national chains from the town centres. In response, recent WG guidance⁴ recognises that whilst retail development should continue to be focussed in town centres, retail and commercial centres should be enabled to operate as flexibly as possible. This will ensure that going forward retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services and cultural activities/functions, which support the needs of local communities. This approach should enable the planning system to be responsive, flexible and pragmatic to assist with the recovery from Covid-19. Any impacts from this on the County's town centres will be recorded in the next monitoring period.

³ Welsh Government Letter – 24th September 2020 – <https://gov.wales/local-development-plan-ldp-end-dates-letter-local-authorities>

⁴ Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery (WG, July 2020) - <https://gov.wales/planning-policy-covid-19-recovery> ; Welsh Government letter regarding temporary permitted development rights in town centres, 30 March 2021 - <https://gov.wales/coronavirus-covid-19-new-temporary-permitted-development-rights-support-economic-recovery-html>

- 1.21 In further support of town centres, Welsh Government issued a letter in March 2021 setting out a number of temporary permitted development rights to allow change of use between A use class (retail and food and drink) to facilitate a flexible planning system to assist with the recovery of Covid-19.
- 1.22 Locally, the Council put in place a number of interim measures during the height of the Covid-19 pandemic, such as street café licences and prioritising pedestrian movements throughout the town centres to facilitate Covid-19 social distancing restrictions. The Council will consider opportunities to extend the necessary regulations to allow different trial measures to be considered alongside feedback from relevant stakeholders. In addition, the Council through its Regeneration team is exploring opportunities to secure a share of a Welsh Government Transforming Towns ‘Placemaking’ grant, as well as Transforming Towns Revenue Funding and the Transforming Towns Business Fund.
- 1.23 While the 2-year consecutive rise in vacancy rates in Abergavenny and Monmouth are of concern, all centres, except for Monmouth are below or broadly in line with the Great Britain High Street vacancy rate (13.7% December 2020, Local Data Company), indicating that Monmouthshire’s town and local centres are in the main functionally effectively. However, the situation will be continued to be monitored as part of the AMR and the annual retail surveys.
- 1.24 Accordingly, the AMR recommends the following:
1. Continue to progress work on the RLDP. The next formal stage of RLDP involves consultation on the Preferred Strategy in Summer 2021.
 2. Continue to work with the relevant organisations to seek solution to the phosphate water quality issues in the Usk and Wye Riverine SACs.
 3. Submit the seventh AMR to the Welsh Government by 31 October 2021 in accordance with statutory requirements. Publish the AMR on the Council’s website.
 4. 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.
- 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.

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 seventh AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2020 – 31 March 2021.

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.
- Monitor the delivery of housing against the LDPs proposed housing trajectory.

Local Development Plan Manual (Draft Edition 3, March 2020)

2.8 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 subsequent revised LDP Manual, previously Edition 2 and most recently Edition 3 have deleted many of the additional LDP indicators included in the first Manual, most significantly the five-year housing land supply, to be replaced with a housing trajectory monitoring method. Some of the original 2006 indicators nevertheless still remain included in the adopted LDP monitoring framework and the Council will continue to monitor these to ensure consistency with previous AMRs. The revised manuals notably incorporate a smaller number of additional core output indicators relating the housing provision, employment and retail matters.

Monmouthshire LDP Monitoring Framework

2.9 A Monitoring Framework is provided in Chapter Eight of the LDP comprising a series of 51 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)

2.10 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.

2.11 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

2.12 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.

2.13 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

2.14 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

- 2.15 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 preparation of the RLDP has remained a recommendation in subsequent AMRs.
- 2.16 The LDP Regulations allow for a 'selective review' of part (or parts) of a LDP. Such a provision would allow for a partial review of the LDP to cover issues associated with the housing land supply and site selection, in accordance with the recommendation of the 2016 and 2017 AMRs. The Council, however, is required to commence a full review of the LDP every four years. This would mean that a full review to meet statutory requirements would have had to commence in February 2018. It was considered, therefore, more appropriate to undertake a full review of the Plan to consider all aspects of the LDP in order to fully assess the nature and scale of revisions that might be required.
- 2.17 Consequently, 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 2017-2018 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 fully revised LDP (RLDP). It also concluded that the Monmouthshire LDP should be revised on an individual basis, rather than, jointly with adjacent Local Planning Authorities. Preparation of the RLDP commenced in May 2018. There have however been unavoidable delays to the preparation of the of the RLDP, namely due to the Covid-19 pandemic and the publication of key evidence (Welsh Government population projections), which resulted the plan progress being paused in July 2020. A revised RLDP Delivery Agreement was agreed by Welsh Government in October 2020.
- 2.18 Furthermore a Welsh Government letter dated 24th September 2020 clarified that the provisions in the Planning Wales Act 2015 regarding the period to which a plan has effect do not apply to LDPs adopted prior to 2016. Plans adopted prior to 4th January 2016, including the adopted Monmouthshire LDP, will remain the LDP for determining planning applications until replaced by a further LDP. This is welcomed clarification and ensures a policy framework remains in place while the RLDP progresses and the existing LDP allocations that have yet to gain planning permission can progress through the policies of the Adopted Plan, providing a policy framework for continued economic development and windfall opportunities.⁵

⁵ Local Development Plan (LDP) end dates: letter to local authorities <https://gov.wales/local-development-plan-ldp-end-dates-letter-local-authorities>

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.
- 3.3 At the time of this AMR it is still unknown what impact, if any, the Covid-19 pandemic will have for the Adopted LDP. Any implications will be reported in future AMRs.

National Planning Policy

Future Wales – The National Plan 2040

- 3.4 The Welsh Government published Future Wales – The National Plan 2040 in February 2021, this document replaces the Wales Spatial Plan. Future Wales is the national development framework for Wales, setting the direction for development to 2040, providing the context for the provision of new infrastructure/growth over the next 20 years. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. It also sets the national direction for supporting rural communities (policy 4), supporting the rural economy (policy 5) and increasing the delivery of affordable homes (policy 7), key issues in Monmouthshire.
- 3.5 Future Wales is a relevant 'development plan' in accordance with Sections 38(4a) & (6) of the Planning & Compulsory Purchase Act 2004 and as the national development framework, Future Wales is the highest tier of development plan. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans at local authority level. Strategic and Local Development Plans are required to be in general conformity with Future Wales. Any implications for the Adopted LDP are considered in the relevant policy analysis section.

Planning Policy Wales Edition 11 (2021)

- 3.6 Edition 11 of Planning Policy Wales (PPW 11) was published alongside Future Wales and sets out the land use planning policies and overarching sustainable development goals for Wales, revised to contribute towards the statutory well-being goals of the

Well-being of Future Generations Act. PPW11 secures a presumption in favour of sustainable development and considers a Plan-led approach to be the most effective means of securing sustainable development through the planning system. PPW11 has a strong focus on promoting placemaking, which is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities. PPW 11 is a key consideration in the preparation of the RLDP, any implications for the Adopted LDP are considered in the relevant policy analysis section.

Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery (WG, July 2020)

- 3.7 This document sets out the Welsh Government’s planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. It states that the planning system should be centre stage in the consideration of built and natural environment issues that have arisen from the pandemic. The document highlights the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural and economic recovery of Wales, recognising the continuing need for Planners to operate within a wider context of priorities and action at all scales. The document reinforces Welsh Government’s commitment to better places, placemaking, quality outcomes and good design and identifies policy areas that should be the focus of consideration and action, in order to act as a catalyst for a recovery. Development plans are recognised as a key mechanism in delivering the planning policy priorities identified as being key to assisting in the Covid-19 recovery and maintaining and enabling the sustainable improvements that have arisen from the pandemic. The Adopted LDP and the RLDP when adopted are key tools for addressing these issues and will play an important role in supporting the post-covid recovery of the County.

Place Making Wales Charter

- 3.8 The Placemaking Wales Charter was launched by the Minister at the RTPI Cymru Welsh Planner Conference on 23rd September 2020. Following the launch of the charter a work programme is being established. This will either be existing activity that covers the placemaking theme, or new work where Welsh Government funding can be used to help support the activity. Monmouthshire County Council will sign up to the Charter in the next monitoring period.

Regional Context

Strategic Development Plans (SDP)

- 3.9 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 Future Wales.

- 3.10 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. An SDP Project Group⁶ was established tasked with progressing key options for the SDP, including SDP boundary, governance, timescale and scope. After this, The Local Government and Elections (Wales) Act (2021) mandated the preparation of a Strategic Development Plan (SDP) in each of the four regions in Wales through a Corporate Joint Committee (CJC). The Act received Royal Assent on 20 January 2021. The CJC establishment regulations for South East Wales will come into force in February 2022. The regulations setting out the procedure to prepare an SDP are being progressed and will come into force February 2022 to mirror the CJC regulations. Future progress on the SDP and any subsequent implications for the RLDP will be reported in future AMRs.

Cardiff Capital Region and City Deal

- 3.11 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. A five-year Strategic Business Plan to leverage maximum economic and social benefits was agreed in May 2018 by all 10 local authority partners. 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. This investment represents a significant opportunity for Monmouthshire and for the region. MCC is currently bidding for CCR funding to support the delivery of strategic housing site SAH6 Vinegar Hill Undy. If successful with the funding bid it would result in the enable a fully planning policy compliant scheme to be delivered however there are viability pressures resulting in sites not coming forward.

M4 Relief Road

- 3.12 The decision was announced in June 2019 that the M4 Relief Road would not proceed, following the conclusion of a public inquiry into the project and the publication of the

⁶ SDP Project Group comprises heads of planning and planning policy managers from the 10 local planning authorities in South East Wales.

Inspector's Report. The route within Monmouthshire is currently safeguarded in the Adopted LDP. A Written Statement from the Welsh Minister for Economy and Infrastructure, stated that the Welsh Government had appointed an expert Commission (the South East Wales Transport Commission) tasked with making recommendations about alternative solutions to improve the transport network in South East Wales. The Commission reported in November 2020, making a number of recommendations, which Welsh Government, Transport for Wales and Monmouthshire County Council are currently working on implementing. Progress on this and any subsequent implications for the Adopted LDP and the RLDP will be reported in future AMRs.

Local Context

Monmouthshire Well-being Assessment and Plan

- 3.13 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 in February 2018. PSB partners are working on detailed action plans which set out how they will deliver the steps identified in the Well-Being Plan. Arrangements are also being progressed to merge Public Service Boards in Gwent, with the intention for the first Gwent wide Public Service Board to meet in September 2021. The existing Monmouthshire Well-Being Plan sets the objectives for partnership working for the Public Service Board up until 2023. This will then be replaced by a new Gwent Well-Being Plan which will cover 2023 – 2028. The Well-being Plan has informed the preparation of the RLDP.

Monmouthshire Community Infrastructure Levy (CIL) Update

- 3.14 The Wales Act 2017 devolved CIL to the Welsh Government, which to date 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/RLDP will be given further consideration in successive AMRs where appropriate.

Monmouthshire 21st Century Schools

- 3.15 Of note, work on two 21st Century Schools in the County has been completed, Monmouth Comprehensive School and Caldicot Comprehensive School. The Council is working with Aecom and Morgan Sindall to deliver the 21st Century Schools Band B project, Abergavenny 3-19 School. The project is currently programmed to commence on site in July 2022 with a completion date of December 2024. Our final school, Chepstow School, is in Band C and work will not commence on this project for at least

another 3 years. Progress on schools in the County reflects a key corporate priority of children having the best possible start in life and no-one being left behind.

Climate Emergency

- 3.16 In May 2019 Monmouthshire County Council declared a Climate Emergency. The Council is looking to reduce its carbon emissions, including by reducing its energy use, generating solar power and encouraging electric cars. The target is to reduce council carbon emissions to zero by 2030. During summer 2019, the Council developed an action plan and strategy to set out how this would be achieved. The action plan was adopted by the Council in October 2019 and focuses on energy, transport, green spaces, waste and procurement. Progress on the action plan will be reported in future AMRs and will inform the preparation of the RLDP.

Monmouthshire 2040: Our Economic Growth and Ambition Statement

- 3.17 In November 2019 the Council published an economic ambition statement. This sets the Council's direction of travel and the combination of measures required for sustainable economic growth/prosperity, including an investment prospectus, close engagement with the business sector, demonstrating a pro-business culture and land assembly interventions to ensure employment sites come forward. An update of the economic ambition statement and investment prospectus is under consideration to take account of the COVID pandemic and businesses will be consulted on these in Autumn 2021. The AMR will consider how the LDP is performing against the existing employment indicators, whilst the RLDP will play a key role in supporting the Council's vision for economic growth going forward and will be one of the main enablers in delivering sustainable economic growth.

General Economic Trends

Economic Activity

- 3.18 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 the percentage of the economically active who are in employment has decreased to 78.3% and at the same time the percentage of the economically active who are unemployed has increased, to 2.9%. This is likely to be reflective of the impact of the pandemic and the restrictions that were in place during the monitoring period. 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 resident in the County remains at a higher level in Monmouthshire than in Wales as a whole (+18.7%). Such changes are not considered to be so significant as to have any implications for the LDP. These economic indicators and any future Covid-19 impacts will be considered in subsequent AMRs and any potential implications recorded.

Economically Active – In Employment

	Monmouthshire	Wales
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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%
April 2019-March 2020	79.5%	73.7%
April 2020-March 2021	78.3%	72.2%

Source: Nomis (Annual Population Survey, September 2021)

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%
April 2019-March 2020	2.7%	3.7%
April 2020-March 2021	2.9%	4.0%

Source: Nomis (Annual Population Survey, September 2021)

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

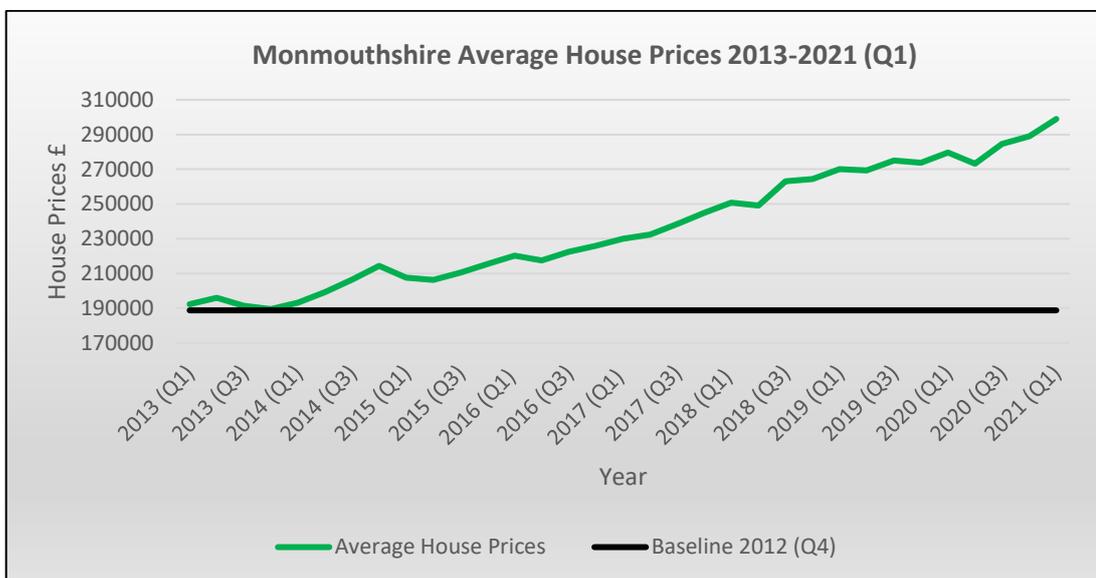
	Monmouthshire	Wales
2011	£560.3	£455.1
2012	£530.7	£454.9
2013	£579.5	£475.3
2014	£582.1	£480.0
2015	£610.5	£487.6
2016	£619.4	£499.2
2017	£619.6	£505.9
2018	£638.5	£518.6
2019	£649.6	£540.7
2020	£642.90	£541.70

Source: Nomis (Annual Population Survey, August 2021)

- 3.19 There has been little increase in earnings during the monitoring period, with an actual decline in Monmouthshire. This may well be as a result of the Covid-19 pandemic. Evidence continues to suggest that the income for economically active women who are resident 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 as part of the Future Monmouthshire project and, if relevant, via Plan revision.

House Prices

- 3.20 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 2021 (January to March) at £298,932 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.
- 3.21 A number of recent events and proposals, including the abolition of the Severn Bridge tolls in December 2018, plans for the South East Wales Metro together with wider opportunities associated with the Cardiff Capital Region City Deal agenda, as well as the Covid-19 pandemic could have potential impacts on house prices in Monmouthshire. It is notable in the graph that there is a dip in house prices in the second quarter of 2020. This follows the instigation of the lockdown due to Covid-19 during the first quarter of that year. Since then house prices have recovered and have continued to climb steadily over the remaining quarters of the monitoring period. Any such impacts will continue to be considered in subsequent AMRs and through the RLDP process.



Source: Land Registry UK House Price Index (August 2021)

Summary

3.22 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 RLDP. Subsequent AMRs will continue to provide updates on relevant contextual material which could affect the Plan's future implementation.

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 subdivided 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>
<p>Analysis</p>	<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 2 during the current monitoring period.</p>
<p>Recommendations</p>	<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:

	Policy targets/monitoring outcomes* are being achieved
	Policy targets/monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy
	Policy targets/monitoring outcomes* are not currently being achieved with subsequent concerns over the implementation of the policy
	No conclusion can be drawn due to limited data or no applicable data during the monitoring period

*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. It is, however, recognised that the following exceptional circumstances could elicit an early review of the Plan:
- A significant change in external conditions
 - A significant change in national policy or legislation
 - A significant change in local circumstances e.g. closure of a significant employment site that weakens the local economy
 - A significant change in development pressures or needs and investment strategies of major public and private investors
 - Significant concerns from the results of the AMR in terms of policy effectiveness/implementation and site delivery.
- 4.5 All of these issues will be taken into consideration in determining whether a full or partial review of the Plan is necessary.

4.6 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 new LDP.

Sustainability Appraisal Monitoring Framework

4.7 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 62 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

There are no contextual changes for this period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2020 – 31 March 2021
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> <i>(2018-19: 60.3%)</i> <i>(2019-20: 60.11%)</i>		54.2%
	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> <i>(2018-19: 16.9%)</i> <i>(2019-20: 24.43%)</i>		32.7%

	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> <i>(2018-19: 16.7%)</i> <i>(2019-20: 3.65%)</i>		2.6%
	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> <i>(2018-19: 6.1%)</i> <i>(2019-20: 11.79%)</i>		10.5%

Analysis – Dwelling Completions

The introduction of the first Covid-19 lockdown in the UK coincided with the start of this monitoring period. The closure of many building sites for a significant period of time will undoubtedly have had an impact on the rate of completions and on new sites coming forward. There are also numerous wider economic factors that influence housing delivery above and beyond the planning system.

a) Main Towns

A total of 419 dwelling completions were recorded for this monitoring period. Further analysis on the overall completion rate is set out in relation to Policy S3.

Of the 419 completions recorded during the monitoring period, 54.2% (227 dwellings) were in the County's main towns. This is higher than the identified target of 41% and marginally exceeds the 10% acceptability range. The trigger for this indicator has nevertheless been met. Abergavenny accounted for the highest number of completions at 177 units or 78% of main town completions. Chepstow accounted for 13% with 29 completions and Monmouth 9% with 21 completions.

Of the completions in Abergavenny, 83 dwellings were located on the LDP allocated Deri Farm site (SAH1), with a further 19 on the LDP allocated Coed Glas site (SAH9), there were also completions at two windfall sites** at the former Magistrates Court/Police Station (47 dwellings) and 17-25 Brecon Road (24 dwellings). The remainder of the completions related to small sites***. In Chepstow the majority of completions related to the allocated LDP site at Fairfield Mabey (SAH3) where 18 dwellings were completed, a further 8 dwellings related to conversion of a building to 8 flats. The remainder of the completions related to small sites***. Of the completions in Monmouth, the majority were located on the LDP

allocated Wonastow Road site (SAH4) (13 dwellings), the remainder related to small sites and a barn conversion.

General market housing accounted for 83% (189 units) of the completions in the main towns, with the remaining 17% (38 units) made up of affordable housing. The largest number of affordable housing completions were delivered in Abergavenny (35 units), split almost evenly by Coed Glas (12), 17 – 25 Brecon Road (12) and Deri Farm (11). Monmouth accounted for the remaining 3 affordable units, all of which were delivered on the Wonastow Road site.

The percentage of dwelling completions recorded in the main towns during this monitoring period of 54.2% is lower than the previous three monitoring periods (2019 – 20, 60.11%, 2018-19, 60.3% and 2017-18, 71.3%). It nevertheless remains higher than in the first three monitoring periods (2016 – 2017, 38.2%, 2015 – 2016, 40.2% and 2014 – 2015, 27%). These trends are considered to reflect the time attributed to getting the LDP allocations in position to deliver dwellings. This is also reflected by the contribution LDP allocations made to the main towns' completion figures. Four allocated LDP sites accounted for 59% of the main town completions, delivering 133 dwellings between them (Deri Farm, Wonastow Road, Fairfield Mabey and Coed Glas). Further details on the progress of these and other LDP allocations is set out in the analysis of strategic housing sites (Policy S3).

The exceedance of the target within this indicator is considered to reflect a timing/phasing 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 the earlier monitoring periods, where it fell below the target of 41%, the more recent trend of exceeding the target is considered to be adjusting to this and reflective of a number of large LDP allocations coming forward. As such, 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, Deri Farm and Coed Glas, Abergavenny and Fairfield Mabey accounted for the majority of completions, along with two windfall sites in Abergavenny, 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 remaining Plan period.

b) Severnside Settlements

The Severnside Settlements accounted for 32.7% (137 units) of dwelling completions recorded during the monitoring period and therefore meets the target of 33%. The LDP allocation at Rockfield Farm, Undy (SAH5) recorded 41 dwellings accounting for the majority of these completions (30%), of which 17 were affordable. Sudbrook Paper Mill (SAH7) accounted for a further 20% of these completions and recorded 28 completions, which included 4 affordable units. Two windfall sites*** also recorded a reasonable number of completions at the Old Shipyard, Sudbrook (22 completions, 16%) and Ifton Manor Farm, Rogiet (12 completions, 9%), these all related to general open market units.

The remaining 6 completions were made up of 5 units on small sites and one barn conversion.

The proportion of completions achieved within the Severnside area is anticipated to continue to broadly align with the target figure of 33% and the spatial strategy set out in Policy S2. The Rockfield Farm, Undy (SAH5) site is scheduled to progress further in the next monitoring period and continue to be a significant contributor to completions in this part of the County. Other notable sites scheduled to contribute to the housing supply in the Severnside area include the allocated site at the Former Sudbrook Paper Mill, Sudbrook (SAH7) and a windfall site at the Old Shipyard, Sudbrook.

Over the longer term, reserved matters approvals on a couple of sites in the Severnside area look set to provide a constant supply of housing in this part of the County. Reserved Matters have been approved on the Crick Road, Portskewett site (SAH2) and the 'unallocated' site at Church Road, Caldicot. Development commenced on the Church Road Caldicot site during the current monitoring period and is therefore scheduled to contribute to completions during the next monitoring period. Similarly, while progress has been slower than anticipated on Strategic Housing allocation SAH6 – Land at Vinegar Hill, a planning application for 155 units has been submitted and should be approved during the next monitoring period. The first completions are anticipated on site in 2022/23, subject to gaining planning permission. Further details on the progress of these and other LDP allocations is set out in the analysis of strategic housing sites (Policy S3).

Progress with delivery of sites on the ground and through the planning applications process indicates an ongoing supply of homes in the Severnside area. The Council will continue to monitor this issue in order to determine the effectiveness of the spatial strategy and continued alignment with the target set out in Policy S2.

c) Rural Secondary Settlements

A total of 11 completions were recorded during the monitoring period within the Rural Secondary Settlements, accounting for 2.6% of all completions in the County. This is below the identified target of 10%, but within the +/- 10% flexibility range. Accordingly, the trigger for further investigation has not been reached.

All eleven completions in the Rural Secondary Settlements related to small sites*** providing general open market units. The units were distributed across the four settlements that make up the Rural Secondary Settlements (Usk - 4, Llanfoist – 3, Raglan – 2 & Penperlleni - 2)

The completion rate is the lowest rate recorded since the AMR process commenced although only marginally lower than the previous monitoring period (2019/20 at 3.65%). This is considered to be a reflection of the completion of one of the SAH10 – Rural Secondary Settlements site allocations, with the remaining two allocations yet to deliver any completions i.e. SAH10(i) – Cwrt Burrium, Usk and SAH10(iii) – Land at Chepstow Road, Raglan. Progress has, however, been made on these allocations, with the Cwrt Burrium, Usk site anticipated to complete in the next monitoring period.

A further windfall site is also scheduled to contribute to housing completions on a site at Grove Farm, Llanfoist in the next monitoring period, as development commenced on site during the current monitoring period.

Given the progress made on the remaining allocations in the Rural Secondary Settlements, there is not considered to be any significant issues with the implementation of the Plan's spatial strategy in relation to dwelling completions delivered from this tier of the settlement hierarchy. The Council will continue to monitor this issue closely to determine the effectiveness of the spatial strategy over the remaining Plan period.

d) Rural General

A total of 44 completions were recorded during the monitoring period in the County's Rural General areas, which includes the Main Villages and Minor Villages listed in Policy S1, as well as homes in the open countryside. These completions account for 10.5% of the overall completions in the County compared to the identified target of 16%. This is within the +/- 10% flexibility allowance and accordingly, the trigger for further investigation has not been reached.

The allocated Main Village site at Dingestow (SAH11(iii)) related to a third of the completions 15 (34%), of which 9 were affordable dwellings in accordance with the 60/40 policy. A further 8 dwellings (18%) were completed at Walnut Tree Cottage in Llangybi, this included 3 affordable dwellings. The remainder of the completions related to small sites/conversions all of which were general market dwellings

Main Villages accounted for 33 of the overall 44 homes completed (75%), Minor Villages accounted for 6 completions (14%) and 5 (11%) were delivered in the open countryside. 4 of the units in the countryside involved the conversion or change of use of an existing building, the additional unit related to a rural worker dwelling.

There were no further completions recorded on the SAH11 – Main Villages sites during this monitoring period. However, a Reserved Matters application was approved for the rear of the Carpenter's Arms, Llanishen site (SAH11(ix)(a) for 8 dwellings. This combined with the Main Village sites mentioned as gaining permission in the last monitoring period namely, SA11(i)(b) – Cross Ash Garage and SA11(ii) – Land off Well Lane, Devauden. Both sites have been cleared over the current monitoring period and are expected to contribute to completions in this tier of the settlement hierarchy over the next couple of years. Through the delivery of these sites, together with continued opportunities for small site conversions and infill development, it is anticipated that the proportion of completions in these settlements will continue to align with the target figure of 16% over the Plan period.

The completion rate is in line with those achieved over previous monitoring periods, with rates ranging from a low of 6.1% and a high of 24%, all of which have been within the +/- 10% flexibility allowance. 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. 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. Continue to monitor.
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 2020 - 31 March 2021
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:	Housing permissions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	Dwelling Permissions
	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> <i>(2018-19: 29.6%)</i> <i>(2019-20: 13.5%)</i>		31.4%
	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>		15.1%

	(2018 - 19: 53.2%) (2019 - 20: 61.8%)		
	g) Rural Secondary Settlements 10% (2014-15: 1%) (2015-16: 37%) (2016-17: 5.2%) (2017-18: 10.26%) (2018-19: 8.0%) (2019-20: 2.4%)		12.8%
	h) Rural General 16% (2014-15: 7%) (2015-16: 22%) (2016-17: 10.5%) (2017-18: 5.98%) (2018-19: 9.2%) (2019-20: 22.3%)		40.7%

Analysis – Dwelling Permissions

Dwelling permissions in Monmouthshire during 2020-21 were lower than recorded in any of the previous monitoring periods at 86 dwellings. The lowest of which previously related to 212 dwellings in 2015-16 and at its highest reached 1,238 in 2017-2018. This is nevertheless considerably less than the 251 permissions recorded in 2019-2020. This decrease is due to a combination of factors, one of which being the majority of allocated LDP Strategic Sites already having planning permission. Other factors may have also resulted in a reduction of permissions for new dwellings including the introduction of the first Covid-19 lockdown in the UK which coincided with the start of this monitoring period. The closure of many building sites for a significant period of time will undoubtedly have had an impact on the rate of completions and on new sites coming forward. The announcement during the monitoring period regarding phosphate water quality issues in the Usk and Wye Riverine SACs, also has implications for the ongoing delivery of development in the County. While the new measures have had a limited impact on permission levels during this monitoring period due to the January introduction date, concerns are raised with regards to the continued impact on permission levels during the next monitoring period.

e) Main Towns

Of the 86 dwelling units granted planning permission during the monitoring period, 31.4% (27 units) were in the County's Main Towns of Abergavenny, Monmouth and Chepstow. This is within the +/- 10% flexibility allowance of the identified LDP target (41%) and accordingly, the trigger for further investigation has not been reached. The permissions were made up of 12 applications, only one of which related to an allocation in the LDP. This related to the Affordable Housing element of the Strategic Site at Fairfield Mabey (SAH3) that was

previously picked up in the 2017-18 AMR for 18 units. An application has however since been approved (DM/2019/01960) for 26 Affordable dwellings, an additional 8 dwellings have therefore been added to the 2020-21 AMR as they have not previously been recorded. The remaining 19 dwellings are classified as small sites, contributing to the Plan's small site allowance. Of these, 5 applications accounted for 9 units relating to conversions and change of uses and 5 applications accounted for 5 units relating to new build dwellings. An additional application related to the conversion of a public house to residential with 4 new build dwellings to the rear (5 units in total). New build development therefore related to a total of 63% and conversions 37% of permissions in Main Towns.

Chepstow accounted for the majority of dwelling permissions recorded at 67%, with Monmouth accounting for 26% and Abergavenny 7%.

The number of dwellings permitted in the main towns during the current monitoring period is significantly lower than previous monitoring periods and is the lowest recorded since the adoption of the LDP. However, the percentage of overall permissions in the Main Towns across the County has increased to 31% compared to the previous monitoring period (13.5%).

As anticipated in earlier AMRs, the proportion of permissions in the main towns has decreased 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 remaining Plan period.

f) Severnside Settlements

13 of the 86 dwellings granted planning permission during the monitoring period were in Severnside settlements equating to 15.1%. This is below the identified target for this area (33%) accordingly, the trigger for further investigation has been reached. Of the 13 units granted permission 31% were in Caldicot (4 dwellings), 31% in Rogiet (4 dwellings), 31% in Undy (4 dwellings) and 7% in Portskewett (1 dwellings). Magor and Sudbrook did not have any residential units permitted during the monitoring period.

Small sites accounted for all of the permissions in Severnside. All of the dwellings permitted in Severnside settlements related to market homes.

The proportion of development permitted in Severnside settlements is lower than the previous monitoring period at 15.1% compared to 61.8% in 2019-20 and closer to the lowest rate of 10% recorded in 2015-2016.

There is one further strategic housing allocation in Severnside that is yet to receive planning permission – Land at Vinegar Hill, Undy. The determination of this application in the next monitoring period may result in a higher proportion of permissions in the Severnside region in 2021-22 due to all other strategic housing sites already having benefit of planning permission. An update on the progression of allocated sites in Severnside and the County is provided in the Strategic Sites policy analysis (Policy S3).

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

g) Rural Secondary Settlements

11 units (12.8%) of all dwellings permitted during the monitoring period were in the County's Rural Secondary Settlements. This is within the 10% indicator range of the LDP target of 10%; therefore, the trigger for further investigation has not been reached.

Of the 11 units, 7 (5 open market and 2 affordable dwellings) relate to the Allocated LDP site at Cwrt Burrium (SAH10(i)). The remaining 4 dwellings relate to small sites, 2 new build dwellings in Usk along with a further conversion and 1 new build dwelling in Llanfoist.

The proportion of permissions within the Rural Secondary Settlements broadly aligns with the target figure of 10%. All of the allocated LDP sites in the Rural Secondary Settlements have now been granted permission, SAH10(ii) Land south of School Lane, Penperlleni complete, construction underway on the SAH10(i) Cwrt Burrium, Usk site and outline permission granted on the SAH10(iii) Land at Chepstow Road, Raglan site.

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 remaining plan period.

h) Rural General

35 (40.7%) of all dwellings permitted during the monitoring period were in the County's rural areas. This is considerably higher than the identified LDP target of 16%. Accordingly, the trigger for further investigation has been reached.

However, permissions recorded in rural areas are lower in this period than previous AMRs. This increase in proportion is therefore more a reflection of a decrease in permissions in the Main Towns than any real increase in the Rural General settlements. 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 previously been met. Other factors such as the impact of Covid-19 and riverine phosphate levels, combined with the majority of allocated LDP Strategic Sites already having the benefit of planning permission, are most likely the causes in of an increase in the proportion of permissions in the rural areas.

One LDP allocated Main Village site at Shirenewton (SAH11(xiv)(a)) gained planning permission over the monitoring period, this relates to part of a wider site within the

development boundary accounting for 11 units in total (7 open market, 4 affordable over the combined site). The remainder all related to open market dwellings for small sites (5 dwellings) and conversions/removal of condition applications (19 units) recorded in a range of rural settlements throughout Monmouthshire (69%, 24 units).

While the trigger has been met, 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 remaining 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

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 2020 – 31 March 2021
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> <i>(2018-19: 443)</i> <i>(2019-20: 356)</i>	10% less or greater than the LDP strategy build rate for 2 consecutive years	419
2. The annual level of housing completions monitored against the Average Annual Requirement (AAR)**	Difference between actual annual completions and the AAR <i>(2014-15: -245 units (-54.4%))</i> <i>(2015-16: -216 units (-48%))</i> <i>(2016-17: -212 (-47.1%))</i> <i>(2017-18: -171 units (-38%))</i>	Under delivery of annual completions on two consecutive years	-31 units (-6.9%)

	(2018-19: -7 units (-1.6%)) (2019-20: -94 units (-20.9%))		
3. Total cumulative completions monitored against the cumulative requirement (Cumulative AAR)**	Difference between the cumulative completions and the cumulative AAR (2014-15: -769 units (-42.7%)) (2015-16: -985 units (-43.8%)) (2016-17: -1197 (-44.3%)) (2017-18: -1368 units (-43.4%)) (2018-19: -1375 units (-38.2%)) (2019-20: -1469 (-36.3%))	Under delivery of completions on two consecutive years	-1500 units (-33.3%)
4. 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	SAH10(i): 16dph
5. 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. 13 pitches have been approved.

Analysis

1. Whilst the method by which the monitoring of housing delivery changed during the last monitoring period this indicator is still included as it measures completions against the completion target (488) from Plan adoption in 2014 rather than from 2011, the beginning of the Plan period. This indicator thus addresses any under / over delivery in the first three years of the Plan period prior to adoption.

419 dwellings were built during the monitoring period (348 general market and 71 affordable).

Over half of all completions were on allocated sites (217 units, 52%), including Deri Farm, Abergavenny (83), Coed Glas, Abergavenny (19 – this site is now complete), Fairfield Mabey, Chepstow (18), Land south east of Dingestow (15 – this site is now complete), Wonastow Road, Monmouth (13 – this site is now complete), Sudbrook Paper Mill (28) and Rockfield Farm, Undy (41). Large windfall sites accounted for a further 121 completions (29%) and small sites (including conversions and windfalls) accounted for the remaining 81 completions (19%).

Whilst the trigger for this indicator has been met as completions have been 10% less than the LDP strategy build rate for 2 consecutive years, completions recorded over the past three monitoring periods have been significantly higher than those achieved in the early years of the Plan period. The current completion figure, coupled with the completion rate of 1,755 dwellings recorded during the six monitoring periods since adoption (205 completions in 2014-2015; 234 completions in 2015 – 2016; 238 completions in 2016 – 2017; 279 completions in 2017 – 2018; 443 completions in 2018 – 2019; and 356 completions in 2019 – 2020), means that a total of 2,174 completions have been recorded since the Plan's adoption.

The progression of LDP allocated sites continue to account for the higher level of completions recorded during this period compared to earlier monitoring periods. As a number of other allocated sites have obtained permission, the dwelling completions will undoubtedly increase over the remainder of the Plan period. The delivery of the remaining 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).

The introduction of the first Covid-19 lockdown in the UK coincided with the start of this monitoring period. The closure of many building sites for a significant period of time will undoubtedly have had an impact on the rate of completions and on new sites coming forward. There are also numerous wider economic factors that influence housing delivery above and beyond the planning system. The announcement during the monitoring period regarding phosphate water quality issues in the Usk and Wye Riverine SACs, also has implications for the ongoing delivery of development in the County. 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.

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

2. & 3. As discussed in the previous AMR, Welsh Government announced changes to the way in which housing delivery is to be monitored. The changes remove the five-year housing land supply policy and replace it with a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP and agreed with the Housing Stakeholder Group, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports. The way in which this should be undertaken is set out in the Development Plans Manual (DPM) (Edition 3) (March 2020).

Those LPAs, including Monmouthshire, who adopted their LDP prior to the publication of the DPM and so have not prepared a housing trajectory, are required to use the Average Annual Requirement (AAR) method as the primary indicator to measure housing delivery, and to include the trajectory approach within the AMR. The AAR for the adopted LDP equates to 450 dwellings per annum, the LDP requirement of 4,500 dwellings divided by the 10-year Plan period. This is the figure against which LDP dwelling delivery is now monitored.

The first of the new indicators measures the annual level of housing completions monitored against the AAR. The DPM states that this must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %) and that the trigger for further investigation should be under delivery of annual completions on two consecutive years. As indicated in the table below, whilst the Plan under delivered in the early years of the Plan period, in the most recent monitoring periods housing completions have been much closer to the AAR, -7 units (-1.6%) in 2018/19, -94 units (-20.9%) in 2019/20 and -31 (-6.9%) in 2020/21. This is due in main to the speed with which the strategic sites have come forward. Of the 7 strategic sites, 6 now have planning permission, with three sites under construction (Deri Farm, Abergavenny, Farifield Mabey, Chepstow and Subbrook Paper Mill, Sudbrook) and one site is complete (Wonastow Road, Monmouth). It is likely that completions will be more in line with the AAR going forward. However, the trigger for Plan review has been met in previous AMRs and work on the RLDP is progressing.

Annual Completions Compared against the AAR

LDP Year	1	2	3	4	5	6	7	8	9	10					
Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Actual completions landbank sites ⁷	90	193	118	73	0	0	0	0	0	0					
Actual completions allocated sites	0	0	0	0	0	36	89	279	252	217					
Actual completions windfall sites	74	55	53	33	135	128	107	80	0	121					
Actual completions small sites	90	94	59	99	99	74	83	84	104	81					
Anticipated completions allocated sites											237	313	225	294	235
Anticipated completions windfall sites											152	153	118	89	44
Anticipated completions small sites											85	85	85	85	85
Total Actual Completions	254	342	230	205	234	238	279	443	356	419	474	551	428	468	364
Average Annual Reqt. (based on straight line AAR)	450	450	450	450	450	450	450	450	450	450					
Completions against the AAR	-196	-108	-220	-245	-216	-212	-171	-7	-94	-31					

⁷ Landbank sites are those sites which were allocated for development in previous Plans

Completions % +/- against the AAR	-43.6	-24.0	-48.9	-54.4	-48.0	-47.1	-38.0	-1.6	-20.9	-6.9					
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The second of the new indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). Again, the DPM states that this must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %) and that the trigger for further investigation should be under delivery of completions on two consecutive years. There has been under delivery of cumulative completions since the beginning of the Plan period and so the trigger has been met. However, in more recent AMRs the % of under delivery has steadily declined as the strategic sites have come forward. More detailed analysis of progress on strategic sites can be found in the section on Strategic Housing Sites (Policy S3).

Cumulative Completions Compared against the Cumulative AAR

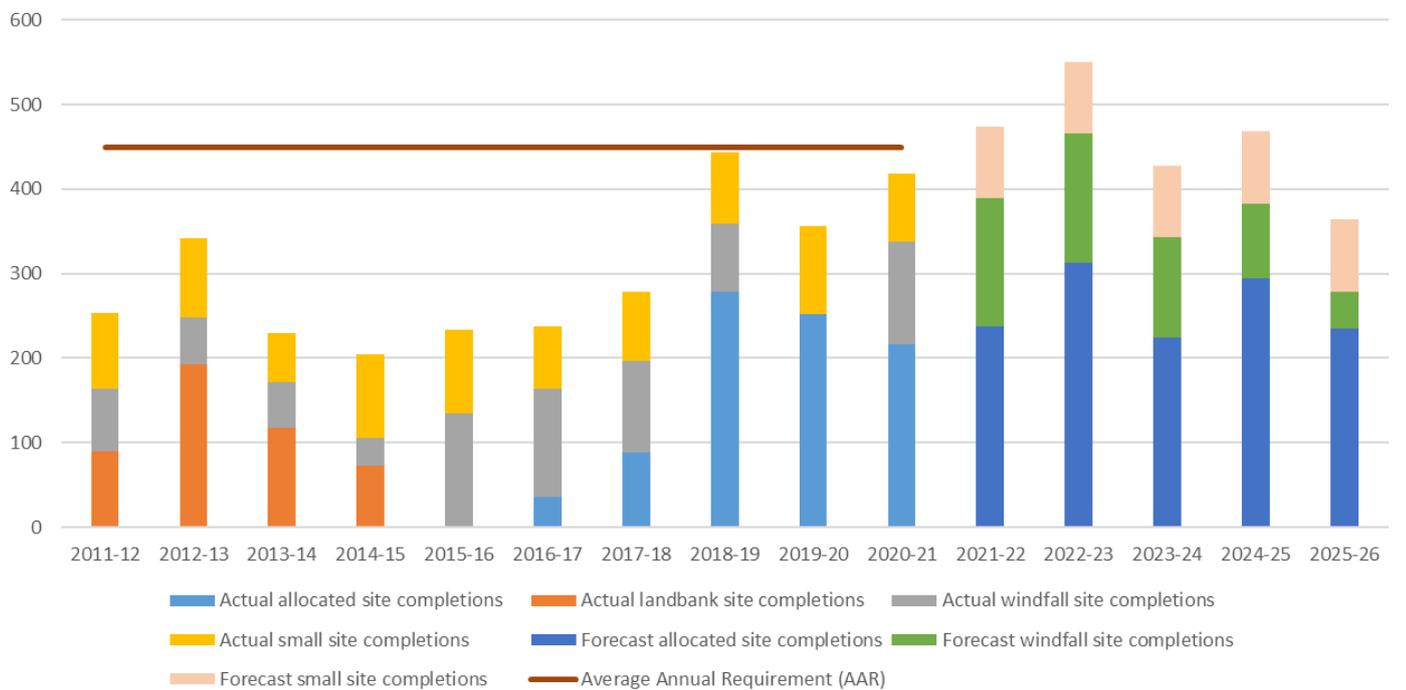
LDP Year	1	2	3	4	5	6	7	8	9	10
Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Actual cumulative completions landbank sites ⁸	90	283	401	474	474	474	474	474	474	474
Actual cumulative completions allocated sites	0	0	0	0	0	36	125	404	656	873
Actual cumulative completions windfall sites	74	129	182	215	350	478	585	665	665	786
Actual cumulative completions small sites	90	184	243	342	441	515	598	682	786	867
Total Cumulative Completions	254	596	826	1031	1265	1503	1782	2225	2581	3000
Average Annual Cumulative Reqtd.	450	900	1350	1800	2250	2700	3150	3600	4050	4500
Completions against the Cumulative AAR	-196	-304	-524	-769	-985	-1197	-1368	-1375	-1469	-1500
Cumulative completions % +/- against the Cumulative AAR	-43.6	-33.8	-38.8	-42.7	-43.8	-44.3	-43.4	-38.2	-36.3	-33.3

The DPM also requires that the components of housing supply, including site allocations, large and small windfalls should be monitored separately and included on a graph to be included in the AMR. A housing trajectory has been prepared in consultation with the Housing Stakeholder Group and is shown in the table and graph below. Detailed information with regard to the timing and phasing of sites included in the trajectory are included at Appendix 1. As the 10-year period of the Plan has been reached the trajectory

⁸ Landbank sites are those sites which were allocated for development in previous Plans

includes a further 5 years beyond this monitoring period. This takes the trajectory into the RLDP Plan period and allows for more meaningful analysis of housing provision.

Housing Development Trajectory 2011-2026



This information clearly shows that in the early years of the LDP the majority of completions were coming from the landbank of sites from the previous Plan. In recent years, however, as the Strategic Sites have gained permission they are contributing significantly to total completions. Whilst these fall short of the AAR during the monitoring period they are projected to meet or exceed it over the next 4 years as the remaining sites build out.

4. The following allocated LDP site*** acquired planning consent during the monitoring period which has impacted on the number of units to be delivered on site. The site density is as follows:

- Cwrt Burrium, Usk (SAH10(i)) 7 units, density of 16 dwellings per hectare.

The site was allocated in the LDP for 20 dwellings on an original site area of 0.66ha. The application has been subject to significant amendment following its original submission in March 2018 for 18 dwellings. Following consultation and discussion with the Council's Flood Risk Management Team it was concluded that the lower portion of the site was not suitable for development. This was due to overriding concerns with regard to the level of flood risk. Accordingly, the site boundary has been reduced to approximately 0.4 hectares with 7 dwellings permitted. Whilst the site will ultimately deliver less than the intended LDP target, given the overriding technical constraint on site, the number of dwellings proposed is considered acceptable. In view of the above, as there were overriding technical constraints on the site which impacted on the required target density, 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 nevertheless continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the remaining Plan period.

5. The Council is committed to monitoring the accommodation needs of Gypsies and Travellers and prepared a Gypsy Traveller Accommodation Assessment (GTAA) which was submitted to the Welsh Minister in the 2016 - 2017 monitoring period. The aim of the assessment was to provide data which would identify Gypsy and Traveller pitch needs separately from wider residential demand and aspiration. A key finding of the assessment was that there was an estimated unmet need for eight pitches to 2021, based on overcrowding, unauthorised occupation and the likelihood of cultural aversion to conventional housing.

In view of this 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.

There has been progress in terms of progressing the recommendations of the GTAA, including the preparation and adoption of a Gypsy Traveller Pitch Accommodation Policy, which was approved and adopted by Single Member Cabinet Decision on 28th February 2018. The adoption of this policy was required before consideration could be given to the identification of suitable Gypsy Traveller sites.

In accordance with the monitoring framework, the identified need had not been met by Spring 2017 so the trigger for further investigation has been reached. However, as of Spring 2019 the unmet need identified in the GTAA has been met. Further details are given below.

As reported in previous 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 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 2018-19 monitoring period. The applicant subsequently appealed the decision with an appeal hearing in February 2019. The appeal was dismissed on the grounds of highway safety.

During the last monitoring period a planning application for a change of use of land to accommodate two park homes and up to 4 touring caravans (private family site) was approved at land adjacent Sunnybank, Crick (DM/2019/01480). This application has been the subject of amendment during the current monitoring period, but this resulted in no additional pitches (DM/2020/00883).

LDP criteria-based policy H8 will be used to consider any applications for Gypsy/Traveller accommodation that arise in Monmouthshire. An updated Gypsy and Traveller Accommodation Assessment has been prepared to inform the RLDP and is currently with Welsh Government.

Recommendation

1. Continue to progress the RLDP.
2. Continue to progress the RLDP.
3. Continue to progress the RLDP.
4. No action required at present. Continue to monitor.
5. No action required at present. Continue to monitor.

*Core Indicators

** Following the revocation of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015) in its entirety this indicator has been changed to reflect the requirements of the Development Plans Manual (March 2020)

***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-SAH7.

Strategic Policy: S3 Strategic Housing Sites

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: SAH1-SAH7

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 2020– 31 March 2021
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-SAH7 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		269
	c) Fairfield Mabey, Chepstow		347
	d) Wonastow Road, Monmouth		(340*)
	e) Rockfield Farm, Undy		(266*)
	f) Land at Vinegar Hill, Undy		0
	g) Former Paper Mill, Sudbrook		(210*)

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 (2019-20 trajectory = 50 completions for 2020-21)		83
	b) Crick Road, Portskewett (2019-20 trajectory = 0 completions for 2020-21)		0
	c) Fairfield Mabey, Chepstow (2019-20 trajectory = 5 completions for 2020-21)		18
	d) Wonastow Road, Monmouth (2019-20 trajectory = 13 completions for 2020-21)		13
	e) Rockfield Farm, Undy (2019-20 trajectory = 44 completions for 2020-21)		41
	f) Land at Vinegar Hill, Undy (2019-20 trajectory = 0 completions for 2020-21)		N/A
	g) Former Paper Mill, Sudbrook (2019-20 trajectory = 40)		28

	<i>completions for 2020-21)</i>		
Analysis			
<p>1. Dwelling Permissions</p> <p>In terms of allocated strategic sites, whilst no additional sites were granted permission over the current monitoring period, the affordable housing element of one site, Fairfield Mabey in Chepstow was granted Reserved Matters approval for 26 affordable housing units.</p> <p>This combined with permission for 347 dwellings on the main part of the Fairfield Mabey site*, 340 units at the Wonastow Road site*, 210 units at the Former Paper Mill, Sudbrook*, 269 units at Crick Road, Portskewett*, 266 units at Rockfield Farm, Undy* and 250 units at Deri Farm, Abergavenny* mean that six of the Plan’s strategic site allocations have achieved consent since LDP adoption. As the remaining strategic site at Vinegar Hill, Undy has not yet gained planning permission the trigger for further investigation has been met. However, an application is under consideration for the Vinegar Hill, Undy site and is expected to be determined in the next monitoring period.</p> <p>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 of concern, albeit that progress is being made on bringing this site forward as outlined in brief below.</p> <p>Deri Farm, Abergavenny (SAH1):</p> <p>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 183 units have been completed to date.</p> <p>The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 234 dwellings within the Plan period with all dwellings completed by the end of the next monitoring period.</p> <p>Crick Road, Portskewett (SAH2):</p> <p>In the 2018/19 monitoring period Monmouthshire County Council and Melin Homes submitted a joint outline application (DM/2018/00696) for 291 residential units (218 market and 73 affordable units), this was granted permission in March 2019. During the last monitoring period a reserved matters application (DM/2019/01041) for 269 residential units was approved (201 market and 68 affordable units). This is below the target number of units for the site (285) in the LDP. The drop in density of the site has been driven by changes to the proposed house types and by positive improvements to the design of the site. These improvements include Green Infrastructure that forms the north-south axis of the site, the ecological implications of a badger sett on the site which has led to greater protected open space, whilst the highway requirements have resulted in safer, more</p>			

accessible links. Policy SAH2 allocates 1 hectare of B1, which has been replaced with a care home which will provide up to 32 beds on the area outlined for employment use. This is subject to a separate planning application, DM/2019/01629, which was granted permission on 26 February 2020. The acceptance of this loss has previously been justified in relation to the outline permission which was approved in an earlier monitoring period. Whilst not strictly B1 employment a care home represents a form of employment and would result in job creation on the site.

The housing trajectory prepared in consultation with the Housing Stakeholder Group does not expect the site to deliver any dwellings within the Plan period. The first completions on site are expected in 2022/23.

Fairfield Mabey, Chepstow (SAH3):

The landowner submitted an outline application (DC/2014/01290) in October 2014 for up to 600 residential units (350 to be delivered within the Plan period), commercial space including offices and workshops (Use Class B1), small scale retail/food and drink floorspace (Use Classes A1 and A3) and multi-functional green and blue open space. 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 on 1.5 acres of the site) in November 2017. The outline application at the Fairfield Mabey site reduced the employment provision from 2.8ha to 0.65ha of B1 land. A Reserved Matters Application (DM/2019/00001) was approved during the last monitoring period for 347 units. The application was for the market housing element of the site and did not include the land identified for affordable housing or employment land; the affordable housing element of the site (26 units) was the subject of a separate application for which Reserved Matters was permitted during the current monitoring period (DM/2019/01960(RM)). Work on the site has begun with 18 completions during the current monitoring period.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 77 dwellings within the Plan period. The remaining dwellings are expected to be completed by 2025/26.

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. The site was completed during the current monitoring period.

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 the site has not yet been submitted.

Rockfield Farm, Undy (SAH5):

This site is allocated for 270 residential units and 2ha of serviced land for business and industrial use in the adopted LDP. 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, 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 site in February 2019 for 144 residential units. The site is currently under construction with 57 dwellings completed to date.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 90 dwellings within the Plan period. The remaining dwellings for phase 1 of the site are expected to be completed by 2022/23. Phase 2 is expected to be completed by 2025/26

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. Whilst initial progress on the site has been slow, a hybrid application has been submitted on this site (DM/2019/01937 – November 2019) for two parcels of land for up to 155 dwellings with associated open space and infrastructure. A full planning consent is being sought for 72 dwellings on parcel A with an outline planning consent being sought for parcel B with all matters reserved except for access. Whilst allocated for 225 dwellings in the Adopted LDP the site is only proposed to come forward for up to 155 dwellings as the landowner doesn't wish for a parcel of land to be brought forward. It is expected that the submitted application will be determined during the next monitoring period.

The housing trajectory prepared in consultation with the Housing Stakeholder Group does not expect the site to deliver any dwellings within the Plan period. The first completions on site are expected in 2022/23.

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). Following a re-plan of part of the site the number of residential units on the site has decreased to 210. The site is currently under construction, with 124 dwellings completed to date.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 154 dwellings within the Plan period. The remaining dwellings are expected to be completed by 2022/23.

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. The strategic allocation at Sudbrook Paper Mill gained consent in the 2016-2017 monitoring period. Full planning permission was granted at the Deri Farm site along with outline permissions at Mabey Bridge, Chepstow and Rockfield Farm, Undy in the 2017 – 2018 monitoring period, with Crick Road, Portskewett gaining outline permission during the 2018 – 2019 monitoring period. It is expected that the final strategic site, Vinegar Hill, Undy will gain permission during the next monitoring period.

The agreed housing trajectory figures demonstrate a Plan period shortfall (i.e. up to the end of 2021) of 1,183 dwellings from strategic sites. While there continues to be progress with strategic sites there is still a significant shortfall on the delivery of dwellings on strategic sites during the Plan period. This is primarily due to addressing constraints associated with bringing forward some of the strategic sites and the development plan process at the time did not require site viability and deliverability to be frontloaded in relation to site allocations in the Adopted LDP. The trigger has been met for the sixth 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 and there is no evidence to suggest that this site is not deliverable or that the allocation needs to be reviewed. The delays in sites 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. In particular the delivery of strategic sites has obvious implications for the spatial strategy and housing delivery (general market and affordable). For further information with regard to this see the policy analysis for Policy S1, S2 and S4.

Given the importance of delivering the strategic sites the Council will continue to monitor their progress closely.

2. Dwelling Completions

Completions were recorded on the following allocated strategic sites during the monitoring period: Wonastow Road, Monmouth (13 completions), Sudbrook Paper Mill (28 completions), Deri Farm, Abergavenny (83 completions), Fairfield Mabey, Chepstow (18 completions) and Rockfield Farm, Undy (41 completions). This is expected as all of these sites gained planning permission prior to this monitoring period. With the exception of the Former Sudbrook Paper Mill, all of the completions recorded were in line with or exceeded the 2019-20 JHLAS trajectory. With regard to Sudbrook Paper Mill there was a shortfall of completions; the 2019-20 trajectory predicted 40 completions on this site in 2020-21, actual completions were 28. However, as construction was halted for part of the monitoring period due to Covid-19 restrictions, the shortfall is not considered a cause for

concern and it is expected that delivery will be back on track during the next monitoring period.

As evidenced above, given that considerable progress is being made on the remaining strategic site, it is anticipated that dwelling completions will align with the identified Housing Stakeholder Group agreed trajectory targets as the sites progress during the next monitoring period.

During the last monitoring period the Welsh Government revoked Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015) in its entirety, as a consequence of a policy change to PPW. In light of the new guidance as set out in the Development Plans Manual (Ed 3) Monmouthshire County Council, in consultation with the Housing Stakeholder Group, has produced a housing trajectory. Further analysis of the housing trajectory is included in the section on Policy S2 Housing Provision. Whilst the requirement to evidence a 5-year housing supply no longer applies it is useful to consider those units which are projected to be completed outside of the next 5 years. This shows that while anticipated completions on a number of strategic sites have not yet been met the sites are progressing, with the total number of units outside of this 5-year period (i.e. 2021 – 2026) having declined.

Housing Stakeholder Group Trajectory

	2018 – 19		2019 – 20		2020-21		Change in Number Units Outside next 5 years
	Within next 5 years	Outside next 5 Years	Within next 5 years	Outside next 5 Years	Within next 5 years	Outside next 5 years	
Deri Farm	218	0	150	0	67	0	=
Fairfield Mabey	325	125	305	68	355	0	-68
Rockfield Farm	266	0	250	0	209	0	=
Vinegar Hill	175	50	130	95	135	90	-5
Wonastow Road (Taylor Wimpey) *	34	0	4	0	-	-	-
Wonastow Road (Barratt) *	52	0	9	0	-	-	-
Wonastow Road (Drewen Farm)	110	0	110	0	70	40	+40
Crick Road	203	88	169	100	200	69	-31
Sudbrook Paper Mill	175	0	114	0	86	0	=

*Sites completed during the monitoring period

One strategic site has seen an increase in the number of units outside of the next 5-year period, Wonastow Road (Drewen Farm), Monmouth. However, completions on Fairfield Mabey, Vinegar Hill, Undy and Crick Road, Portskewett have come forward in the

trajectory. Accordingly, there are 199 units which fall outside of the next 5 years (i.e. 2021 – 2026) in the 2021 housing trajectory, compared to 263 in the previous AMR.

The Council will 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.

**2019-20 Trajectory as this forecasts completions for 2020-21 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 2020– 31 March 2021
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> <i>(2018-19:131)</i> <i>(2019-20: 82)</i>	10% less or greater than the LDP strategy build rate for 2 consecutive years	71
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> <i>(2018-19: 32%)</i>	Proportion of affordable housing achieved on development sites in each area falls below the requirement set out in Policy S4	23.35%

	<i>(2019-20: 100%)</i>		
	<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> <i>(2018-19: 26%)</i> <i>(2019-20: 32%)</i></p>		N/A (No applicable applications)
	<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> <i>(2018-19: 60.0%)</i> <i>(2019-20: 67.5%)</i></p>		60%/16%**
	<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> <i>(2018-19: N/A)</i> <i>(2019-20: N/A)</i></p>		N/A (No applicable applications)

<p>3. Number of affordable dwellings permitted/built on Main Village Sites as identified in Policy SAH11</p>	<p>Main Village sites to collectively deliver 20 affordable dwellings per annum 2014-2021</p> <p><i>(2014-15: 0)</i> <i>(2015-16: 9 permitted)</i> <i>(2016-17: 9 permitted/9 built)</i> <i>(2017-18: 5 permitted/0 built)</i> <i>(2018-19: 12 permitted/3 built)</i> <i>(2019-20: 9 permitted/0 built)</i></p>	<p>10% less or greater than the target build rate for 2 consecutive years</p>	<p>3 permitted/ 9 built</p>
<p>4. Number of affordable dwellings built through rural exception schemes</p>	<p>No target</p> <p><i>(2014-15: 0)</i> <i>(2015-16: 0)</i> <i>(2016-17: 0)</i> <i>(2017-18: 0 built/3 permitted)</i> <i>2018-19: 4 (1 permitted)</i> <i>2019-20: 4 (0 permitted)</i></p>	<p>None</p>	<p>0 built/ 0 permitted</p>
<p>5. Affordable housing percentage target in Policy S4</p>	<p>Target to reflect economic circumstances</p>	<p>Average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters</p>	<p>Refer to analysis below (5)</p>

Analysis

1. A total of 71 affordable dwellings were completed during the monitoring period accounting for 17% of the total dwelling completions recorded. Allocated LDP sites accounted for 79% of these, with the remaining 21% on windfall sites. The allocated site at Rockfield Farm, Undy (SAH5) accounted for 17 of the 71 affordable housing completions recorded, representing 24%. Five further allocations contributed to the supply of affordable homes:
- Deri Farm, Abergavenny (SAH1) – 11 affordable homes completed during 2020/21
 - Coed Glas, Abergavenny (SAH9) – 12 affordable homes completed during 2020/21
 - Wonastow Road, Monmouth (SAH4) – 3 affordable homes completed during 2020/21
 - Sudbrook Paper Mill (SAH7) – 4 affordable homes completed during 2020/21

- Land to the south east of Dingestow (SAH11(iii)) – 9 affordable homes completed during 2020/21

In addition to completions on allocated sites, two windfall sites contributed 15 affordable homes accounting for 21% of the total.

- 17-25 Brecon Road, Abergavenny – 12 affordable homes completed during 2020/21
- Land adjacent Walnut Tree Cottage, Llangybi – 3 affordable homes completed during 2020/21

The overall figure of 71 units is slightly lower than the 82 affordable housing completions recorded in last year's AMR. The delivery rate has fluctuated over previous monitoring periods ranging from 17 in 2014/15, 63 in 2015/16, 47 in 2016/17, 84 2017/18, 131 2018/19 & 82 2019/20. It has, however, maintained a consistently higher rate in recent years reflecting the delivery of the LDP allocations, supplemented by a number of 100% affordable housing sites (of which there were none over this monitoring period).

As the number of affordable dwelling completions is lower than the identified target (96 per annum) in the latest monitoring period and was also below the identified target in the 2019/20 monitoring period, it has triggered the need for further investigation.

The total number of affordable dwelling completions recorded over the six years of the Plan's adoption (495) remains below the required delivery. Based on the LDP target a total of 672 affordable dwellings should have been completed which, in view of completions achieved, results in a shortfall of 177 units between 2014 – 2021. The 71 completions over the 2020/21 monitoring period combined with last year's rate of 82 completions (2019/20) has increased the shortfall further.

Slow progress on the implementation of a number of LDP allocated sites, as considered in the sections relating to Policies S2 and S3, resulted in limited delivery of both market and affordable housing at the start of the Plan period. As allocated sites, including main village sites, have achieved consent, affordable housing completions have increased in line with the target. 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 strategic site planning applications, particularly Deri Farm (now resolved and development commenced on site), 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.

The introduction of the first Covid-19 lockdown in the UK coincided with the start of this monitoring period. The closure of many building sites for a significant period of time will undoubtedly have had an impact on the rate of completions and on new sites coming forward. There are also numerous wider economic factors that influence housing delivery above and beyond the planning system. While the full impact of Covid-19 is not yet known the number of permissions over the 2020/21 period have dropped considerably (as shown in the analysis of the Spatial Strategy). This is also likely to be due to the limited number of housing sites being brought through the planning system due to riverine phosphate levels.

As the trigger has been met, 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 23.35% which is lower than the LDP target of 35%.

The findings are based on a total of 2 applications (see Policy analysis for policies S1 and S2). The first relates to the Strategic Site at Fairfield Mabey (SAH3) that was previously picked up in the 2017/18 AMR for 18 units. An application has however since been approved (DM/2019/01960) for 26 Affordable dwellings, an additional 8 dwellings have therefore been added to the 2020/21 AMR as they have not previously been recorded. The affordable housing provision on this site has subsequently increased from 8% to 11.7%.

The second application relates to the Rural Secondary allocated housing site at Cwrt Burrium, Usk (SAH10 (i)). This site is allocated in the Adopted LDP for around 20 dwellings, however, has since been reduced to a total of 7 dwellings due to potential flood risk issues on the lower portion of the site. Two affordable units have been permitted on this site, while this suggests 28.5% affordable housing provision on site, Strategic Policy S4 states rounding up at .5 decimal point. Seven units results in a requirement of 2.45% affordable housing, the requirement has therefore been rounded down to 2 affordable units and the site is therefore policy compliant.

While the policy target of 35% has not been achieved it is recognised that this is based on only two applications. 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.

Severnside Settlements

No permissions were granted during the monitoring period for sites in Severnside (see policy analysis for Policies S1 and S2). The Council will continue to monitor Severnside Settlements in order to determine the effectiveness of the affordable housing target identified in Policy S4.

Main Villages

One application was permitted over the monitoring period within Main Villages for sites 3 or more dwellings. This related to LDP allocation SAH11(xiv)(a) - Land east Shirenewton (south of minor road). Outline planning permission was granted (DM/2018/02066) for 11 units in total between the LDP allocation of 5 dwellings and a site within the development boundary that benefitted from extant permission for 7 dwellings (6 market and 1 affordable). The site has consequently been granted permission for 4 affordable dwellings and 7 open market dwellings. The part of site within the LDP allocation is deemed policy compliant at 60% as it relates to 3 affordable dwellings and 2 open market dwellings. The additional one unit on the remainder of the site relates to 16% provision, however, as noted this is considered to be a fall-back position due to an extant planning permission. Overall, this site is considered to have met the requirements of the affordable housing policy.

An overall percentage rate of 60% has therefore been achieved on the SAH11 allocation sites. 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. One application was permitted over the monitoring period on the allocated sites identified in Policy SAH11, as referred to above, this relates to Land to the south of the road in Shirenewton (SAH11(xiv)(a)). Full commentary on the application is provided in section 2 above. As noted, a total of 3 affordable homes were permitted on the allocated site which achieved the target of 60% affordable units.

The planning permission at Land to south east of Dingestow (SAH11(iii)) referred to in previous AMRs has been completed during the monitoring period accounting for a total of 9 completions.

While there has been some progress with one Main Village allocation gaining planning permission over the monitoring period, the target for these sites to collectively deliver 20 affordable dwellings per annum has not been achieved. These sites have delivered 21 affordable homes since the LDP's adoption which is significantly short of the LDP target of 20 affordable units per annum. The delivery of these sites will be given further consideration as part of the replacement LDP 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. Letters have been sent to the land owners/ agents of all remaining undelivered Main Village Sites requesting evidence to demonstrate that the sites are deliverable and viable and whether they intend to progress them by the end of 2021, noting they will not be rolled forward into the RLDP without this evidence.

4. Rural Exceptions Completions.

No rural exception schemes were permitted or completed over this monitoring period. 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 Registry data indicates that average house prices in Monmouthshire have increased over the current monitoring period with average prices in quarter 1 2021 (January to March) standing at £298,932, significantly higher than the 2012 quarter 4 baseline price (£188,720). 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 2020-21 monitoring period, prices have not risen by this amount continuously over 2 quarters. There was a noticeable dip in house prices in the second quarter of 2020 (£6,435) following the introduction of lockdown measures due to the Covid-19 pandemic during the first quarter of the year. Since then, however, house prices in the County have continued to rise. The largest increase recorded over the monitoring period was £11,443 between quarter two 2020 and quarter three 2020. 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 housing affordability in the County is one of the key issues identified for the RLDP to address. 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, are documented to 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 RLDP 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 RLDP 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 16.6% relates to part of the wider site which has extant permission prior to LDP adoption.

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 2020 – 31 March 2021
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> <i>(2018-19: 8)</i> <i>(2019-20:12)</i>	None*	3
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> <i>(2018-19:2)</i> <i>(2019-20:4)</i>	Loss of any 1 community/ recreation facility in any 1 year	1
Analysis			
1. Three planning applications were approved for community and recreation uses during the current monitoring period. Two of the three applications related to recreation uses and one to community uses.			

The two recreational uses related to a community park and play area at Land at St Michael and All Angels Church, Mitchel Troy; and a change of use of the former railway line at Llanbadoc, Usk to a mixed used cycle way/ footpath track. In relation to the community facility gain, an application was approved for a community shop, café and teaching kitchen at the Pavillion, Westway Rogiet.

Of note, although not a gain, it is noted an application was approved for refurbishment of existing tennis courts and new floodlight system at Sycamore Sport fields, Magor.

Overall, the number of community facilities permitted is the lowest level recorded since plan adoption and could be reflective of the pandemic during the monitoring period. However, whilst lower than previous years, is similar to those permitted in previous with five facilities permitted in 2015-16 and four in 2016-17.

2. There has been one loss of a community facility over the period monitored. This is in relation to the loss of The Castle Inn, Chepstow, which was granted a change of use to residential and an addition of 4 dwellings within the grounds. This was justified on the basis that the local community is adequately served by alternative facilities, there being at least 24 public houses and licensed restaurants within Chepstow's settlement. The principle of losing the public house 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

Welsh Government published Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery in July 2020. This sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. The document identifies key issues which bring individual policy areas together to ensure effective action in response to the Covid-19 recover; one of these issues is the revitalising of town centres. It recognises that town centres have been impacted adversely by Covid-19 and whilst retail development should continue to be focussed in town centres, retail and commercial centres should be enabled to operate as flexibly as possible. This will ensure that going forward retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services and cultural activities/functions, which support the needs of local communities.

In further support of town centres, Welsh Government issued a letter on 30 March 2021 setting out that a number of temporary permitted development rights were to come into force. These relate to the temporary use of land, change of use of units in town centres, street furniture and awnings. This allows for a temporary change of use from A1, A2, A3 to A1, A2, A3 within a town centre for no more than six months between the 30th April 2021 and 29th April 2022. The intention is to enable the planning system to be responsive, flexible and pragmatic to assist with the recovery from Covid-19. Any impacts from this on the County's town centres will be recorded in the next monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2020 – 31 March 2021
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%)</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.

	(2015-16: 53.2%) (2016-17: 33%) (2017-18 – 35.7%) (2018-19 – 0%) (2019-20 – 70.5%)		30 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 (2014: 5.1%) (2015: 5.8%) (2016: 8.7%) (2017: 6.3%) (2018: 4.7%) (2019: 6.6%)		7.6%
	b) Caldicot (2014: 9.2%) (2015: 7.6%) (2016: 10.1%) (2017: 8.8%) (2018: 10.6%) (2019: 7.6%)		13.4%
	c) Chepstow (2014: 9.0%) (2015: 10%) (2016: 7.1%) (2017: 5.9%) (2018: 11.8%) (2019: 11.2%)		13.5%
	d) Monmouth (2014: 8.3%) (2015: 7.9%) (2016: 4.9%) (2017: 10.1%) (2018: 10.1%) (2019: 14.4%)		15.4%
	e) Magor (2014: 9.1%) (2015: 0%) (2016: 0%) (2017: 9.1%) (2018: 4.5%) (2019: 13.6%)		0%
f) Raglan (2014: 0%) (2015: 0%) (2016: 0%)	9%		

	<p>(2017: 0%) (2018: 9%) (2019: 9%)</p>		
	<p>g) Usk (2014: 7.8%) (2015: 11.1%) (2016: 13.1%) (2017: 9.7%) (2018: 15.8%) (2019: 15.3%)</p>		9.8%
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	
	<p>a) Abergavenny</p> <ul style="list-style-type: none"> PSF1 Cross St, High St, Frogmore St & 1 Nevill St (Target 75%) (2014: 76%) (2015: 77%) (2016: 76%) (2017: 75%) (2018: 75%) (2019: 74%) 		• 73%
	<ul style="list-style-type: none"> PSF2 Cibi Walk (Target 100%) (2014: 100%) (2015: 100%) (2016: 100%) (2017: 100%) (2018: 94%) (2019: 100%) 		• 100%
	<ul style="list-style-type: none"> PSF3 Cross St (51-60 & Town Hall) (Target 55%) (2014: 36%) (2015: 36%) (2016: 36%) (2017: 36%) (2018: 36%) 		• 36%

	(2019:36%)		
	b) Caldicot <ul style="list-style-type: none"> PSF4 Newport Rd (Target 65%) (2014: 65%) (2015: 65%) (2016: 65%) (2017: 65%) (2018: 63%) (2019: 63%) 		<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%) (2018: 76%) (2019: 80%) 		<ul style="list-style-type: none"> 80%
	<ul style="list-style-type: none"> PSF6 St Mary St (Target 65%) (2014: 65%) (2015: 65%) (2016: 65%) (2017: 69%) (2018: 69%) (2019: 73%) 		<ul style="list-style-type: none"> 73%
	d) Monmouth <ul style="list-style-type: none"> PSF7 Monnow St (Target 75%) (2014: 77%) (2015: 76%) (2016:72%) (2017: 74%) (2018:73%) (2019: 73%) 		<ul style="list-style-type: none"> 73%
	<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"> 69%

	(2018: 67%) (2019:67%)		
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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 one application (100% of applications for new retail uses) was permitted outside of the centres, the trigger for this indicator has been met. However, it is worthy of note that the application related to a small community scheme of which the retail element accounted for 30 sqm of an overall 180 sqm. While the trigger has been met, given the scale and nature of the scheme an amber rating has been given rather than a red rating as there are no concerns over the implementation of the relevant policy. Full details are set out below.

- DM/2020/01687 – this relates to a community shop, cafe and teaching kitchen on the community land at Westway Rogiet. It was considered acceptable in terms of the principle of the change of use due to the community and social benefit, as it relates to the provision of a shop and community space located centrally within the development boundary of a village which is currently underserved by such facilities. Although allocated as DES2 (amenity open space), the site is fully enclosed by 2m high fencing and locked gates. As a result, the public do not currently have access to the space. It was considered that opening up the space and providing such a facility would encourage more people to visit and make use of the wider allocation and adjacent facilities which include a multi-use games area (MUGA) and sports pitches.

The development is considered appropriate given the particular circumstances of the 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 Monmouth, were below or broadly in line with the GB High Street vacancy rate (13.7% December 2020, Local Data Company). Retail vacancy rates in the County’s town centres ranged from 7.6% in Abergavenny to 15.4% in Monmouth.

Comparison with last year’s vacancy rates indicates that 2 centres have seen a fall in vacancy rates, Magor and Usk. Magor saw a decline from 13.6% in 2019 to no vacant units this year, whilst Usk saw a decline from 15.3% to 9.8%. Conversely, 4 centres recorded a rise in vacancy rates since the previous monitoring period – Abergavenny (6.6% to 7.6%), Caldicot (7.6% to 13.4%), Chepstow (11.2% to 13.5%) and Monmouth (14.4% to 15.4%). Two of the centres, Abergavenny and Monmouth, have seen vacancy rates increase for two consecutive years and so the trigger for further investigation has been reached. In Abergavenny the rise in total vacancy rates has been across both primary and secondary frontages, although the most significant increase has been across primary frontages. The

overall vacancy rate (7.6%) is now at its highest since 2016, although remains below the GB High Street vacancy rate. In Monmouth, however, whilst vacancy rates have also increased across both primary and secondary frontages, the steepest climb in vacancy rates has been across secondary frontages, from 12.3% in 2018 to 21.1% in this monitoring period which has impacted on the overall vacancy rate. This may, in part reflect the impact of the Covid-19 pandemic on the high street, particularly with the loss of some national chains from Monmouth, such as Peacocks. However, as this is higher than the GB High Street vacancy rate and the highest recorded over the previous 15 years this will need to be looked at carefully in the next AMR. The implementation of temporary relaxation of permitted development rights set out in Welsh Government's letter of 30th March 2021 along with Welsh Government's post Covid-19 recovery guidance to allow retail and commercial centres to operate as flexibly as possible could have a positive impact on vacancy rates.

With the exception of Monmouth, all of the centres are below or broadly in line with the GB High Street vacancy rate, which indicates that Monmouthshire's town and local centres are functioning effectively, which could in part be reflective of covid and the increase in home working with residents using their local centres to access retail/ services and facilities, rather than commuting into larger towns /cities. So while Covid-19 has impacted upon Monmouthshire's town centres it is perhaps to a lesser extent than on major towns and cities. The long-term impacts of the Covid-19 pandemic on the High Street and on future shopping patterns are still emerging and will need to be monitored in future AMRs. The Council will continue to monitor vacancy levels in future AMRs to determine trends.

3.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 at the time 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 monitoring periods, from 57% in 2015 to 69% in 2020. Over the current monitoring period the proportion of A1 uses along the frontage has increased to 69%, exceeding the identified threshold within this frontage (65%). 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:

- PSF1 Cross St, High St, Frogmore St & 1 Nevill St, Abergavenny recorded a marginal decline, down from 74% to 73%. This is due to a change of use of one unit from an A1 use to an A2 use. The unit was previously the Black Mountain Gold Chocolate Shop and is now an Estate Agents. Whilst the unit had not been vacant for at least 2 years, there had been attempts at marketing the premises for its existing use. It was also argued that an estate agents use can enhance the vitality of the PSF as it introduces an attractive

and dynamic window display. It was therefore considered that as the vitality of the frontage would not be adversely affected, the change of use would be acceptable but that a condition used to restrict the use to estate agent use only, as other A2 office uses could harm the vitality of the PSF. Therefore, it was considered that the change of use was acceptable.

Overall, it is considered that the towns' primary shopping frontages are functioning well, and no further investigation is required at present. Any short-term impact on the percentage of A1 retail uses within the towns' primary shopping frontages arising from the temporary relaxation of permitted development rights will likely be felt during the next monitoring period and so will be assessed then. The long-term impacts of the Covid-19 pandemic on the High Street and on future shopping patterns, however, will need to be monitored in future AMRs. The Council will continue to monitor this issue in future AMRs to determine the effectiveness of the Plan's retail policy framework.

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.

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

**Monmouthshire Retail Background Paper (March 2021). Base date October 2020.

***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

Welsh Government published Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery in July 2020. This sets out the Welsh Government’s planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. The document identifies key issues which bring individual policy areas together to ensure effective action in response to the Covid-19 recover; one of these issues is recognising changing working practices and the relationship with employment land. It is becoming widely accepted that the fundamental shift in working practices experienced as a legacy of the Covid-19 pandemic, with a significant increase in people working from home/remotely, has made it less important where some jobs are located as employees no longer need to commute for work in many cases.

The Building Better Places document acknowledges the shift in working practices that has taken place and recognises that even when all restrictions are lifted, Covid-19 is likely to have longer term impacts on where and how we work, with increased home/remote working remaining. It adds that this is likely to have impacts on the requirements for future workspace and there is potential for significant surplus existing stock. The impact of Covid-19 on employment land requirements and take-up will continue to be monitored and will continued to be reviewed as the RLDP progresses.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2020 – 31 March 2021
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>	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	40.16ha

	<p>(2015-16: 41.18ha) (2016-17: 40.76ha) (2017-18: 40.16ha) (2018-19: 40.16ha) (2019-20: 40.16ha)</p>		
2. Take-up of employment land♦	<p>Maintain sufficient employment land to meet identified take-up rate of 1.9 ha per annum</p> <p>(2014-15: 0.38ha) (2015-16: 1.131ha) (2016-17: 3.21ha) (2017-18: 5.002ha) (2018-19: 0.873ha) (2019-20: 3.74ha)</p>	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	0.38ha
3. Planning permission granted for new development (by type) on allocated employment sites as identified in Policy SAE1♦	<p>No specific target</p> <p>(2014-15: 0) (2015-16: 3) (2016-17: 2) (2017-18: 1) (2018-19: 2) (2019-20: 0)</p>	Lack of development on strategic employment sites identified in Policy SAE1 by the end of 2017	2 planning permissions granted
4. Planning permissions granted for employment use (B use classes) by settlement♦♦	No specific target	None	
	<p>Main Towns</p> <p>(2014-15: 9. ha) (2015-16: 0.95ha) (2016-17: 0.52ha) (2017-18: 0.784ha) (2018-19: 4.37ha) (2019-20: 0.11ha)</p>		0.30ha
	<p>Sevenside Settlements</p> <p>(2014-15: 0.39ha) (2015-16: 2.83ha) (2016-17: 0.17ha) (2017-18: 2.124ha) (2018-19: 0.04ha) 2019-20: 0.92ha)</p>		3.47ha
	<p>Rural Secondary Settlements</p> <p>(2014-15: 0.3ha)</p>		0ha

	<p>(2015-16: 0.48ha) (2016-17: 0.01ha) (2017-18: 0ha) (2018-19: 0.005ha) (2019-20: 0.01ha)</p> <p>Rural General (2014-15: 0.25ha) (2015-16: 0.22ha) (2016-17: 1.14ha) (2017-18: 0.575ha) (2018-19: 0.454ha) (2019-20: 0.096ha)</p>		<p>1.27ha</p>
5. Planning permissions granted for employment use (B use classes♦♦) by sector*	No specific target	None	
	Manufacturing		3.13ha
	Wholesale & retail trade; repair of motor vehicles and motorcycles		0.1ha
	Transport & storage; information and communication		0.61ha
	Real estate activities; Professional, scientific and technical activities; Administrative and support service activities		1.20ha
	Accommodation & food service activities		0ha
6. Amount of employment land lost to non-employment uses (i.e. non-B1, B2, B8 uses)	<p>Minimise the loss of employment land to non-B1, B2, B8 uses</p> <p>(2014-15: 0.08ha) (2015-16: 0.56ha) (2016-17: 0.65ha) (2017-18: 0.12ha) (2018-19: 0.105ha) (2019-20: 0ha)</p>	Loss of any B1, B2 or B8 employment land in any 1 year	1.21ha
7. Proportion of resident workforce working within Monmouthshire***	<p>Increase the proportion of resident workforce working within Monmouthshire</p> <p>(2014: 54.5%) (2015: 58.3%) (2016: 57.9%)</p>	None	56.9%

	(2017: 58.1%) (2018: 60.4%) (2019:60.1%)		
8. Number of people in-commuting to Monmouthshire♦♦♦	Reduce the level of in-commuting over the plan period (2014: 19,200) (2015: 17,800) (2016: 20,400) (2017: 17,100) (2018: 24,600) (2019: 18,900)	None	19,000
Number of people out-commuting from Monmouthshire♦♦♦	Reduce the level of out-commuting over the plan period (2014: 19,600) (2015: 18,700) (2016: 18,700) (2017: 18,500) (2018: 17,400) (2019: 17,700)	None	19,600
Analysis			
<p>1. There is currently 40.16ha of employment land available across the County allocated under policy SAE1 of the Adopted LDP. The employment land availability has not changed since the previous three AMR figures, which reflects the fact that there has been no new land take up on the County's strategic SAE1 employment sites during this current monitoring period.</p> <p>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. However, the Council will continue its efforts through its Enterprise Directorate to promote economic initiatives that seek to support economic activity in the County.</p>			
<p>2. The take-up rate of employment land (i.e. completed developments) equated to 0.38ha over the monitoring period, all of which relates to the development on protected employment site SAE2o – Magor Brewery. Applications for the installation of additional silos, an extension to an existing warehouse as well as an extension to an existing production building, were all complete at the time of the March 2021 employment land survey and together, these developments account for the full take up recorded in 2020-2021 of 0.38ha.</p> <p>The trigger for further investigation relates to the total amount of land supply of Strategic SEA1 Employment Sites 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.</p>			

3. Two planning applications were approved on an allocated employment site allocated under policy SAE1 during the monitoring period. The first relates to site SAE1c – Gwent Euro Park, Magor to vary extant outline permission M/8467 for B8 use to allow B1, B2 and B8 uses (ref: DM/2018/02082). This is a longstanding allocation for an industrial (B8) use which has been marketed for many years but has not led to any firm interest in its development for warehousing/ distribution. Extending its use to B1, B2 and B8 uses will increase the attractiveness and flexibility of the site, while retaining the main purpose of the allocation to enhance the local economy. While the application does not involve a specific development, it does represent a commitment to progress the site.

A further application was approved in relation to site SEA1d – Westgate Business Park, Llanfoist for 24 extra care units (use class C2) on the remaining part of the allocation (Ref: DM/2019/02012). While this application was recommended for refusal by Officers on ground of being contrary to the SAE1 employment allocation, the decision was overturned by Members at Planning Committee. The decision was justified on the grounds that a care facility would create jobs and the proposed care units are a needed facility in the County. It was also noted that given the non-B use class development that has already been completed on the site for commercial and A3 uses, B use class uses may no longer be compatible with the wider allocation.

The trigger for this indicator is the lack of development on the SAE1 employment allocations by the end of 2017. A total of six planning permissions had been granted in SAE1 sites by the end of 2017 and a further four since 2017, giving a total of 10 applications since adoption of the LDP (albeit the three relate to change of use applications not relating to B Use Classes).

It is recognised, however, that overall, there has been limited progress on the delivery of strategic employment 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. A full review of the SAE1 allocations has been undertaken as part of the evidence base to inform the Replacement Local Development Plan (RLDP) through the preparation of an Employment Land Review (June 2021). Detailed assessments of the strategic employment sites are ongoing and will continued to be reviewed as the RLDP progresses.

4. This indicator seeks to monitor the amount of employment floorspace for B use classes permitted by settlement in Monmouthshire. Nine applications were approved for such employment uses during the monitoring period, totalling 5.04ha. (Please note this does not include the permission to vary the uses classes allowed on Gwent Euro Park discussed above.) Of these, four permissions were on protected employment sites (SAE2 sites) totalling 3.77ha and the remaining five permissions were on non-allocated employment land totalling 1.27ha.

The main towns accounted for 0.30ha of the approved B use class employment floorspace. This related to one application (ref: DM/2020/01346) at the protected site SAE2j site at Beaufort Park, Chepstow for a change of use from a car show room with restaurant to a retail warehouse and B8 storage accounting for 76% of floor space with restaurant. The

second related to a change of use from D1 non-residential institution to B1 use class at the Berkeley Centre, Chepstow.

The Severnside area accounted for the largest proportion of approved B use class employment, accounting for 3.47ha of the overall 5.04ha. Three planning permissions were approved in this area of the County. The largest of which is on the protected employment site at SAE2o – Magor Brewery. Application DM/2020/00103 for the erection of 16 fermentation vessels and two temporary car parks accounted for 3.07ha. The remaining two Severnside applications related to two planning applications on protected employment site SAE2q Cheeseman’s Industrial Estate, Rogiet and accounted for a combined 0.4ha. The first for 0.3ha of B8 warehouse use (DC/2013/009400 and the second for 0.1ha of B2 use relating to the construction of 2 new MOT bays (DM/2020/00756).

Four permissions within Rural Areas accounted for the remaining 1.27ha of B use class employment space. These included a change of use of a barn to B1 use in St Arvans (DM/20219/02081), a change of use of agricultural bays to B2/B8 in Magor Pill Farm (DM/2020/00940), timber processing and storage development in Llancayo (DM/2020/00992) and change of use of poultry units to B1 use on the outskirts of Monmouth (DM/2018/02026).

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 higher than that recorded in the last AMR (1.136ha) and comparable with 2018-19 (4.86ha). The Council will continue to monitor this issue in future AMRs and work with colleagues in the Economy and Enterprise Section to actively promote economic opportunities in the County.

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), 14 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 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 use class accounted for 1.2ha of floorspace approved through three planning applications. B2 use class accounted for 3.23ha, through three planning applications. B8 warehousing and storage use class accounted for 0.3ha of the floorspace approved. A further 0.31ha was approved on two planning applications involving a mixture of B use classes.

Turning more specifically to employment sectors, based on the UK Standard Industrial Classification (SIC) 2007, the employment permissions for 5.04ha of B use classes recorded over the monitoring period were in the following sectors**:

- Wholesale and retail trade; repair of motor vehicles/motorcycles (0.1ha) – 2 permissions.
- Transport and storage; information and communication (0.61ha) – 3 permission
- Manufacturing (3.13ha) – 2 permissions
- Real estate activities; Professional, scientific and technical activities; Administrative and support service activities (1.20) – 3 permission
- Accommodation and food services (0)

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 specific key economic sectors are being achieved. A full review of the existing employment policies is being undertaken as part of the RLDP evidence base. It is recognised that the RLDP has a key role in supporting the Council's vision for economic prosperity and will be one of the main enablers in delivering Monmouthshire's priorities for sustainable economic growth which are set out in Monmouthshire 2040: Our Economic Growth and Ambition Statement.

6. Four applications were granted during the monitoring period that related to the loss of B uses on allocated or protected employment sites (SAE1 & SAE2) which was a loss of 1.21ha.

One planning application related to an identified employment site allocated under policy SAE1d – Westgate Business Park, Llanfoist. As discussed in relation to point 3 above this related to 24 extra care units (use class C2) on the remaining part of the allocation. The decision was justified on the grounds that a care facility would create jobs and the proposed care units are a needed facility in the County. It was also noted that given the non-B use class development that has already been completed on the site for commercial and A3 uses, B use class uses may no longer be compatible with the wider allocation.

The remaining three applications were on protected employment sites (SAE2). One involved a unit on Severn Bridge Industrial Estate, Caldicot for the change of use from B1/B2/B8 to also include use of the unit for D2 and Sui Generis community for use by Caldicot Musical Theatre. The social and cultural wellbeing of the local community as opposed to a vacant unit and the potential to develop a key economic tourist sector was considered to outweigh the loss and satisfy Policy E1.

A further application involved a unit on SAE2c Union Road, Abergavenny for the change of use from a B use to D2 gym (both retrospective and new). It was not considered that a gym use would prejudice the wider employment area, and given the adjoining uses are also non-B uses, such as a nursery, the proposed gym was acceptable.

The final application related to land on protected site SAE2d – Hatherleigh Place, Abergavenny for the temporary change of use from B2 to sui generis (storage of cars used by workers in association with the A465 Heads of the Valley Road construction). This site has been vacant for several years. The use of the land for proposed use for a period of 3

years was therefore considered to be acceptable and would not preclude the use of the land for employment uses in the future.

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 2020 Welsh Government Commuting Statistics indicate that 56.9% of the County's residents work in the area. This is down on last year's figure of 60.1% and is also lower than the average levels recorded since the monitoring of the Plan began. This is also at a lower level than the Welsh average of 68%. 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 2020 Welsh Government Commuting Statistics, Monmouthshire has a net outward flow of 600 commuters – with 19,000 commuting into the area to work and 19,600 commuting out. There was significant in-commuting from Blaenau Gwent (2,500), Newport (2,600) and Torfaen (2,700) and from outside Wales (3,900). The main areas for out-commuting were Bristol (4,600), Newport (3,900), Cardiff (1,700), Torfaen (1,400) and Herefordshire (1,300), with a further 3,800 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 to a high of 24,600. 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. The longer-term impacts of Covid-19 and shifts in working patterns with the increase in remote/home working which is likely to become a longer-term trend, may also influence future commuting flows.

Recommendation

1. No action required at present. Continue to monitor.
2. No action required at present. Continue to monitor.
3. Consider progress of employment sites as part of the Replacement LDP process.
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.

** Amended to include permission missed in monitoring period 2018 - 19 - DM/2018/00696 – Crick Road, Portskewett – Outline permission for 291 dwellings and 0.73ha Care Home. Care home approved on land allocated for B1 use (SAH2).

◆Data Source: Monmouthshire Employment Land Background Paper for the period April 2020-March 2021

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

◆◆◆Data Source: Welsh Government Commuting Statistics 2020 (release date 14th April 2021)

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 2020 – 31 March 2021
1 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> <i>(2018-19: 7)</i> <i>(2019-20: 15)</i>	None	8

Analysis

A total of eight applications relating to rural enterprise/diversification were approved during the monitoring period. Five of the applications were approved as rural enterprise schemes and three applications as rural diversification of existing farmsteads.

Of the rural enterprise schemes approved, three new enterprise schemes were approved, which included: A wedding/events function area at Cefn Tilla Court, Llandenny; a new building at Cwm Cayo Farm, Abergavenny to facilitate a new saw milling business; and a new outbuilding at Maron Cottage, Shirenewton in order to operate a dog grooming business.

The two other enterprise schemes relate to an application for a larger staff room and welfare facility at Pen y Wyrllod Farm, Llanvetherine; and finally, an application was

approved for the relocation and expansion of an equestrian unit (including rural enterprise dwelling) from Park Dressage Goytre to former Alice Springs Golf Club, Kemeys Commander. It was considered that the proposal met the tests set out in TAN6 and offers benefits in relation to employment and the wider rural economy.

With regards to the rural diversification proposals these involved a change of use of former poultry units to B1 Business use at Vauxhall Fields, Monmouth; A change of use from agricultural use to a training facility of materials handling equipment such as diggers at Keepers Lodge Farm, Llanishen; and lastly a change of use of two agricultural bays to B2/B8 use at Magor Pill Farm, Magor.

The number and consistency of rural diversification and rural enterprise schemes approved since the LDP's adoption (total 61 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 2020 – 31 March 2021
1 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> <i>(2018-19: 22)</i> <i>(2019-20: 17)</i>	None	14 tourism schemes approved
2 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> <i>(2018-19: 3)</i> <i>(2019- 20: 7)</i>	Loss of any 1 tourism facility in any 1 year	3 tourism facilities lost
Analysis			
<p>1. 14 applications were approved for tourism uses during the monitoring period, all of which were for tourist accommodation facilities. These included:</p> <ul style="list-style-type: none"> • 5 holiday lets (all conversions) in various settlements*; 			

- Extension to The Mayhill Hotel in Wyesham, Monmouth to provide 3 additional hotel bedrooms and 2 separate letting units;
- 6 Glamping accommodation sites (3 pods at Spring Farm Gwehelog; 2 pods at Lower House Mitchel Troy; 3 pods at New House Farm, Llangwm; 2 glamping units at Buckholt House, Buckholt; a Shepherd Hut at Old Llangattock Farm, Llangattock Vibon Avel; and 9 glamping pods at Raglan Parc Golf Club).
- Change of use of an existing garage space to 6 bed bunkhouse accommodation at Ebbw Farm, Old Ross Road, Llantilio Pertholey;
- Change of use of first floor office space to a 5 bed B&B at No.12 Albion Square, Chepstow.

Collectively, these provide approximately 53 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 Accommodation 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 119 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.

Two of the applications related to the removal of holiday let conditions to residential use. One at Parkfield House, St Arvans and the other at Tyr Pwll, Coldbrook. These were justified on the basis that the evidence provided indicated there was a low take-up of lettings and they were not financially viable.

The final application permitted was in relation to the loss of The Park Hotel in Penbiwdal, Pandy to a change of use to 2 dwellings. This was justified on the basis that substantial evidence had been submitted to show that the hotel had been marketed for 2 years and had not been financially viable for some years.

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.

No tourist facilities were refused planning permission during the current monitoring period.

Recommendation

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

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

* Llanishen, Devauden, Earlswood, St Arvans and Penrhos

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

There are no contextual changes for this period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2020 – 31 March 2021
1. Proportion of development on brownfield land as a percentage of all development permitted <i>(including change of use of land) (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> <i>(2018-19: 12.7% /3.7ha)</i> <i>(2019-20: 21% /5.3ha)</i>	No increase in proportion of development on brownfield land for 2 consecutive years	6.0ha 28.3%
2 Amount of development (by TAN15 category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests	All developments to be compliant with TAN15 requirements <i>(2014-15: 1)</i> <i>(2015-16: 0)</i> <i>(2016-17: 0)</i> <i>(2017-18: 1)</i> <i>(2018-19: 1)</i> <i>(2019-20: 0)</i>	Planning permission is granted contrary to TAN15 requirements	0 application granted in Zone C2

<p>3 Number of new developments permitted that incorporate on-site renewable energy generation*</p>	<p>Increase in the number of new developments permitted incorporating renewable energy generation</p> <p><i>(2014-15: 2)</i> <i>(2015-16: 9)</i> <i>(2016-17: 5)</i> <i>(2017-18: 1)</i> <i>(2018-19: 3)</i> <i>(2019-20: 6)</i></p>	<p>No annual increase</p>	<p>1</p>
<p>4 Number of new developments completed that incorporate on-site renewable energy generation</p>	<p>Increase in the number of new developments completed incorporating renewable energy generation</p> <p><i>(2014-2015: N/A)</i> <i>(2015-2016: 4)</i> <i>(2016-2017: 3)</i> <i>(2017-2018: 2)</i> <i>(2018-19: 1)</i> <i>(2019-20: 1)</i></p>	<p>No annual increase</p>	<p>0</p>

Analysis

1. A total of 20.002ha of development was permitted over the monitoring period, whereby 5.95ha was located on brownfield sites. This equated to 28.3% of all development (excluding householder, conversions and agricultural buildings) as being permitted on brownfield land.

Residential development accounted for 1.773ha/ 29.8% of brownfield land permitted. This was mainly in association with housing infill plots within existing residential curtilage/garden areas.

A large proportion of brownfield land permitted at 60% (3.57ha) was in association with employment development. This was mainly in association with a large extension for 16 fermentation vessels and two temporary car parks at Magor Brewery (3.07ha). A further 0.5ha was in associated with a carpark extension at Magor Motorway Services.

The remaining proportion of development permitted on brownfield land related to community facilities: 0.5ha (8.4%) was in association with a mixed-used cycle way in Llanbadoc; and 0.1ha (1.68%) for a tourism development whereby a Shepherds Hut for holiday let/glamping purposes was permitted within the residential curtilage of Old Llangattock Farm.

As with the previous two monitoring years: 2018-19 (12.7%/3.7ha) 2019-2020 (21%/5.3 ha) the percentage amount of development permitted on brownfield sites and number of hectares permitted is similar, with a lower percentage of brownfield development compared to greenfield. This is reflective of the limited brownfield land available within the County for development. Nevertheless, the proportion of development on brownfield land (28%) has increased from the previous two years (2018-19: 12.7% and 2019-2020: 21%) resulting in a positive green indicator.

The Council will continue to monitor this indicator to determine the effectiveness of the policy framework relating to this issue.

2. No applications have been granted planning permission contrary to TAN15 requirements in either Zone C1 or C2 floodplain over the monitoring period. Policy S12 is consequently functioning effectively in this respect. The Council will continue to monitor this indicator to determine the effectiveness of the policy framework relating to this issue.

3. Just one application for a small-scale solar array (906 sqm/ 0.09ha in size) at Upper Glyn Farm, Devauden, has been approved incorporating on-site renewable energy. As with previous monitoring periods, a limited number of on-site renewable energy schemes have been permitted, particularly ground-mounted solar panels, which is believed to be a result of the reduction of Government incentive schemes (Feed in Tariff). Moreover, it is considered that the majority of smaller scale renewable energy schemes fall under permitted development, and therefore are not picked up by the planning system.

While the trigger has been met, it is important to note that collectively a total of 27 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. No additional schemes incorporating on-site renewable energy generation have been recorded as completed within the current monitoring period. It should be noted, however, that since the Plan's adoption in 2014, a total of 11 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 2020 – 31 March 2021
1. Amount of Greenfield land lost to development which is not allocated in the development plan <i>(includes new built development – housing, employment but excludes agricultural buildings)</i>	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> <i>(2018-19: 9.71ha)</i> <i>(2019-20: 18.27ha)</i>	Any loss of non-allocated Greenfield land in any 1 year	11.7 ha*
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> <i>(2018-19 :1.74ha)</i> <i>(2019-20: 0.1ha)</i>	Any loss of open space due to development, not allocated in the development plan in any 1 year	0 ha
3. Developments permitted /	None adversely affected	Recorded damage or fragmentation of	1

completed that are within internationally / nationally important nature conservation areas**	(2014-15: N/A) (2015-16: 0) (2016-17: 0) (2017-18:0) (2018-19:1) (2019-20: 3)	designated sites / habitats	
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 (2014 -15: N/A) (2015-16:1) (2016-17: 1) (2017-18:1) (2018 – 19: 2) (2019-20: 2)	1 or 2 developments result in overall harm for 2 consecutive years, or 3 or more developments result in harm in any 1 year	0
5. Number of new developments delivering habitat creation and restoration	Increase number of new developments delivering habitat creation / restoration (2014-15: 1) (2015-16: 1) (2016-17: 0) (2017-18:2) (2018-19 :1) (2019-20 :0)	None	0

Analysis

1. Over the current monitoring period, 27 permissions were granted on greenfield land which is not allocated for development in the LDP, totalling 11.7ha. This is lower than the previous monitoring period of 18.27ha in 2019-20 but similar in range to other monitoring periods (8.98ha in 2017-18; 9.71ha in 2018-19), and not as high as earlier periods in the review (44.6ha in 2015-16 and 26ha in 2014-15) which was predominantly due to the increase in larger scale renewable energy (solar PV arrays) schemes permitted which were justified within the context and requirements of the LDP policy framework and national planning policy; there were no such renewable energy schemes permitted over the current monitoring period.

Tourism accommodation facilities accounted for the majority of non-allocated greenfield land permitted during the current monitoring period, 8.8 hectares. These permissions included six glamping accommodation sites. Whilst these permissions cover just over 8 hectares of non-allocated greenfield land, they were considered acceptable in principle in accordance with the tourism policy framework. Fundamentally, the glamping accommodation facilities permitted are not permanently sited and relate to a reversible use of agricultural land.

The remaining 2.9 hectares of non-allocated greenfield land permitted over the monitoring period related to a range of uses. Seven permissions related to residential development accounting for 1.03 hectares - these ranged from extensions to residential curtilages to new dwellings and two rural enterprise workers' dwellings, all of which were considered acceptable in policy terms. 'Horsiculture' activities, including riding arenas and stables, accounted for a further 9 permissions (0.49 hectares). These were considered to be an appropriate use of land in rural areas and to comply with the LDP policy framework. Other proposals permitted included employment, renewable energy and community uses (1.51, 0.09 and 0.51 hectares respectively) which were again considered to comply with LDP policies.

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 the previous monitoring period) 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. There were no applications permitted on areas of open space not allocated for development in the LDP over the monitoring period. This suggests that the indicator target and monitoring outcome to protect and minimise the loss of non-allocated open space has been achieved in 2020-21.

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. This related to a permission for the rehabilitation of a former building to an agricultural workshop/store at Tregeirgog Farm, Llangovan, which is part of the site of the Wye Valley Lesser Horseshoe Bat Special Scientific Interest (SSSI) and Wye Valley Special Area of Conservation (SAC).

The proposal was justified on the basis that Habitats Regulations Assessments (HRA) and detailed surveys had been undertaken to inform the assessment of impact of the scheme, which was fully mitigated against and conditioned on the consent granted.

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. There were no developments permitted that were considered to cause harm to the overall nature conservation value of locally designated sites, suggesting that the indicator target and monitoring outcome to protect such designated sites has been achieved.

This indicates that the policy framework relating to nature conservation is functioning effectively in protecting nature conservation sites of local 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.

5. There were no developments permitted to specifically deliver habitat creation and restoration during the monitoring period.

While no applications were granted to deliver habitat creation and restoration, it is likely that 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 1.41ha greenfield land relates to allocated sites SAH11 (ii) (Devauden) and SAH11(i) (b) (Cross Ash Garage) 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 2012 – 31 March 2021
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)</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>

	<p><i>potential waste management sites)</i></p> <p><i>(2018-19: 0ha permitted; 26.26ha potential waste management sites)</i></p> <p><i>(2019-29: 0ha permitted; 26.26ha potential waste management sites)</i></p>		
Analysis			
<p>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.</p>			
Recommendation			
<p>1. No action is required at present. Continue to monitor.</p>			

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 2020 – 31 March 2021
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> <i>(2018-19: 0)</i> <i>(2019-20: 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> <i>(2018-19: 0)</i> <i>(2019-20: 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. 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.

*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

Welsh Government published Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery in July 2020. This sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. The document identifies key issues which bring individual policy areas together to ensure effective action, one of these issues is Active travel. Building Better Places acknowledges the behavioural shift of increased cycling and walking activity which has been brought about by the Covid-19 pandemic and emphasises the need to maximise opportunities and further secure in the long-term the positive transport modal shift, kick started by the pandemic, from the car to active travel car-free journeys.

As previously reported, the decision was announced in June 2019 that the M4 Relief Road would not proceed, following the conclusion of a public inquiry into the project and the publication of the Inspector's Report. The route within Monmouthshire is currently safeguarded in the Adopted LDP. A Written Statement from the Welsh Minister for Economy and Infrastructure, stated that the Welsh Government had appointed an expert Commission (the South East Wales Transport Commission) tasked with making recommendations about alternative solutions to improve the transport network in South East Wales. In November 2020, the commission reported making a number of recommendations, which Welsh Government, Transport for Wales and Monmouthshire are currently considering. Further details and the implications for Monmouthshire are given in the analysis below.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2020 – 31 March 2021
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> <i>(2018-19: 3)</i> <i>(2019-20: 1)</i>	None	0 S106 agreement 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
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Analysis

1. During the current monitoring period there were no transport and pedestrian improvements secured through a S106 agreement, which is reflective of the low number of planning applications, particularly for major development, approved during the monitoring period. 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 in the early part of the Plan period. However, in total, in the 7 years to date, of the 16 S106 agreements which have resulted in transport improvements 9 have related to allocated sites. 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 Welsh Government decided in June 2019 to not go ahead with the M4 corridor enhancement project. The WG then set up a South East Wales Transport Commission to “consider the problems, opportunities, challenges and objectives for tackling congestion on the M4 in south east Wales and make recommendations to the Welsh Government on a suite of alternative solutions”. The commission reported in November 2020. The report made a number of recommendations, and WG, Transport for Wales, MCC are now considering the recommendations.

Monmouthshire County Council Road Schemes:

B4245 Magor/Undy By-pass: (length to be safeguarded indicated on Proposals Map). See above. The M4 corridor enhancement project would have provided a by-pass for Magor/Undy. The South East Wales Transport Commission report proposes investigation of a new connection between the A48, the B4245 and Severn Tunnel Junction station to the east of Rogiet (see below) which, depending on the exact design, may provide a by-pass on an alternative alignment.

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 Severn Tunnel Junction station as part of the rail electrification works, plans have been prepared for a smaller car park extension on the south side of Severn Tunnel Junction which can be delivered without these road schemes, and these are expected to be delivered during 2021/22.

The South East Wales Transport Commission report proposes investigation of a connection between the A48, the B4245 and Severn Tunnel Junction station, and a further study of this proposal will be taken forward by Transport for Wales in 2021/22.

A48 Chepstow Outer By-pass: The Chepstow Transport WelTAG stage 2 study, which was jointly sponsored by the Welsh Government, Monmouthshire County Council and Gloucestershire County Council concluded in March 2021. It recommends the construction of a traffic relief road for Chepstow to allow traffic to avoid Chepstow town centre and reconstruct the current A48 to improve active travel and buses in and around Chepstow town centre. A WelTAG stage 3 (full business case / detailed design) is planned for 2021/22.

A472 Usk By-pass: No progress

Public Transport Improvement Schemes:

Abergavenny Rail Station Interchange:** Outline planning for the proposed new accessible footbridge has confirmed feasibility. Detailed design is planned for 2021/22 with delivery expected in 2022/23. Monmouthshire County Council has engaged consultants to review plans for the bus-rail interchange, the proposed car park extension and improved active travel access. This study will report in 2021/22.

Chepstow Rail Station and Bus Station Interchange:** Proposals for Chepstow rail station improvements were included in the Chepstow Transport study that reported in March 2021 (see above). A WelTAG stage 3 (full business case / detailed design) is planned for 2021/22

Severn Tunnel Junction (STJ) Interchange:** The proposed upgrade at Severn Tunnel Junction is part of the Welsh Government/Cardiff Capital Region joint 'Metro Plus' programme. A 150-space extension to the car park was fully designed in 2020/21 and is expected to be delivered in 2021/22. An extension to the footbridge has been outlined, designed and presented to Network Rail. A new footpath across the existing station car park and along Station Approach has been outline designed; detailed design is planned for 2021/22. A new footpath along Station Road / Seaview Terrace has previously been delivered. A new combined foot/cyclepath along the B4245 between Undy and Rogiet has been outlined designed; a review of the design to reduce costs is planned for 2021/22.

Monmouth coach stop: No further work

Monmouth Park and Ride:** No further work.

Chepstow Park and Ride:** No further work.

Monmouth bus station improvement: No further work.

Abergavenny bus station improvement: There was some work to reconfigure the bus station, to improve shelter and to enable social distancing by waiting passengers. The medium-long term solution is to move the bus station to the rail station.

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. Further development work has been undertaken on the proposed Monmouth Wye Active Travel Crossing and the Kings Fee link.

Abergavenny walking and cycling network: The Abergavenny town centre public realm scheme has been completed. Further studies on the active travel routes across the castle meadows and towards the station and south east Abergavenny were initiated.

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). MCC's appeal was turned down. MCC is currently looking at options to reduce the flooding risk so that NRW will be able to grant a FRAP.

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 are also being 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.

** Indicates those schemes identified in the South East Wales Transport Alliance Regional Transport Plan.

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

The Placemaking Wales Charter was launched by the Minister at the RTPi Cymru Welsh Planner Conference on 23rd September 2020. Following the launch of the Charter a work programme is being established. Monmouthshire County Council will sign up to the Charter during the next monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2020 – 31 March 2021
1. 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
2. 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
3. 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
4. Sample of planning applications granted for developments with the	No adverse impact on the historic environment	Any development adversely affects the historic environment	Refer to analysis (4) below

potential for significant impact on buildings of historic / archaeological interest, scheduled ancient monuments and conservation areas			
5.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> <i>(2018-19: none)</i> <i>(2019-20: one)</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

1.Number of listed buildings and historic sites:

	Base Date 2011	2015	2016	2017	2018	2019	2020
Listed Buildings	2146	2153	2153	2152	2151	2149	2148
Scheduled Ancient Monuments	169	164	164	164	164	164	164
Historic Parks and Gardens	44	45	45	45	45	45	45
Archaeologically Sensitive Areas	10	10	10	10	10	10	10
Landscapes of Outstanding Historic Interest	3	3	3	3	3	3	3

Two Listed Buildings were delisted over the monitoring period and there was one new listing taking the total number across Monmouthshire to 2,148. 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.

Whilst there has been a loss of 2 listed buildings during the monitoring period, the listing of a new building has resulted in a net loss of one listed building. The indicator has therefore been satisfied as there has not been of more than 1 listed building each year for 3 or more consecutive years. Since monitoring began in 2015 there has been a cumulative loss of 5 listed buildings. Nevertheless, this is not considered to be significant and the Heritage Team has not raised concerns in relation to these losses. There has also been new listing to properties within the past 3 years. The Council will continue to monitor the

<p>number of listed buildings and historic sites to determine the effectiveness of the policy framework relating to this issue.</p>
<p>2. Like the previous monitoring period, no further Conservation Area Appraisals have been adopted as Supplementary Planning Guidance during the 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.</p>
<p>3. Unfortunately the Planning Committee design tour did not take place during this monitoring period due to the ongoing impact of Covid-19 pandemic.</p>
<p>4. No applications have been identified by the Council's Heritage Team, which have potential for significant impact upon Monmouthshire's historic environment.</p> <p>The trigger has not been initiated and it is considered the current LDP policy 'development in Conservation Areas' policy (HE1) is working effectively. However, we will continue to closely monitor development within sensitive historic areas.</p>
<p>5.No applications have been identified by the Council's Heritage Team over the monitoring period with an outstanding objection from the Council's Heritage Team, Cadw or GGAT.</p> <p>The trigger has not been initiated and it is considered the current the LDP policies that protect the historic environment are functioning effectively. 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.</p>
<p>Recommendation</p>
<p>1. No action required at present. Continue to monitor.</p>
<p>2. No action required at present. Continue to monitor.</p>
<p>3. No action required at present. Continue to monitor.</p>
<p>4. No action required at present. Continue to monitor.</p>
<p>5. No action required at present. Continue to monitor.</p>

*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, and while work has been undertaken to try to find alternative sources of information, 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 seventh SA monitoring period since the adoption of the LDP, it is compared to the previous six AMRs and highlights 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 from a frequent and regular bus service 	<ol style="list-style-type: none"> 1. 21.9km** 2. 16.7%** 3. 56.9%***** 4. Main Towns: 54.2%, Severnside: 32.7%, RSS: 2.6%, Rural General: 10.5% 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 was 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 56.9% of the Monmouthshire workforce remaining in their own area for work. This figure has decreased by 3.2% 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 54.2% of the overall figure (419). The Severnside Settlements accounted for a total of 32.7% of completions, an increase compared with the previous monitoring period (24.43%). The Rural Secondary Settlements accounted for 2.6% of completions and the Rural General area, which incorporates figures from the Main Villages, accounted for 10.5%. The Policy Analysis in Section 5 relating to the Spatial Strategy provides full analysis of this indicator.</p> <p>5. One major* scheme was approved over the monitoring period. This related to the SAH11(xiv)(a) site South of Minor Road in Shirenewton which received outline approval for 11 dwellings. The above scheme is located immediately south of a bus stop and a frequent and regular bus</p>

Headline	Objective	SA Indicators	Data	Commentary
		(+)(includes residential, employment, retail and leisure permissions only)'		<p>service between Cwmbran and Chepstow. The previous AMR recorded 66.6%, however, this involved three applicable applications where two were within a 10-minute walk of a frequent bus service, compared to just one application this period resulting in the 100% rate. This indicator will continue to be monitored.</p> <p>Continue to monitor SA objective.</p>
Housing	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. Annual level of housing completions monitored against the Average Annual Requirement (AAR)***** 5. Total cumulative completions monitored against the cumulative requirement (Cumulative AAR)***** 	<ol style="list-style-type: none"> 1. 468 per year over 5 Year Period (2020 base date) 2. 71 3. 348 4. -31 units 5. -1500 units 6. 1 granted permission with a density of 16 dwellings per hectare. 7. 0 dwellings permitted, 183 completed 8. 0 9. See table in commentary section 	<ol style="list-style-type: none"> 1. The Local Housing Market Assessment (LHMA) 2020-2025 uses a different methodology to that used to provide evidence for the LDP. The results, therefore, are not directly comparable. The 468 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 social rent need is 319.61 per year, Low Cost Home Ownership is 115.20 per year and Intermediate Rent is 33 per year. Low cost homeownership need will be addressed through a variety of mechanisms including S106 contributions on new build housing schemes negotiated by the Council. Other initiatives include the government's Help to Buy and Rent to Own schemes as well as LCHO resales. 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. 2 – 3. There were 71 affordable home completions and 348 market dwelling completions over the monitoring period.

Headline	Objective	SA Indicators	Data	Commentary
		<p>6. Density of housing permitted on allocated sites (SAH1 – SAH10)</p> <p>7. The number of dwellings permitted and completed on strategic sites as identified in policy S3.</p> <p>8. Number of affordable dwellings built through rural exception schemes</p> <p>9. Number of dwellings provided in accordance with the settlement hierarchy set out in Policy S2</p>		<p>4 - 5 During the previous AMR period the Welsh Government announced changes to the monitoring of housing delivery. The changes removed the five-year housing land supply policy and replaced it with a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP and agreed with the Housing Stakeholder Group, would be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports. Two indicators were included for the first time in the previous AMR, these replaced the previous indicator which measured the five-year housing land supply. The first of these indicators measures the annual level of housing completions monitored against the Average Annual Requirement (AAR). In 2020-2021 this figure was -31 dwellings (-6.9%). The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). In 2020-2021 this figure was -1500 dwellings (-33.3%). The Policy Analysis in Section 5 relating to the Housing Provision provides a full analysis of the new indicators.</p> <p>6. One site was granted permission over the current monitoring period. The Cwrt Burrium, Usk (SAH10(i)) site was allocated in the LDP for 20 dwellings on an original site area of 0.66ha. The application has been subject to significant amendment following its original submission in March 2018 for 18 dwellings. Following consultation and discussion with the Council's Flood Risk Management Team it was concluded that the lower portion of the site was not suitable for development. This was due to overriding concerns with regard to the level of flood risk. Accordingly, the site boundary has been reduced to approximately 0.4 hectares with 7 dwellings proposed, equating to 16</p>

Headline	Objective	SA Indicators	Data	Commentary															
				<p>dwelling per hectare. The Policy Analysis in Section 5 relating to the Housing Provision provides a full analysis of this indicator.</p> <p>7. There has been a decrease in the number of completions on strategic sites over the monitoring period (183 completions 2020-2021) compared to the previous AMR (219 completions 2019 – 2020). The majority of strategic site completions (83) relate to the SAH1 Deri Farm site. Other completions were as follows; SAH5 Rockfield Farm, Undy (41), SAH7 Sudbrook Paper Mill (28), SAH3 Fairfield Mabey, Chepstow (18) and SAH4 Wonastow Road, Monmouth (13).</p> <p>8. No rural exception schemes were permitted or completed over this monitoring period. 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.</p> <p>9. The table below provides a breakdown of the 419 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="1205 1171 1899 1383"> <thead> <tr> <th></th> <th>2020 – 2021</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Main Towns</td> <td>54.2%</td> <td>41%</td> </tr> <tr> <td>Sevenside</td> <td>32.7%</td> <td>33%</td> </tr> <tr> <td>Rural Secondary</td> <td>2.6%</td> <td>10%</td> </tr> <tr> <td>Rural General</td> <td>10.5%</td> <td>16%</td> </tr> </tbody> </table>		2020 – 2021	Target	Main Towns	54.2%	41%	Sevenside	32.7%	33%	Rural Secondary	2.6%	10%	Rural General	10.5%	16%
	2020 – 2021	Target																	
Main Towns	54.2%	41%																	
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Rural General	10.5%	16%																	

Headline	Objective	SA Indicators	Data	Commentary
				Continue to monitor SA objective.
Health, safety & security	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. 0 ha.	1. 0 ha of additional open space was approved as a result of planning permissions over the monitoring period. This data is collected from the Development Management statutory returns and excludes any outline applications or applications awaiting the signing of S106 agreements. This is a substantial decrease on the previous monitoring period (12.7ha) and is primarily due to a decrease in planning permissions due to the majority of allocated sites already having planning permission and the LDP reaching the latter stages of the Plan period. Other factors include the Covid-19 lockdown and the restrictions that were in place throughout the monitoring period. Continue to monitor SA objective.
Community	To support and promote the distinctive character of local communities and community cohesion	1. Number of community and recreation facilities granted planning permission (+) 2. Amount of community and recreation facilities lost to other uses. 3. Amount of public open space / playing fields lost to development which is	1. 3 2. 1 3. 0ha	1. Three planning applications were granted planning permission for community and recreation uses over the monitoring period. Two of the three applications relate to recreation uses and one to community uses. One of the applications relates to the change of use of unused land to a community park and local equipped area for play (LEAP), another to a community shop and café and the final one to a change of use of a former railway line to a footpath and cycle route. This represents a decrease in the number of community / recreation facilities granted (2018-2019; 8, 2019-2020; 12) and therefore does not meet the desired direction of change but could be reflective of the general reduction in planning permissions approved throughout the monitoring period and the impact the Covid-19 lockdown and associated restrictions has had on schemes. For further detail refer to

Headline	Objective	SA Indicators	Data	Commentary
		not allocated in the development plan		<p>the Policy Analysis in Section 5 relating to Community and Recreation Facilities.</p> <p>2. There has been a loss of one community facility over the period monitored. The loss was in relation to the conversion of a public house in Chepstow into a new residential property. While the data collected indicates that the community facility was lost to alternative uses over the monitoring period and subsequently the trigger for this indicator has been met, the 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>3. During the monitoring period no permissions were granted on areas of open space not allocated for development in the LDP. 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 nature conservation	<p>1. Developments permitted that cause harm to the overall Nature Conservation value of locally designated sites (-)</p> <p>2. Number of new developments delivering habitat</p>	<p>1. 0 applications</p> <p>2. 0</p> <p>3. 0. ha ancient woodland potentially lost to development</p> <p>4. 1</p>	<p>1. There were no applications granted over the monitoring period that will cause harm to the overall Nature Conservation value of locally designated sites. For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p> <p>2. There were no developments permitted to specifically deliver habitat creation and restoration during the monitoring period.</p>

Headline	Objective	SA Indicators	Data	Commentary
	interests wherever they are found	<p>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>		<p>3. No ancient woodland was lost as a result of applications approved over the monitoring period. This is a reduction on the previous two AMRs (2018/19; 0.0125ha and 2019/20; 0.05ha) and therefore the desired direction of change has been met. This indicator will continue to be monitored closely in the next AMR.</p> <p>4. There was 1 development permitted within internationally / nationally important nature conservation areas during the monitoring period, which was located in the Wye Valley, Lesser Horseshoe Site of Special Scientific Interest (SSSI). The proposal was justified on the basis that Habitats Regulations Assessments (HRA) and detailed surveys had been undertaken to inform the assessment of impact of the scheme, which was fully mitigated against and conditioned on the consent granted. 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 character of the landscape, including its contribution to the setting and character of settlements	1. Number of trees protected by TPOs lost to development (-)	1. 1 tree protected by TPOs lost.	<p>1. 1 Tree Preservation Order tree was lost to development over the monitoring period. This is an increase when compared to the previous AMR (0 trees).</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
Built Environment	To maintain and enhance the built environment for both its visual character and distinctiveness and to create a better living environment.	<ol style="list-style-type: none"> 1. Planning permission granted for renewable and low carbon energy development. 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 2020-2021 monitoring period) 3. Sample of planning applications granted for developments with the potential for significant design / environmental implications. 	<ol style="list-style-type: none"> 1. 1 2. 0 3. N/A 	<ol style="list-style-type: none"> 1. One application was approved for on-site renewable energy generation during the monitoring period. This scheme related to an application for the erection of a ground mounted solar PV renewable energy generation system on a farm to the south of Devauden. This compares to a total of six schemes in the previous AMR. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk. 2. No schemes incorporating on-site renewable energy generation were completed over the monitoring period. This represents a decrease in comparison to past AMRs, however, it should be noted that since the Plan's adoption in 2014, a total of 11 schemes incorporating on-site renewable energy have been completed and are operational. 3. Unfortunately the Planning Committee design tour did not take place during the monitoring period due to the impact of the Covid- 19 pandemic. <p>Continue to monitor SA objective.</p>
Historic heritage	Understand, value, protect and restore, where necessary, the historic cultural heritage of the	<ol style="list-style-type: none"> 1. Number of listed building and historic sites (-) 2. Sample of planning applications granted 	<ol style="list-style-type: none"> 1. Listed Buildings: 2148, Scheduled Ancient Monuments: 	<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.

Headline	Objective	SA Indicators	Data	Commentary
	area, including features of the built and semi-natural environment	<p>for developments with the potential for significant impact on buildings of historic / archaeological interest, scheduled ancient monuments and conservation areas adversely affected by development.</p> <p>3. Number of conservation areas with an up-to-date character appraisal</p>	<p>164, Historic Parks & Gardens: 45, Archaeological Sensitive Areas: 10 and Landscapes of Historic Importance: 3</p> <p>2. N/A</p> <p>3. 19 up to date Conservation Area character appraisals.</p>	<p>2. Unfortunately, the Planning Committee design tour did not take place during the monitoring period due to the impact of the Covid-19 pandemic.</p> <p>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> <p>Continue to monitor SA objective.</p>
Air	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere to protect from climate change	<p>1. Number of locations where air quality exceeds objective levels per annum (-)</p> <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</p>	<p>1. 0</p> <p>2. 81.4%**</p> <p>3. 16.7%**</p>	<p>1. The annual objective level of nitrogen dioxide was not exceeded in in 2020. This reflects the impact that the Covid-19 pandemic has had on traffic flows in Monmouthshire. For the fifth year running there was no exceedance in Usk. This represents an improvement since the previous monitoring period and reflects the impact of the pandemic. 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</p>

Headline	Objective	SA Indicators	Data	Commentary
		transport, walking or cycling (+)		<p>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, surface and coastal waters	<p>1. % of rivers reaching 'good' water quality status (+)</p> <p>2. Proportion of allocated sites and all other developments of over 10 dwellings/1ha that incorporate SuDS (+)</p>	<p>1. 32%***</p> <p>2. 2 of 5</p>	<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 status'. In the latest (interim) 2018 Water Framework Directive Classification, 32% of rivers in Monmouthshire achieve Good status.</p> <p>3. Of the 5 applications permitted, 2 incorporated SuDS. Both of these applications related to residential schemes, 1 for 24 close care (C2) units on the Westgate (SAE1d) allocated employment site and the other for 11 dwellings at the SAH11(xiv)(a) site in Shirenewton. The sites include landscaping, permeable paving detention basins as SuDS measures.</p> <p>4.</p> <p>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 decreased since the previous monitoring period where there were 10 such schemes permitted. The proportion of schemes that incorporate SuDS has remained at 40% the same as the previous AMR compared to 23% in the 2018/19 AMR. This increase is likely to be due to the new</p>

Headline	Objective	SA Indicators	Data	Commentary
				<p>regulations which came into effect in January 2019. 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 available including potable water supplies, and ground water and river levels	<p>1. Proportion of groundwater bodies reaching 'good' quantity status (+)</p>	<p>1. 100%***</p>	<p>1. Monmouthshire sits within three groundwater bodies, the Usk Devonian Old Red Sandstone (ORS), Wye Secondary Devonian ORS and 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 six monitoring periods. The next classification will nevertheless be produced for the updated River Basin Management Plans and should be produced in time for the next AMR.</p> <p>Continue to monitor SA objective.</p>
Flood risk	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>1. 0</p> <p>2. 2 of 5</p> <p>3. 0***</p>	<p>1. No applications have been granted planning permission contrary to TAN15 requirements in either Zone C1 or C2 floodplain over the monitoring period. This replicates the results of the previous monitoring period.</p> <p>2. Of the 5 applications permitted, 2 incorporated SUDS. Both of these applications related to residential schemes, 1 for 24 close care (C2) units on the Westgate (SAE1d) allocated employment site and the other for 11 dwellings at the SAH11(xiv)(a) site in Shirenewton. The sites include landscaping, permeable paving detention basins as SuDS measures.</p>

Headline	Objective	SA Indicators	Data	Commentary
		<p>3. Instances where rivers experienced summer low flow (-)</p>		<p>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 decreased since the previous monitoring period where there were 10 such schemes permitted. The proportion of schemes that incorporate SuDS has remained at 40% the same as the previous AMR compared to 23% in the 2018/19 AMR. This increase is likely to be due to the new regulations which came into effect in January 2019. 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 2020 to 31st March 2021. 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, flows fell below Q95 at 2 of the 3 monitoring stations, namely, at the River Wye and the River Usk. At the River Wye monitoring station flows were below the Q95 for 17 days and at the River Usk monitoring station for 2 days. In the previous AMR (2019-2020) all three monitoring stations recorded flows above Q95.</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. 64.60%****</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 2019 – 2020 period which suggests 64.6% of Monmouthshire’s total household waste was recycled or composted (based on municipal waste collected/generated as per the indicator). This has increased since the previous AMR which indicated 61.6% 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>3. 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. 71.7%</p> <p>2. 11.7ha</p> <p>3. 28.2dpha</p> <p>4. 0ha</p>	<p>1. A total of 21.002ha hectares of development was permitted over the monitoring period, 15.052ha of which was located on greenfield sites. This equated to 71.7% of all development (excluding householder, conversions and agricultural buildings) as being permitted on greenfield land. The amount of greenfield land permitted for development is lower than the previous three monitoring periods (2019-2020; 19.79ha (79%) ,2018-2019; 25.27ha (87.1%), 2017-2018; 32.12ha (59.8%).</p> <p>The Council will continue to monitor this indicator to determine the effectiveness of the policy framework relating to this issue.</p> <p>2. Over the monitoring period 27 permissions were granted on greenfield land not allocated for development in the LDP, totalling 11.7 hectares. This is a decrease on the last AMR (18.27ha) and is the third lowest amount of non-allocated greenfield land permitted. (2014-15: 26ha, 2015-16: 44.6ha, 2016-17: 16.5ha, 2017-18: 8.98ha, 2018-19: 9.71ha, 2019-20: 18.27ha). 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 28.2 dwellings per hectare. This figure is higher than the previous two AMRs 23.65 dpha (2019-2020) and 27.95 dpha (2018-2019). However, it is lower than the2017-2018 AMR (29.1 dpha). Whilst the figure is also higher than the first three AMRs which recorded 23.5 dpha (2016-2017) 22 dpha (2015-2016) and 21 dpha (2014 - 2015), it is noted that this year's result is based on only one application as only</p>

Headline	Objective	SA Indicators	Data	Commentary
				<p>one site of over 10 dwellings was granted permission over the monitoring period.</p> <p>4. No agricultural land at Grade 3a and above has been lost to major development over the monitoring period.</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 2020-2021 monitoring period)	1. 0	<p>1. No schemes incorporating on-site renewable energy generation were completed over the monitoring period. This represents a decrease in comparison to past AMRs, however, it should be noted that since the Plan's adoption in 2014, a total of 11 schemes incorporating on-site renewable energy have been completed and are operational.</p> <p>Continue to monitor SA objective.</p>
Employment	Provide a range of jobs within Monmouthshire that help meet the needs of the resident workforce	1. Net employment land supply/ development and take-up of employment land (+) 2. Amount of employment land lost to non-employment uses	1. Supply 40.16ha, Take-up 0.3803ha 2. 1.21ha 3. 56.9%***** 4. 21.9km** 5. Abergavenny: 7.6%,	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 0.3803ha over the monitoring period. The take-up ⁹ is lower than the last AMR (3.7364ha) and is similar to the take up recorded in 2014-15. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.

⁹ 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
		<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>Caldicot:13.4%, Chepstow: 13.5%, Monmouth: 15.4%, Magor: 0%, Raglan: 9.1%, Usk: 9.8%</p>	<p>2. Four applications were granted during the monitoring period that related to the loss of B uses on allocated or protected employment sites (SAE1 & SAE2) which was a loss of 1.21ha. 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 56.9% of the Monmouthshire workforce remaining in their own area for work. This figure has decreased by 3.2% 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 average travel to work distance was 21.9km at the time of the 2011 Census. 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 towns and local centres all increased with the exception of Usk (9.8%), Magor (0%) and Raglan (9.1%). The other vacancy rates include Abergavenny (7.6%), Caldicot (13.4%), Chepstow (13.5%), Monmouth (15.4%). The increase in vacancy rates is likely a result of the Covid-19 pandemic, however with the exception of Monmouth all other Central Shopping Areas remain below the GB High Street vacancy rate of 13.7% in December 2020 (Local Data Company). For full details refer to the Retail Policy Analysis in Section 5.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary																																																								
Wealth creation	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>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/</p>	<p>1. See table in commentary section</p> <p>2. Main Towns: 0.30ha, Severnside: 3.47ha, RSS: 0ha, Rural General: 1.27ha</p> <p>3. See table in commentary section.</p> <p>4. 56.9%*****</p> <p>5. 19,000*****</p> <p>6. 19,600*****</p> <p>7. £81.16 Million *****</p> <p>8. 8</p> <p>9. 14</p> <p>10. 3</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"> <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> <tr> <td>SAE1e</td> <td>Ross Road, Abergavenny</td> <td>B1/B2</td> <td>1.5</td> </tr> <tr> <td>SAE1f</td> <td>Newhouse Farm, Chepstow</td> <td>B2/B8</td> <td>4.0</td> </tr> <tr> <td>SAE1g</td> <td>South Woodside, Usk</td> <td>B1</td> <td>1.3</td> </tr> <tr> <td>SAE1h</td> <td>Pill Row, Caldicot</td> <td>B1/B8</td> <td>1.0</td> </tr> <tr> <td>SAE2w</td> <td>Wales One, Magor</td> <td>B1/B2/B8</td> <td>0.57</td> </tr> <tr> <td>SAH2</td> <td>Crick Road, Portskewett</td> <td>B1</td> <td>1.0</td> </tr> <tr> <td>SAH3</td> <td>Fairfield Mabey, Chepstow</td> <td>B1</td> <td>0.65</td> </tr> <tr> <td>SAH4</td> <td>Wonastow Road, Monmouth</td> <td>B1</td> <td>2.78</td> </tr> <tr> <td>SAH5</td> <td>Rockfield Farm, Undy</td> <td>B1</td> <td>2.0</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	1.3	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	SAE2w	Wales One, Magor	B1/B2/B8	0.57	SAH2	Crick Road, Portskewett	B1	1.0	SAH3	Fairfield Mabey, Chepstow	B1	0.65	SAH4	Wonastow Road, Monmouth	B1	2.78	SAH5	Rockfield Farm, Undy	B1	2.0
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		<p>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>2. The Severnside area accounted for the majority of permissions relating to employment over the monitoring period equating to 3.47ha. The Rural General settlements followed with 1.27ha and then the Main Towns with 0.30ha. 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. The largest proportion of employment floorspace for B use classes permitted related to Manufacturing. 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="1207 778 2033 1139"> <thead> <tr> <th data-bbox="1207 778 1807 820">Sector</th> <th data-bbox="1807 778 2033 820">Size(ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1207 820 1807 861">Manufacturing</td> <td data-bbox="1807 820 2033 861">3.13ha</td> </tr> <tr> <td data-bbox="1207 861 1807 940">Wholesale & retail trade; repair of motor vehicles and motor cycles</td> <td data-bbox="1807 861 2033 940">0.1ha</td> </tr> <tr> <td data-bbox="1207 940 1807 1018">Transport & storage; information and communication</td> <td data-bbox="1807 940 2033 1018">0.61ha</td> </tr> <tr> <td data-bbox="1207 1018 1807 1139">Real estate activities; Professional, scientific and technical activities; Administrative and support service activities</td> <td data-bbox="1807 1018 2033 1139">1.20ha</td> </tr> </tbody> </table> <p>4. The Welsh Government travel to work statistics identify 56.9% of the Monmouthshire workforce remaining in their own area for work. This figure has decreased by 3.2% 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>	Sector	Size(ha)	Manufacturing	3.13ha	Wholesale & retail trade; repair of motor vehicles and motor cycles	0.1ha	Transport & storage; information and communication	0.61ha	Real estate activities; Professional, scientific and technical activities; Administrative and support service activities	1.20ha
Sector	Size(ha)													
Manufacturing	3.13ha													
Wholesale & retail trade; repair of motor vehicles and motor cycles	0.1ha													
Transport & storage; information and communication	0.61ha													
Real estate activities; Professional, scientific and technical activities; Administrative and support service activities	1.20ha													

Headline	Objective	SA Indicators	Data	Commentary
				<p>5 – 6. The 2020 Welsh Government Commuting Statistics identified a total of 19,000 commuting into Monmouthshire and 19,600 out of Monmouthshire. The level of in-commuting has increased marginally since the previous monitoring period (2019 – 2020: 18,900) with the level of out-commuting increasing significantly (2019 – 2020: 17,700), resulting in a net outflow of commuters. 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. The Economy and Enterprise Policy Analysis in Section 5 provides a further breakdown of this information.</p> <p>7.The Monmouthshire STEAM report (2020) identified the total annual tourism expenditure as £81.16 Million over the 2020 period. This compared to £244.99 Million over the 2019 period, equating to a 67.7% decrease. Whilst this is a significant decrease since the previous period, this reflects the impact that the Covid-19 pandemic has had on the tourism and hospitality industries, which will be reflected nationwide.</p> <p>8. A total of 8 applications relating to rural diversification/enterprise were approved during the monitoring period. 6 of the applications were approved as rural enterprise schemes and 2 applications as rural diversification of existing farmsteads. Full details of which can be found in the Rural Enterprise Policy Analysis in Section 5.</p> <p>9 – 10. A total of 14 tourism schemes were approved over the monitoring period all of which were tourist accommodation facilities. These included 5 conversions to holiday lets, an extension to an</p>

Headline	Objective	SA Indicators	Data	Commentary
				<p>existing hotel in Wyesham, Monmouth, 6 glamping sites and 2 change of use applications.</p> <p>Three planning applications were approved which involved the loss of tourism facilities over the monitoring period. Two of the applications related to the removal of holiday let conditions and the third to the change of use of an existing hotel in Pandy to 2 dwellings. 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 (2019)

*****Monmouthshire STEAM Report (2019)

***** This is one of two new indicators that have been added to replace the previous five-year housing land supply indicator, to reflect the requirements of the Development Plans Manual (March 2020) following the revocation of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015)

7 Conclusions and Recommendations

- 7.1 This is the seventh AMR to be prepared since the adoption of the Monmouthshire LDP. As the LDP has been operational for seven 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.
- 7.3 Overall, the plan is working effectively with the majority of the monitoring targets being achieved, although this is down slightly on last year’s AMR. There has also been a slight increase in the number of indicators that have not achieved the target this year, but there is an appropriate justification, and no concerns are raised. However, there has also been an increase in ‘red’ ratings recorded during the current monitoring period, compared to the 2019-20 AMR (3 compared to 1 red rating in 2019-20). This is due to the increase in vacancy rates in the towns of Abergavenny and Monmouth. Further commentary is provided below.

Targets / monitoring outcomes* are being achieved	54
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	29
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 or no applicable data	5

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

Key Findings

7.4 Information collected through the monitoring process indicates that the majority of 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: green

Strategy and Housing

- Six of the seven LDP allocated strategic housing sites have achieved consent since the Plan's adoption with an application under consideration on the seventh at Vinegar Hill, Undy.
- Progress has also been made with permission granted for seven dwellings on the Rural Secondary SAH10(i) – Cwrt Burrium, Usk site and Main Village Allocation SAH11(xiv)(a) – Land east Shirenewton for 11 units (including land adjoining the allocation). Reserved matters were also approved on SAH11(ix)(a) – Land to rear of the Carpenter's Arm, Llanishen for 8 dwellings.
- Progress continues to be made towards the implementation of the spatial strategy, with 52% of completions coming forward on allocated sites. Large windfall sites accounted for 29% of completions and small sites accounted for the remaining 19%. Permissions granted for residential units also remained within the target range for the County's most sustainable main towns, albeit based on fewer permissions.

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.
- A planning application to vary the B use classes allowed on allocated SAE1 site at Gwent Euro Park has been approved, increasing the flexibility and marketability of the site.
- There has been progress in terms of employment permissions within the County, with a further nine permissions granted for a range of B use class employment uses on protected employment sites (SAE2) and elsewhere in the County, for example as rural diversification and rural enterprise schemes providing employment opportunities in a range of sectors (8 applications approved).
- The Council approved proposals for 14 tourism related applications, ranging from holiday lets and hotels to glamping facilities. Comparison with previous AMRs demonstrates that the number of tourism schemes approved during the current monitoring period remains at a positive level. 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 the centres of Magor and Usk have decreased since the previous monitoring period, with Raglan remaining at the same level.

- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the Primary Shopping Frontages SPG.
- Three planning applications were approved for community and recreation uses during the monitoring period. These involved a community park and play area, a change of use of a former railway line to a cycle way and footpath and a community shop, café and teaching kitchen.

Environment

- A total of 21.002ha of development was permitted over the monitoring period, of which 6ha was located on brownfield sites. This equated to 28.3% of all development (excluding householder, conversions and agricultural buildings) and is an increase on last year's figure of 21%. The ratio between greenfield/brownfield development is reflective of the limited brownfield land available within the County for development.
- No new applications have resulted in the loss of open amenity space or harm to the overall nature conservation value of locally designated sites.
- No applications have been granted planning permission contrary to TAN15 requirements in either Zone C1 or C2 floodplain over the monitoring period.
- One application was recorded for a small-scale solar array during the monitoring period. It is important to note, however, the monitoring does not include householder schemes and the majority of smaller scale renewable energy schemes fall under permitted development and therefore are not picked up by the planning system.
- 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.

7.5 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.

7.6 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

- 419 dwellings were built during the monitoring period (348 general market and 71 affordable). Whilst this trigger has been met as completions have been 10% less than the LDP strategy build rate for two consecutive years, completions recorded over the past three monitoring periods have been significantly higher than those

achieved in the early years of the Plan period, reflecting the progression of the LDP strategic sites in recent years.

- The number of new dwellings permitted during the monitoring period at 86 dwellings is notably lower than the previous three years, from 1,238 in 2017 - 2018, 598 in 2018 – 2019, 251 in 2019 – 2020. This decrease is due to a combination of factors but is primarily due to the majority of allocated sites already having planning permission and the LDP reaching the latter stages of the Plan period. Other factors include the Covid-19 lockdown and the restrictions that were in place throughout the monitoring period. The introduction in January of the new measures to control phosphate levels in the River Usk and River Wye Catchment areas, which cover a large proportion of the County has also started to impact on permission numbers.
- The remaining allocated strategic housing site at Vinegar Hill, Undy is yet to obtain planning permission. However, whilst initial progress has been slow, the developer (Bovis) has submitted a hybrid application (DM/2019/01937) for 155 dwellings, 72 dwellings as a full application and 83 dwellings as outline. The Housing Trajectory prepared in conjunction with the Housing Stakeholder Group schedules the site to commence in the next monitoring period with completions anticipated in 2022/23.
- The proportion of new residential permissions in the Severnside settlements was lower than the identified target. There is one further strategic housing allocation in Severnside yet to receive planning permission - Land at Vinegar Hill, Undy. The determination of this application in the next monitoring period may result in a higher proportion of permissions in the next AMR.
- The proportion of residential completions in the Main Towns were higher than the identified LDP target. This is, however, primarily attributable to the delivery of allocated sites. Notable contributions came from the Wonastow Road site (SAH4) in Monmouth, the Deri Farm (SAH1) and Coed Glas sites (SAH9) in Abergavenny and the Fairfield Mabey (SAH3) site in Chepstow. Two windfall sites in Abergavenny also made contributions to the overall completion rate. However, completions within the Severnside area, Rural Secondary Settlements and Rural General areas all remained within the acceptability range indicating that overall, the housing is being delivered in accordance with the spatial strategy.
- The total number of affordable dwelling completions recorded over the six years of the Plan's adoption (495 units) remains below the required delivery target of 672 affordable units for the same period.
- The proportion of affordable dwellings permitted on sites of 5 or more in the County's Main Towns and Rural Secondary Settlements has not met the target of 35%, achieving a rate of 23.5% this year. This is however, only based on two applications and will continue to be monitored.
- While there has been some progress with the Main Village allocations (total of 47 affordable dwelling permissions and 21 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

Allocations have progressed during the monitoring period (SAH11(xiv)(a) – Land east Shirenewton for 11 units (including land adjoining the allocation) and reserved matters on SAH11(ix)(a) – Land to the rear of the Carpenter’s Arms, Llanishen for 8 dwellings.

Economy and Enterprise

- Four applications were granted relating to the loss of B use on allocated (SAE1) or protected (SEA2) accounting for a loss of 1.2ha. Three applications related to units or land on protected employment sites (SEA2) and involved the change of use to D2 (gym), Sui Generis community use and Sui Generis use related to the A465 Heads of the Valley Road construction. The fourth related to the approval of a care home on an allocated SAE1 site, justified due to the jobs generated and it being a needed facility in the County.
- Three applications were permitted during the monitoring period relating to the loss of tourism facilities, two of which related to the removal of holiday let conditions to residential use and the third to the change of use of a hotel to two dwellings. All proposals were, however, considered to be justified within the context and requirements of the LDP policy framework.

Retail and Community Facilities

- Vacancy rates in the central shopping areas of Caldicot and Chepstow have risen. However, the increases do not raise any immediate concerns with the vitality and viability of the centres.
- No new additional retail floorspace was permitted within a town/local centre during the monitoring period. As one application for a community shop, café and teaching kitchen was approved, which involved 30sqm of retail floorspace outside a defined centre, the trigger for this indicator has been met. However, given the scale and community benefits associated with the application there are not considered to be any concerns with the implementation of the retail policies.
- One community facility has been granted permission to an alternative use during the monitoring period. However, the loss is justified within the context and requirements of the LDP policy framework.

Environment

- Approximately 11.7ha of land was permitted on non-allocated greenfield land during the monitoring period. This is a decrease on last year’s figure; however, this remains above the target of no loss of non-allocated greenfield land. In each case, however, the loss was considered justified within the context and requirements of the LDP policy framework at the time of decision making.

7.7 Notwithstanding the above, the information collected through the monitoring process has identified two key policy indicator targets that are not progressing as intended

(red traffic light rating). This relates to vacancy rates in Abergavenny and Monmouth and overall housing completion figures:

Retail and Community Facilities

- As increased vacancy rates have occurred for two consecutive years in the central shopping areas of Abergavenny and Monmouth the trigger for this indicator has been met.

Strategy and Housing

- Housing completion rates represent an under delivery of -1,500 units (33.3%) for the Plan period when measured against the newly introduced cumulative annual average requirement (AAR).

- 7.8 As discussed in the policy analysis section, Welsh Government announced changes to the way in which housing delivery is to be monitored last year. The changes remove the five-year housing land supply policy and replace it with a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP and agreed with the Housing Stakeholder Group, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports. The way in which this should be undertaken is set out in the Development Plans Manual (DPM) (Edition 3) (March 2020).
- 7.9 Accordingly two indicators were added to last year's AMR, which replace the previous indicator which measured the five-year housing land supply. The first of these indicators measures the annual level of housing completions monitored against the Average Annual Requirement (AAR). Whilst the Plan under delivered in the early years of the Plan period, in the most recent monitoring periods housing completions have been much closer to the AAR, -7 units (-1.6%) in 2018/19 and - 94 units (-20.9%) in 2019/20 and -31 units (-6.9%) in 2020/21. This is due in main to the speed with which the strategic sites have come forward. Of the 7 strategic sites, 6 now have planning permission so it is likely that completions will be more in line with the AAR going forward. However, the trigger for Plan review has been met in previous AMRs and work on the Replacement Local Development Plan is progressing.
- 7.10 The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). There has been under delivery of cumulative completions since the beginning of the Plan period of -1,500 units and so the trigger has been met. However, in more recent AMRs the % under delivery has steadily declined as the strategic sites have come forward. This shortfall is largely attributable to the lead in period of the strategic housing sites. The analysis discussed in relation Policy S2 – Housing Provision and S3 – Strategic Housing Sites shows that in the early years of the LDP the majority of completions were from existing commitments from the previous Plan. In recent years, however, as the Strategic Sites

have gained permission their contribution to total completions has increased and are projected to meet or exceed the annual average requirement over the next 4 years as the remaining sites build out, reducing the shortfall.

- 7.11 As evidenced in the AMR, continued progress is being made in bringing the LDP allocated sites forward, with six of the seven strategic sites now having planning permission and the submission of an application on the seventh at Vinegar Hill, Undy. Three of the seven sites are under construction (Deri Farm, Abergavenny, Farifield Mabey, Chepstow and Subrook Paper Mill, Sudbrook) and one site is complete (Wonastow Road, Monmouth). This demonstrates that the strategic sites are deliverable, however, their slower than anticipated delivery rate has obvious implications for the delivery of the housing requirement and reinforces the need to progress with the RLDP.
- 7.12 Given the importance attached to the supply of housing land, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018. The latest position on the RLDP is discussed below in the recommendations section.

Supplementary Planning Guidance (SPG)

- 7.13 SPG preparation/adoption will continue in the next monitoring period as appropriate. Resources will, however, be focused on the Replacement Plan.

Sustainability Appraisal (SA) Monitoring

- 7.14 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.
- 7.15 Some of the most notable findings specific to the SA during the current monitoring period include:
- One major new development¹⁰ was approved during the monitoring period – SAH11(xiv)(a) South of Minor Road, Shirenewton. This site is located within a 10-minute walk from a frequent and regular bus service.
 - One Tree Preservation Order Tree was lost to development the monitoring period. This is an increase on last year's AMR.
 - The annual objective level of nitrogen dioxide was not exceeded during the monitoring period, reflecting the reduction in traffic flows as a result of Covid-19.

¹⁰ 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.

- Two of the five proposals permitted on LDP allocated sites and sites of over 10 dwellings/1ha incorporated Sustainable Urban Drainage Systems (SUDS)¹¹ into the scheme. The proportion of schemes that incorporate SuDS has remained at 40% the same as the previous AMR.
- Water flow levels fell below the summer flow level at two of the three monitoring stations. The River Wye for 17 days and River Usk for 2 days. The River Monnow remained above the summer flow level.
- 64.9% of Monmouthshire's total household waste was recycled or composted. This has increased marginally since the previous AMR which indicated 61.60% was recycled or composted.
- No agricultural land at Grade 3a and above has been lost to major development over the monitoring period.
- The Monmouthshire STEAM report (2020) identified the total annual tourism expenditure as £81.16 Million over the 2020 period. This compared to £244.99 Million over the 2019 period, equating to a 67.7% decrease. Whilst this is a significant decrease since the previous period, this reflects the impact that the Covid-19 pandemic has had on the tourism and hospitality industries, which will be reflected nationwide.

Conclusions & Recommendations

- 7.16 Overall, the 2020-21 AMR indicates that good progress continues to be made in implementing many of the Plan's policies and that overall, the strategy remains sound. However, while progress has been made in relation to the Plan's Strategic Housing Sites, cumulative completion rates for the Plan period are lower than the Plan requirement and remain a matter of concern if the LDP objectives and housing needs of Monmouthshire's communities are to be met.
- 7.17 Given the importance attached to delivering and maintaining a constant supply of housing land, the Council resolved in May 2018 to commence work on a Replacement Local Development Plan (RLDP) for the County (excluding the area within the BBNP) which will cover the period 2018-2033.
- 7.18 The RLDP is being prepared in accordance with the Delivery Agreement, which was subject to a second revision in October 2020 to take account of delays in the Plan process as a result of Covid-19 and updated population projections published by Welsh Government. Following consultation on a revised set of Growth and Spatial options during January-February 2021 to take account of the updated population projections,

¹¹ 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*).

a revised Preferred Strategy was published for consultation for an eight-week period over July/August 2021.

- 7.19 The delays noted above have unavoidably delayed the preparation and programmed adoption of the RLDP, with consultation on the Deposit Plan scheduled for Autumn 2022 and adoption of the RLDP anticipated in late 2023. Serious concerns were raised in the last AMR in relation to the legislation in place at the time regarding the LDP expiry dates and the ‘drop dead date’ whereby the Adopted LDP ceases to have any weight at all after its end date of 31st December 2021, with no local planning policy framework to inform decision making. In September 2020, Welsh Government published a letter from the Minister for Housing and Local Government clarifying that the provisions in the Planning Wales Act 2015 regarding the period to which a plan has effect do not apply to LDPs adopted prior to 2016. Plans adopted prior to 4th January 2016, including the adopted Monmouthshire LDP, will remain the LDP for determining planning applications until replaced by a further LDP¹². This is welcomed clarification and ensures a policy framework remains in place while the RLDP progresses, providing a basis to determine planning applications for continued economic development and windfall opportunities.
- 7.20 However, the LDP has reached the end of its 15-year plan period with six of the seven strategic housing allocations now with planning permission. While these will continue to play an important role in housing delivery and completion rates in the short term as the sites build out, the reduction in dwellings permitted during the AMR period is cause for concern. The progression of the RLDP to provide a continued policy framework and mechanism for addressing the County’s key demographic and affordability issues is therefore a key priority of the Council.
- 7.21 The announcement during the monitoring period regarding phosphate water quality issues in the Usk and Wye Riverine SACs, also has implications for the ongoing delivery of development in the County. While the new measures have had a limited impact on permission levels during this monitoring period due to the January introduction date, concerns are raised with regards to the continued impact on permission levels during the next monitoring period. However, good progress is being made with addressing the phosphate issue and it is anticipated that solutions can be determined and agreed in the short term to facilitate the continued delivery of the LDP and the preparation of the RLDP. The Council is committed to seeking solutions to the phosphate issue and is in proactive discussions with the key organisations, including NRW, Welsh Government, DCWW and the development industry, to seek viable and timely solutions in the affected settlements. The situation will be kept under constant review.
- 7.22 With regards to the consecutive increased vacancy rates in the central shopping areas of Abergavenny and Monmouth, this may, in part reflect the impact of the Covid-19 pandemic on high streets across the UK, particularly given the loss of some national

¹² Welsh Government Letter – 24th September 2020 – <https://gov.wales/local-development-plan-ldp-end-dates-letter-local-authorities>

chains from the town centres. In response, recent WG guidance¹³ recognises that whilst retail development should continue to be focussed in town centres, retail and commercial centres should be enabled to operate as flexibly as possible. This will ensure that going forward retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services and cultural activities/functions, which support the needs of local communities. This approach should enable the planning system to be responsive, flexible and pragmatic to assist with the recovery from Covid-19. Any impacts from this on the County's town centres will be recorded in the next monitoring period.

- 7.23 In further support of town centres Welsh Government issued a letter in March 2021 setting out a number of temporary permitted development rights to allow change of use between A use class (retail and food and drink) to facilitate a flexible planning system to assist with the recovery of Covid-19.
- 7.24 Locally, the Council put in place a number of interim measures during the height of the Covid-19 pandemic, such as street café licences and prioritising pedestrian movements throughout the town centres to facilitate Covid-19 social distancing restrictions. The Council will consider opportunities to extend the necessary regulations to allow different trial measures to be considered alongside feedback from relevant stakeholders. In addition, the Council through its Regeneration team is exploring opportunities to secure a share of a Welsh Government Transforming Towns 'Placemaking' grant, as well as Transforming Towns Revenue Funding and the Transforming Towns Business Fund.
- 7.25 While the 2-year consecutive rise in vacancy rates in Abergavenny and Monmouth are of concern, all centres, except for Monmouth are below or broadly in line with the Great Britain High Street vacancy rate (13.7% December 2020, Local Data Company), indicating that Monmouthshire's town and local centres are in the main functionally effectively. However, the situation will be continued to be monitored as part of the AMR and the annual retail surveys.
- 7.26 Accordingly, the AMR recommends the following:
1. Continue to progress work on the RLDP. The next formal stage of RLDP involves consultation on the Preferred Strategy in Summer 2021.
 2. Continue to work with the relevant organisations to seek solution to the phosphate water quality issues in the Usk and Wye Riverine SACs.

¹³ Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery (WG, July 2020) - <https://gov.wales/planning-policy-covid-19-recovery> ; Welsh Government letter regarding temporary permitted development rights in town centres, 30 March 2021 - <https://gov.wales/coronavirus-covid-19-new-temporary-permitted-development-rights-support-economic-recovery-html>

3. Submit the seventh AMR to the Welsh Government by 31 October 2021 in accordance with statutory requirements. Publish the AMR on the Council's website.
4. Continue to monitor the Plan through the preparation of successive AMRs.

Appendix 1 – Timing and Phasing of Sites

Allocations

Settlement Tier / Settlement	Allocated Site Name	Total site capacity	Development (April 2021-December 2021)			Units beyond the plan period				
			Completions	U/C	2021-22*	2021-22**	2022-23	2023-24	2024-25	2025-26
Main Towns										
Abergavenny	Deri Farm (DC/2014/01360)	250	183	51	0	16	0	0	0	0
	Coed Glas (DC/2015/01587)	51	51	0	0	0	0	0	0	0
Chepstow	Fairfield Mabey (DM/2019/00001 & DM/2019/01960)	373	18	59	0	11	94	68	68	55
Monmouth	Wonastow Road (DC/2015/00390 & DC/2015/00392)	340	340	0	0	0	0	0	0	0
	Wonastow Road (remainder of site)	110	0	0	0	0	0	0	35	35
	Tudor Road Wyesham	35	0	0	0	0	0	0	15	20
Sevenside Settlements										
Portskewett	Crick Road (DM/2019/01041)	269	0	0	0	0	50	50	50	50

	Rockfield Farm (Phase 1)(DM/2018/01606)***	144	57	17	16	11	43	0	0	0
Magor Undy	Rockfield Farm (remainder of site) (DM/2016/00883(O/L))	122	0	0	0	0	17	35	35	35
	Land at Vinegar Hill (DM/2019/01937)****	155	0	0	0	0	15	40	40	40
	Land at Vinegar Hill (remainder of site)	70	0	0	0	0	0	0	0	0
Sudbrook	Former Paper Mill (DC/2015/01184)	210	124	14	16	10	40	6	0	
Rural Secondary Settlements										
Penperlleni	Land South of Usk Road (DC/2013/01001)	40	40	0	0	0	0	0	0	0
Maglan	Land at Chepstow Road (DM/2018/00769)(O/L)	45	0	0	0	0	20	25	0	0
Usk	Cwrt Burrium****	7	0	7	0	0	0	0	0	0
Main Villages										
Cross Ash	Land adj Cross Ash Garage (DM/2017/01335)	6	0	0	0	0	6	0	0	0
	Land adj Village Hall	10	0	0	0	0	0	0	0	0
Devauden	Land at Well Lane (DM/2018/01741)	15	0	0	5	2	8	0	0	0
Dingestow	Land South East (DM/2018/01404)	15	15	0	0	0	0	0	0	
Grosmont	Land to the west	15	0	0	0	0	0	0	0	0
Little Mill	Land to the north	15	0	0	0	0	0	0	15	0
Llanddewi Rhydderch	Land rear Village Hall	5	0	0	0	0	0	0	0	0
Llanellen	Land to the north west	15	0	0	0	0	0	0	0	0

Llanfair Kilgeddin	Land north (DM/2018/02001(O/L))	5	0	0	0	0	0	5	0	0
Llangybi	Land at Ton Road	10	0	0	0	0	0	0	10	0
Llanishen	Land rear Carpenters Arms (DM/2016/00415(O/L)) (DM/2019/02053)	8	0	0	0	0	8	0	0	0
	Church Road	5	0	0	0	0	0	0	0	0
Mathern	Land to the west	15	0	0	0	0	0	0	0	0
Penallt	Land south west (DM/2015/00606)	10	0	0	0	0	10	0	0	0
Pwllmeyric	Hill Farm	17	0	0	0	0	0	0	0	0
Phirenewton	Land to east (south of minor road) (DM/2018/02066(O/L))	11	0	0	0	0	0	0	11	0
Werngifford Pandy	Land adjacent	15	0	0	0	0	0	0	15	0

* LDP Plan period goes to December 2021 - figures include 9 months from April 2021 to December 2021

** LDP Plan period goes to December 2021 - figures include 3 months from January 2022 to March 2022

*** Original outline permission for 266 dwellings. Phase 1 of development is 144 dwellings

**** Hybrid application for 155 dwellings - 72 as full application, 83 in outline only

***** Approved 23.04.20 for 7 dwellings

Sites with planning permission

Settlement Tier / Settlement	Site Name	Total site capacity	Development April 2021-December 2021			Units beyond the plan period				
			Completions	U/C	2021-22*	2021-22**	2022-23	2023-24	2024-25	2025-26
Main Towns										
Abergavenny	Ross Road (DC/2007/01679)	9	0	0	0	0	9	0	0	0
	Ross Road (DC/2008/00024(O/L))	9	0	0	0	0	0	0	0	0
	Mulberry House (DM/2014/01015)	25	0	7	0	0	18	0	0	0
	Magistrates Court (DM/2018/00007)	47	47	0	0	0	0	0	0	0
	17-25 Brecon Road (DM/2018/00156)	24	24	0	0	0	0	0	0	0
Chepstow	Osborn International (DC/2009/00910)	169	40	4	18	8	30	30	30	9
Monmouth	Hillcrest Road, Wyesham (DM/2019/02054)	11	0	0	0	0	11	0	0	0
	Land west Rockfield Road (DM/2017/00539(O/L))	70	0	0	0	0	0	0	35	35
Severnside Settlements										
Caldicot	Former White Hart Inn (DC/2013/00796)	16	16	0	0	0	0	0	0	0

	Church Road (DM/2019/01761)	130	0	4	26	10	36	36	18	0
Rogiet	Green Farm (DC/2015/01328)	11	0	0	0	0	0	5	6	0
	Ifton Manor Farm (DC/2015/00095)	14	12	2	0	0	0	0	0	0
Sudbrook	Old Shipyard (DM/2018/01828)	46	22	3	15	6	0	0	0	
Rural Secondary Settlements										
Llanfoist	Land at Grove Farm (DM/2019/00346)	106	0	6	20	9	35	36	0	0
Rural										
Llanellen	Llanellen Court Farm (DC/2015/00474)	14	0	14	0	0	0	0	0	0
	Llanellen Court Farm (DC/2015/00983)	14	0	0	0	0	14	0	0	0

APPENDIX 2



monmouthshire
sir fynwy

Equality and Future Generations Evaluation

<p>Name of the Officer completing the evaluation Mark Hand</p> <p>Phone no: 07773478579 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) seventh 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 16/09/2021</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 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.
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

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?
Race	None	None	N/A
Religion or Belief	None	None	N/A
Sex	None	None	N/A
Sexual Orientation	None	None	N/A

2. The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions. This duty aligns with our commitment as an authority to Social Justice.

Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage	Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
<p>The Social Justice strategy focuses on three main areas: tackling loneliness and isolation; tackling poverty and promoting equitable economic prosperity; and giving children the best start in life. The AMR provides detail relating to specific indicators that monitor a wide range of topic areas including affordable housing with a specific indicator relating to average house prices. Good quality and affordable housing is important in achieving poverty reduction and equitable prosperity, and supporting the best start in life.</p>	N/A	<p>This and successive AMRs will measure the impacts of the LDP on a range of social, economic and environmental indicators. 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. The monitoring process will also inform and shape the RLDP by reflecting on what is working and what is not.</p>

Socio-economic Duty and Social Justice

3. Policy making and the Welsh language.

How does your proposal impact on the following aspects of the Council's Welsh Language Standards:	Describe the positive impacts of this proposal	Describe the negative impacts of this proposal	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts
<p>Policy Making</p> <p>Effects on the use of the Welsh language,</p> <p>Promoting Welsh language</p> <p>Treating the Welsh language no less favourably</p>	<p>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.</p>	<p>N/A the AMR is a monitoring tool of the Adopted LDP reporting data from 01/04/20 – 31/03/21</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. The monitoring process will also inform and shape the RLDP by reflecting on what is working and what is not.</p> <p>The AMR will be published in both Welsh and English.</p>
<p>Operational</p> <p>Recruitment & Training of workforce</p>	<p>N/A the AMR is a monitoring tool of the Adopted LDP reporting data from 01/04/20 – 31/03/21</p>	<p>N/A</p>	<p>N/A</p>
<p>Service delivery</p> <p>Use of Welsh language in service delivery</p> <p>Promoting use of the language</p>	<p>The AMR will be published in both Welsh and English.</p>	<p>None of the Planning Policy team are Welsh speakers, however, there are robust systems in place to deal with phone calls and correspondence without delaying the provision of the service.</p>	<p>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</p>

			appraisals include specific consideration of such impacts.
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4. 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><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></p> <p>Positive: The AMR monitors the implementation of the Plan as a whole, including employment policies.</p> <p>Negative: None.</p>	<p>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 the next survey will inform the 2021-22 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 being directly related to creating a prosperous Wales. The monitoring process will also inform and shape the RLDP by reflecting on what is working and what is not.</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><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 2021-22 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. The monitoring process will also inform and shape the RLDP by reflecting on what is working and what is not.</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>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 open space, air and water quality.</p> <p>Negative: None.</p>	<p>Continue to monitor sustainability indicators throughout the County to inform the 2021-22 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. The monitoring process will also inform and shape the RLDP by reflecting on what is working and what is not.</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. The Covid-19 pandemic has emphasised the importance of socially sustainable communities and ensuring a balanced demography.</p> <p>Negative: None.</p>	<p>Continue to monitor indicators to inform the 2021-22 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. The monitoring process will also inform and shape the RLDP by reflecting on what is working and what is not.</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 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. 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>Continue to monitor SA indicators to inform the 2021-22 AMR. The monitoring process will also inform and shape the RLDP by reflecting on what is working and what is not.</p>
<p>A Wales of vibrant culture and thriving Welsh language</p>	<p>Positive: The AMR monitors the implementation of the Plan as a whole, including impact on community</p>	<p>Continue to monitor indicators throughout the County to inform the 2021-22 AMR. The Planning</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?
Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation	<p>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>	(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 monitoring process will also inform and shape the RLDP by reflecting on what is working and what is not.
<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>	<p>Continue to monitor indicators throughout the County to inform the 2021-22 AMR. The results of the seventh AMR identifies an issue in relation to housing delivery, housing delivery rates represent an under delivery of -1500 units (33.3%) for the Plan period to date when measured against the newly introduced cumulative Average Annual Requirement (AAR), although it is recognised that while the plan underdelivered in the early years in the most recent monitoring periods housing completions have been much closer to the AAR, this is due to the speed with which strategic sites have come forward. This affects the ability of our communities to secure appropriate and affordable accommodation. The continued progression of a RLDP is therefore essential. Creating a more equal Wales forms part of delivering sustainable development.</p> <p>The monitoring process will also inform and shape the RLDP by reflecting on what is working and what is not.</p>

5. 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 seventh 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 RLDP.</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 this in the 2021-22 AMR and will consider any 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 delivery, and therefore officers recommend to continue to progress work on the RLDP.</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 RLDP will be taken forward through extensive community and stakeholder engagement, expanding on the methods used previously, including through the use of digital involvement options to provide communities with information and the ability to engage with the RLDP in a virtual manner.</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 RLDP. This will ensure up to date policies and proposals in the County once the RLDP is adopted.</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 2021-22 AMR.</p>

Council has agreed the need to consider the impact its decisions has on the following important responsibilities: 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?
Safeguarding	None.	None.	N/A.

Corporate Parenting	The AMR monitors affordable housing provision. The monitoring process will inform and shape the RLDP by reflecting on what is working and what is not. The RLDP has the potential to provide affordable housing, delivery and allocation of which should be cognisant of the needs of children leaving care.	None.	N/A.
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6. 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’, March 2021. <https://www.monmouthshire.gov.uk/app/uploads/2021/05/Retail-Report-2020.pdf>
- Monmouthshire LDP ‘Employment Background Paper’, September 2020. <https://www.monmouthshire.gov.uk/app/uploads/2020/09/Final-Report-September-2020.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, Office for National Statistics and Stats Wales.

7. 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 seventh AMR to be prepared since the adoption of the LDP and is based on the period 01 April 2020 – 31 March 2021. The findings of the seventh AMR have been analysed and compared to the findings in previous six AMRs allowing emerging trends to be identified and reported on.

The AMR recommends that work progresses on the RLDP. 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.

8. 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 seventh AMR to the Welsh Government by 31 st October 2021 in accordance with statutory requirements. Publish the AMR on the Council's website.	October 2021	Head of Placemaking, Housing, Highways and Flood Head of Planning Planning Policy Team

9. 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	21/10/2021	
1.1	Individual Cabinet Member	27/10/2021	

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SUBJECT: MONMOUTHSHIRE COUNTY COUNCIL'S PLANNING SERVICE'S ANNUAL PERFORMANCE REPORT (APR)
MEETING: INDIVIDUAL CABINET MEMBER DECISION – CLLR. S. JONES
DATE: 27 OCTOBER 2021
DIVISION/WARDS AFFECTED: ALL

1.0 PURPOSE

- 1.1 To provide the Cabinet Member for Enterprise with a report on the performance of the Council's Planning Service for the financial year period 2020-21.

2.0 RECOMMENDATION:

- 2.1 To note the contents of the Annual Performance Report for submission to the Welsh Government by 31 October 2021 and recommend the APR for submission without any changes (see Section 10.0 below).

3.0 BACKGROUND

- 3.1 The Welsh Government normally requires all Local Planning Authorities (LPAs) in Wales to submit an Annual Performance Report for the planning service by the end of October each year. 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. *This year, owing to the Covid-19 pandemic, there is no requirement to do this although your officers see the benefit of assessing the team's performance and to make recommendations for improvement despite the constraints we are working under.*
- 3.2 This is the seventh Annual Performance Report (APR). The six previous APRs were reported for individual cabinet member approval and in the past the opportunity to review and discuss performance has been welcomed by the Members of the Economy & Development Select Committee (together with Members of Planning Committee, also invited), 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 (WG) targets, the Wales average performance, and Monmouthshire's performance over the previous 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. As mentioned above, both for this year and the previous reporting period, due to the Covid-19 pandemic there has been no requirement from WG to submit an APR and no comparative data has been provided as is normally done. In the light of this, Monmouthshire's Planning Service has decided to continue

to commit to submitting an APR but has had to base the assessment of our performance over 2020/21 against the Welsh average in 2018/19 (the last year the national data was published) and our own performance over the 2019/20 reporting period.

3.4 The APR is divided into sections, with the format and appearance being consistent throughout Wales, and all local planning authorities 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 (omitted this year (as well as last) as no performance data was provided by WG and the issues are more than adequately covered by the LDP Annual Monitoring Report, also submitted for approval by ICMD today);
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

This Framework was established by the Welsh Government in partnership with Local Planning Authority representatives. Performance is ranked as 'good', 'fair' or 'needs improvement'.

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 replacement 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 within our unified Planning Service (Policy and DM) 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 in the public interest.
- 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.
- Supporting Monmouthshire's businesses and communities to recover and thrive following the Covid-19 pandemic and facilitating new and innovative ways of sustaining our high streets.

Delivery of service

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.

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.

5.0 ACTIONS FROM OUR PREVIOUS APR

5.1 Our 2019/20 Annual Performance Report identified four actions:

Action 1 – Digitise information in relation to woodland / tree preservation order work to help customers self-serve and reduce the significant demand on the Planning Service’s Tree Officer, the daily Duty officer and Support staff.

Action 2 – upgrade the Planning Service’s Uniform (planning application processing) software and the public access module that will provide business continuity and provide enhancements to our customers and ensure better GDPR compliance.

Action 3 – Continue to review and make positive change to the Planning Service’s enforcement function and its processes to speed up our decision-making, ensuring we are providing a good service for our customers.

Action 4 – Continue to review the collaboration arrangements in relation to heritage services with neighbouring authorities (Torfaen and Blaenau Gwent Councils) and to develop a Buildings at Risk (BAR) strategy to manage and prioritise any interventions to enable key heritage assets to realise a sustainable use for future generations.

5.2 Action 1 has been commenced but involves significant survey work in reassessing older tree preservation orders to verify if they are still fit for purpose or need amending/ deleting. The survey information would then be digitised and made publicly available to help customers to self-serve, reducing demand on the Tree Officer, daily duty officer and support colleagues. This will involve additional resource and the pandemic has also reduced current staff capacity to manage and conclude this project. This will thus be retained as a priority action for the next reporting period.

5.3 Action was 2, the upgrading of the team’s planning application back-office system and public access module (to improve the compliance with GDPR issues and users’ experience) was completed at the end of March and went live in April 2021. The system is now more resilient and is working in a stable and consistent manner. The previous system would have been de-supported by our software suppliers.

5.4 In respect of action 3, this was instigated following a downturn in the performance of the planning enforcement function in 2018/19 and has been an action for the last two APRs. Over 2019/20 there were substantial reductions in the time taken to investigate enforcement complaints due to measures instigated by the new manager of this team including providing more of a framework for meeting milestones in the enforcement process. During 2020/21 a team structure has been agreed that essentially reflects the current structure, although there is now more emphasis on the (more junior) Enforcement Officer role prioritising enforcement cases rather than assisting with (enforcement related) planning application work. There remains, however, scope for continued improvement, although performance was reasonable despite the pandemic and the effects of having a member of the team absent for a lengthy period due to a bereavement.

5.5 As regards Action 4, despite challenges during this reporting period it has been possible to extend and manage a shared heritage service between Monmouthshire CC and Torfaen CBC, and also to provide a service to Blaenau Gwent CBC (on a lesser scale). The Heritage Manager drew up a Memorandum of Understanding and secured approval for the collaboration. This 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 had the second review early in 2020/21. The feedback was

positive and both authorities were pleased with the progress made. It is anticipated that this will be reviewed formally in the next reporting period. The collaboration has key benefits, including improved resilience and skill sharing, together with more opportunities to learn and build on the team's skill set. Nevertheless, owing to changed management responsibilities of the MCC Heritage Manager which now entails significant additional DM management, it will be important to review the efficacy of this arrangement. The impact of the pandemic and the limited resources also mean that there has been no meaningful start on the related buildings at risk strategy which will remain a service priority going forward.

6.0 CONCLUSIONS AND RECOMMENDATIONS OF 2020/21 APR

- 6.1 Based on the performance information in Section 6 and Appendix A, we can be very pleased with the service we deliver. During this period:
- o The proportion of major applications determined within 8 weeks or agreed timescales remained healthy at 78%, and was well above the Good target of 60%;
 - o The proportion of all applications determined within 8 weeks or agreed timescales remained high at 91% despite the impact of the pandemic on working practices and was better than the Welsh average performance in 2018/19 prior to the pandemic;
 - o The proportion of applications we approved remained high at 97%;
 - o Of those applications that had gone through our pre-application advice service, and followed our advice 100% were approved;
 - o The 'won' all ten appeals against our decisions to refuse planning permission;
 - o We again dealt with a large number of applications for listed building consent (52 applications) and 88% of these were determined within agreed timescales;
 - o Enforcement performance remained resilient despite the constraints of the pandemic and a temporary reduction in staff resource.

This shows that, despite a challenging workload and the significant impact of Covid-19, our performance has been very good and our pre-application advice service is effective.

- 6.2 A summary table of our performance can be found in Appendix A of the APR. Of the 12 ranked indicators, 8 are ranked 'Good', while 4 are 'Fair' and 0 are in 'need of improvement'.
- The 'fair' results relate to i) the average time taken to determine applications (92 days) which missed the Good target of 67 days but must be seen in the context of the major pressures on the service during the pandemic and cannot be fairly compared to pre-pandemic performance, ii) decisions taken by Members that were contrary to the officer recommendation (there were only two decisions so this has to be judged in that context) as well as iii) and iv), the two enforcement measures that have to be considered in the context of the pandemic and having regard to a key member of that small team being away from work for a considerable part of this reporting period.

	Number of indicators
Welsh Government target has been set and our performance is 'good'	8

Welsh Government target has been set and our performance is 'fair'	4
Welsh Government target has been set and our performance 'needs improvement'	0

- We performed above or at the Wales average (2018/19) in 9 of the 12 comparable indicators. The indicators for which performance was below the Welsh average related to the average time taken to determine all applications in days and the two enforcement indicators – although it is arguably unfair to compare the performance in relation to these measures against pre-pandemic data for clear and obvious reasons. Further commentary on the performance against these measures is set out in Section 6 of the APR.

6.3 Four actions are identified going forwards.

Action 1 – Digitise information in relation to woodland / tree preservation order work to help customers self-serve and reduce the significant demand on the Planning Service’s Tree Officer, the daily Duty officer and Support staff.

Action 2 – Promote the positive aspects of new development to our citizens by publicising the contribution of essential community infrastructure provided under planning agreements attached to the planning permissions for new major developments.

Action 3 – Continue to review and make positive change to the Planning Service’s enforcement function and its processes to speed up our decision-making, ensuring we are providing a good service for our customers.

Action 4 – To develop a Buildings at Risk (BAR) strategy to manage and prioritise any interventions to enable key heritage assets to realise a sustainable use for future generations.

Action 5 – Conduct a review of the planning application process to consider how to improve the average time to determine planning applications performance indicator. The review would consist of reviewing the rationale for applications taking different time scales and it would consider any areas where the process could be amended to ensure best practice to improve customer service.

Digitising paper information, improving the experience of customers and reducing demand on officer time

- 6.4 We still hold substantial information on tree preservation orders in the County as paper records in the Council’s ‘amber storage area’. Retrieving such information is time-consuming and inefficient and the lack of accessible information for the public leads to a high volume of calls and enquiries to the Council’s Tree Officer (who is part time, 0.6 FTE), the daily duty officer and also the Support team. Digitising this information will reduce phone calls and emails to all those officer sand will free up time to carry out work of greater value to the service and customers, such as processing submissions for pre-application advice and the applications themselves. The quality of the data also needs review (for example, some of the older TPOs need reviewing as the information will be out of date), although this may be carried out once the data is in a digitised format that is easier to manage and change (Action 1).

Action 1 – Digitise information in relation to woodland / tree preservation order work to help customers self-serve and reduce the significant demand on the Planning Service’s Tree Officer, the daily Duty officer and Support staff.

We also manage and secure a substantial amount of social infrastructure when approving major developments – this includes areas of public open space, education facilities, affordable housing, sustainable transport infrastructure, ecological improvements and green infrastructure. Much of this goes unnoticed and unheralded, with many of our local communities tending to focus on more negative aspects of new development such as increased traffic or the additional pressure on local services. To improve awareness of the good things new developments deliver to a community we intend to improve how we promote the community infrastructure each major proposal delivers. This could be via social media as well as more conventional methods such as the Council’s web pages or indeed this APR.

Action 2 – Promote the positive aspects of new development to our citizens by publicising the contribution of essential community infrastructure provided under planning agreements attached to the planning permissions for new major developments.

Speed of resolving enforcement cases

- 6.5 The performance of the Council’s Planning Enforcement team had declined in relation to the two enforcement measures in the Performance Framework over 2018/19, resulting in complaints about delays from the public and the perception the service was poorly performing. 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 had been addressed in some way by the training on enforcement that took place in May 2018 for community and town councillors. Over 2019/20 there were substantial reductions in the time taken to investigate enforcement complaints due to measures instigated by the new manager of this team. As a result of the pandemic and staffing pressures, unsurprisingly performance declined over 2020/21. Thus, there remains scope for continued improvement. The review of the Planning Enforcement function is ongoing and has already helped to improve this team’s practices and drive out waste. The action below therefore is a spin-off from previous years (Action 3).

Action 3 – Continue to review and make positive change to the Planning Service’s enforcement function and its processes to speed up our decision-making, ensuring we are providing a good service for our customers

Heritage Collaboration and Buildings at Risk Strategy

- 6.6 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 in recent years that opportunities existed to work collaboratively with neighbouring Councils to provide a shared heritage resource. The previous reporting period saw the establishment of a shared heritage service with Torfaen Council that has been 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. An action from last year saw the team seek to extend the offer to other neighbouring local authorities which resulted in

a memorandum of understanding being agreed to provide heritage services for Blaenau Gwent CBC. This has so far worked reasonably well and has allowed the service to provide resilience to BGCBC whose range of work does not need a full time heritage officer while not impacting on the team's ability to cover the demanding heritage workload in Monmouthshire. This arrangement, however, does need reviewing because of the more limited time the MCC Heritage Manager now has to manage this service due to their increased managerial role in the DM team. This will be the subject of review during the next reporting period to verify whether the service can viably continue.

There are competing demands on the Heritage Team and many requests from the community are received to intervene to stop the decay of several prominent listed buildings throughout the County. Officer time and financial resources are listed in this regard, but an action plan agreed by Members would help to prioritise the cases that warrant priority working and action. To this end a Buildings at Risk Strategy and action plan is proposed to be developed to manage this process more effectively and to help the communities understand the choices we make when opting to take appropriate action to save and protect such assets. The strategy would put a methodology in place for drawing out the worst buildings and then set out appropriate actions as to how these are tackled; in all likelihood there would be actions identified to address the worst 5-10 buildings at risk so it is a more manageable and transparent process.

Action 4 – Continue to review the collaboration arrangements in relation to heritage services with neighbouring authorities (Torfaen and Blaenau Gwent Councils) and to develop a Buildings at Risk (BAR) strategy to manage and prioritise any interventions to enable key heritage assets to realise a sustainable use for future generations.

Average time to determine planning applications

- 6.7 The average time to determine planning applications has increased to 92 days within the 2020-2021 period however this is understandable given the significant impact that the pandemic had on the capacity of the team given external factors. These issues will not be unique to Monmouthshire's planning service. Whilst it is recognised that there is rationale behind this increase it is considered that there should be a review of the planning application process to ensure that there is a consistent approach across the team and that the system thinking principles that were adopted following the 2012-system thinking review are still being fully implemented. The review of planning applications is ongoing however this more detailed review will be conducted when the impact of the pandemic subsides and there is capacity within the team to critically appraise the process and ensure best practice is being implemented.

Action 5 – Conduct a review of the planning application process to consider how to improve the average time to determine planning applications performance indicator. The review would consist of reviewing the rationale for applications taking different time scales and it would consider any areas where the process could be amended to ensure best practice to improve customer service.

Value of Planning

- 6.8 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, 2020/21. 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 concludes that the service has contributed £87.3 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 2020/21

Planning service key data



29 FTE jobs in planning service



947 applications handled



£0.4m 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
53 LBC applications granted
10 refusals appealed
0 judicial reviews

Decisions

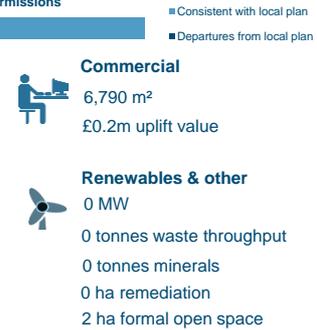
✓ 923 approvals (97%)
x 24 refusals (3%)
275 subject to pre app



Permissions



Permissions



Contributions

Section 106 income



CIL income



Completions



Enforcement

297 enforcement complaints
3 planning contraventions
2 enforcement notices
7 breach of condition notices
0 stop notices
2 section 125 notices



Wider indicators



In 2020/21 the total value of planning was

£87.3m

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:

- 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;
- Continue to roll out 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;
- To digitise the Tree information held by the Council in paper form to improve the web site experience for customers and improve customers' pathways to information (Action 1);
- To promote the positive work of the Planning Service and colleagues in other Council teams in securing much needed community infrastructure when we approve major development. This could be promoted via this document, our web site and social media (potentially through use of infographics) allowing our local communities to understand the tangible benefits of allowing new development (Action 2);
- To improve the speed with which we deal with enforcement cases via the continued systems review of the Enforcement function (Action 3);
- To continue to review the collaboration arrangements in relation to a Built Heritage Management Service with neighbouring local authorities, ensuring it is fit for purpose in providing resilience, shared learning and consistency across all the collaborating authorities (Action 4);
- To develop a Buildings At Risk Strategy to safeguard some of our most precious but vulnerable heritage assets (Action 4);
- Continue with the replacement Monmouthshire LDP because of the need to 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.
- To support our colleagues who have had to work remotely for the vast majority of the reporting period because of the pandemic to ensure their well-being and mental health are resilient and their productivity remains high.
- To respond to the threat provided by the Covid-19 pandemic to ensure our County's businesses can bounce back quickly from the pressures caused by lockdowns and other covid measures that restricted business activity.
- To manage the threat of phosphate pollution in our two main rivers to reduce environmental damage, while finding new ways of managing this issue that will still allow sustainable development to take place in those catchment areas.

7.8 Progress will be measured via our 2021/22 Annual Performance Report, 2021/22 LDP Annual Monitoring Report, and our 2021-2024 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 normally a requirement on Local Planning Authorities to undertake an Annual Performance Report and to submit it to the Welsh Government by 31 October in a given year. While the Council could decide not to submit the APR, this year we do consider it useful to carry on with this work to help us continue to improve our service. 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 is the preferred option.

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 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 to be considered on 21 October 2021. Feedback from Members at the above Select Committee included a discussion about enforcement complaints and how lengthy resolution of such cases could be (this depends on the scale and nature of the case as well as the willingness of the developer to co-operate with the Council), the identification of two key listed buildings at risk in Usk and lastly, clarification over the end-to-end measure for determined applications and how the times vary due to the use of extension of time agreements with applicants. Members were very positive about the overall performance of the Planning Service during this difficult period and praised staff for their resilience and commitment to providing this vital frontline service.
- SLT

13.0 BACKGROUND PAPERS:

None

14.0 AUTHOR & CONTACT DETAILS:

Craig O'Connor
Head of Planning
01633 644849
craigconnor@monmouthshire.gov.uk

Philip Thomas
Development Services Manager
01633 644809
philipthomas@monmouthshire.gov.uk

Appendices

1. Annual Performance Report
2. Future generations

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Monmouthshire LPA

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2020 – 21

PREFACE

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

This report shows that Monmouthshire's Planning Service continues to perform well, with none of the twelve relevant indicators in need of improvement against the Welsh Government's targets. We are performing well in dealing with all types of planning applications and I am pleased to note that the committee process, which has been held via a virtual meeting over the reporting period, is working effectively showing an excellent relationship between members and officers in this authority. The whole team showed commendable resilience during the pandemic (that affected all of this reporting period) in continuing to turnaround planning applications and heritage work and to investigate and resolve enforcement cases in a timely manner.

Where we think there are areas that need improving, 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. As part of this, Planning has a key role in assisting the local economy to recover from the Covid-19 pandemic and we are committed as an authority to ensure this happens.

Councillor Sara Jones, Cabinet Member

1.0 EXECUTIVE SUMMARY

- 1.1 This is Monmouthshire's seventh 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.

Owing to the absence of national performance data from Welsh Government (WG) in relation to performance over 2019/20 and 2020/21, similarly to last year's APR, the Plan making element has been omitted. The performance of the Local Development Plan is more than adequately covered in the Annual Monitoring Report, also being submitted to WG in October 2021. For the other areas in the Planning Performance Framework, performance data has been obtained by Monmouthshire officers from the Development Management Quarterly Returns and our own back-office system. In the absence of all Wales data for 2020/21, comparisons have been made with the Welsh average performance for each measure over 2018/19 (the latest time period for this national data) as well as our own performance against the measures over 2020/21. Performance is ranked as 'good', 'fair' or 'needs improvement'.

- 1.4 Based on the performance information in Section 6 and Annex A, we can be very pleased with the service we deliver given the challenges we have faced. During this period:
- The proportion of all applications determined within 8 weeks or an agreed timescale remained at 91%, was well above the national target of 80% and was above the Welsh average;

- The average time to determine all applications did increase to 92 days (from 72 days in 2019/20) but that is wholly explained by the impact of the pandemic on our ability to visit sites and the impact of caring/ home-schooling on our capacity to work;
- The proportion of major applications determined within agreed timescales was 78% and was 10% above the Welsh average in 2018/19, despite the fact the pandemic had an impact on application turnaround times;
- 88% of listed building applications were determined within approved timescales and we provided a valued Heritage service for Torfaen and Blaenau Gwent councils that is discussed later in this Report;
- The percentage of applications that were approved remained at 97%, well above WG average;
- Over 2020/21, we closed 377 submissions for pre-application advice
- 106 planning applications stemmed from the pre-application advice we gave. Of those that have been determined 6 were refused (5.5%), 6 were withdrawn (5.5%) due to a change in the applicants' circumstances and 94 were approved (89%). All six that were refused had not followed the advice we gave at pre-application stage. Consequently, we have a 100% success rate of applications that went to decision stage and followed our pre-application advice.

1.5 A summary table of our performance can be found in Annex A. This year there are 13 relevant indicators and of these 12 are ranked:

- Monmouthshire's performance is ranked 'good' against 8, 'fair' against 4 and there are none 'in need of improvement'. One of the 'fair' results relates to the average time taken to determine all applications in days; this stood at 92 days, missing the target of 67 days but can be explained by the challenges imposed by the pandemic and related lockdowns on our colleagues' ability to visit sites and their reduced capacity to work owing to redeployment, home-schooling and caring arrangements. The other fair measures related to decisions taken by Members that were contrary to the officer recommendation (there were only two decisions out of thirty-five so numbers are low and are not of immediate concern) as well as the two enforcement measures that have to be considered in the context of the pandemic and having regard to a key member of that small team being away from work for a considerable part of this reporting period. Indeed, the enforcement team's performance held up remarkably well in the circumstances.
- Our appeal performance has improved significantly since the 2018/19 period, and now stands at 100% of appeals being dismissed which is well above the expected standard of 66% and the previous years' performance of 86%.

Further commentary on the performance against these measures is set out in Section 6 and Appendix A.

1.6 In the light of the above and having regard to our key work areas, four actions are proposed going forward:

Action 1 – Digitise information in relation to woodland / tree preservation order work to help customers self-serve and reduce the significant demand on the Planning Service's Tree Officer, the daily Duty officer and Support staff.

Action 2 – Promote the positive aspects of new development to our citizens by publicising the contribution of essential community infrastructure provided under planning agreements attached to the planning permissions for new major developments.

Action 3 – Continue to review and make positive change to the Planning Service’s enforcement function and its processes to speed up our decision-making, ensuring we are providing a good service for our customers.

Action 4 – Continue to review the collaboration arrangements in relation to heritage services with neighbouring authorities (Torfaen and Blaenau Gwent Councils) and to develop a Buildings at Risk (BAR) strategy to manage and prioritise any interventions to enable key heritage assets to realise a sustainable use for future generations.

Action 5 – Conduct a review of the planning application process to consider how to improve the average time to determine planning applications performance indicator. The review would consist of reviewing the rationale for applications taking different time scales and it would consider any areas where the process could be amended to ensure best practice to improve customer service.

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 2019-20 period.

Corporate Context

- 2.2 The Council adopted its Local Development Plan in February 2014 and will be submitting its seventh Annual Monitoring Report in October 2021.
- 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 (DM) teams. The primary purpose of the Planning Policy team is to prepare and monitor 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 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 replacement 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 within our unified Planning Service (Policy and DM) 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 in the public interest.
- 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.
- Supporting Monmouthshire's businesses and communities to recover and thrive following the Covid-19 pandemic and facilitating new and innovative ways of sustaining our high streets.

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.

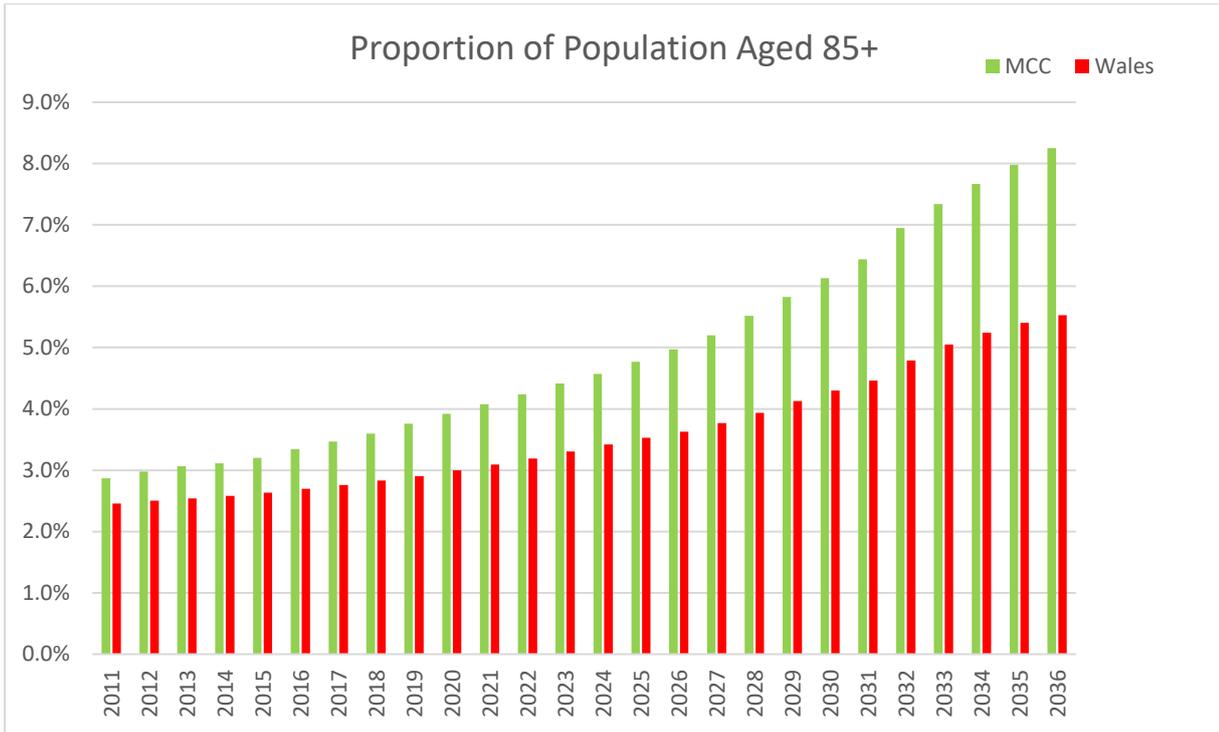
Local Context

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.



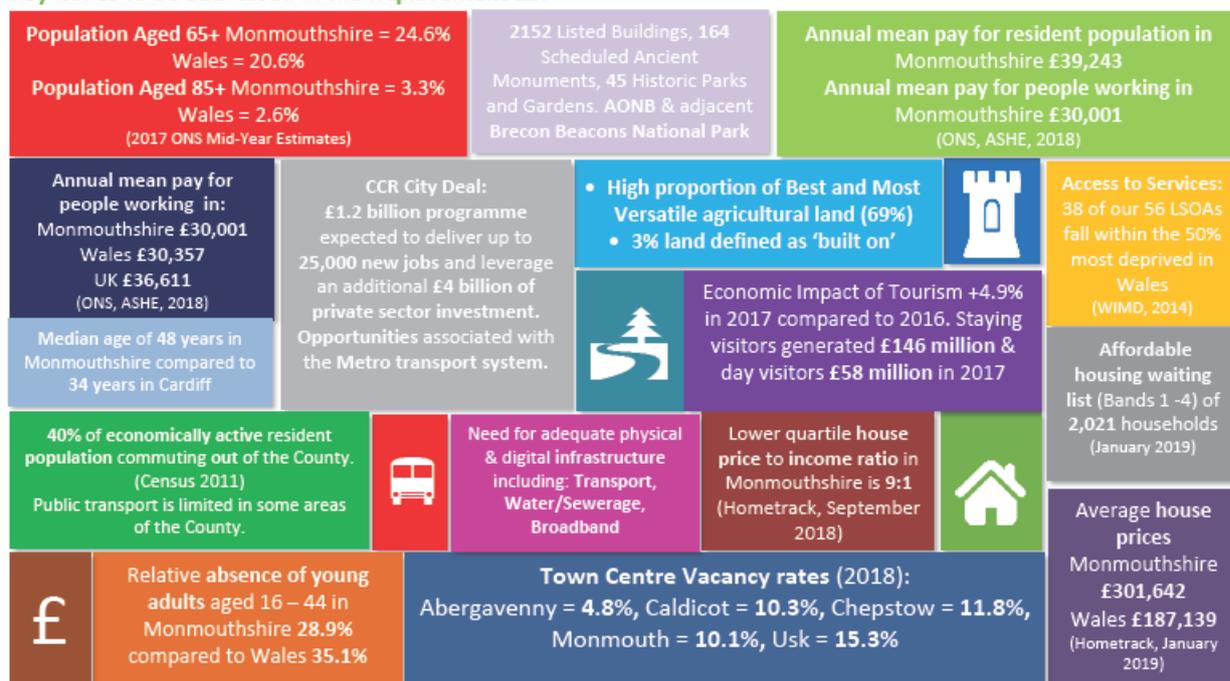
Source: Office for National Statistics

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.

2.14.4 The following diagram encapsulates the issues that the Council are seeking to address during the development of the Replacement Local Development Plan (RLDP) over the next few years (Please see revised delivery agreement):

Monmouthshire Replacement Local Development Plan – Issues, Vision and Objectives

Key Issues to be addressed in the Replacement LDP



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 300 dwellings per annum, although there have been significant annual variations with 205 completions in 2014/15 and 443 in 2018/19. To deliver the LDP housing requirement, 488 completions per annum are required (2013-2021). To date, completions since LDP adoption have averaged approximately 300 per annum. This is discussed in more detail in the LDP Annual Monitoring Report although 419 dwelling completions (including 71 affordable homes) were recorded in 2020/2021.

2.15.3 Land Registry data indicates that average house prices in Monmouthshire have increased over the current monitoring period with average prices in quarter 1 (January to March) 2021 standing at £298,932, significantly higher than the 2012 quarter 4 baseline price (£188,720). Between 2006 (the time the Monmouthshire Unitary Development Plan was adopted) and March 2021, there have been 4,179 completions of which 868 were affordable, equating to 21% of all dwellings built. Since LDP adoption (2014) to March 2021 there have been 2,174 completions of which 495 were affordable, equating to 23% of all dwellings constructed.

2.15.4 Monmouthshire is generally a prosperous County offering a high quality of life for its residents. 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. 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 the Severn Bridge tolls have been phased out.

2.16.5 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 current LDP has been 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

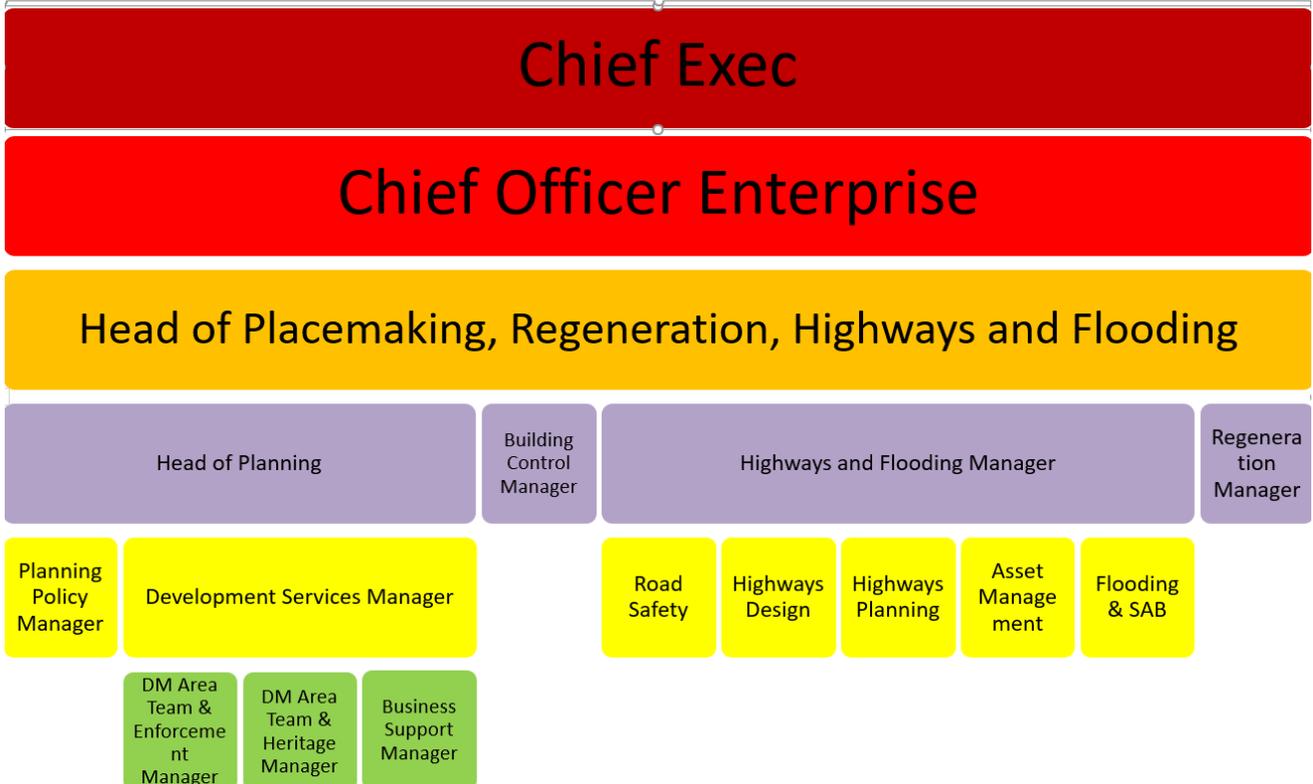
Organisational setting

- 3.1 During the previous reporting period, the Planning Service had undergone a number of significant changes, including a restructuring of management responsibilities. This resulted in a new head of service post, namely the Head of Planning, with the former head of service taking a more senior role in the Council as Head of Placemaking, Housing, Highways and Flooding. The new head of service was promoted internally from a management role in DM and that management post was not backfilled following agreement within the wider DM Management Team to absorb management of the successful candidate's responsibilities between the DM Service's Heritage Manager and the other existing Development Management Area Manager. Following initial concerns about the two managers' capacity to manage their enlarged teams, this has worked well and staff have commented that they feel that the management structure works effectively. It also enabled a departmental budget saving when application fees had fallen behind the targets in the DM budget.

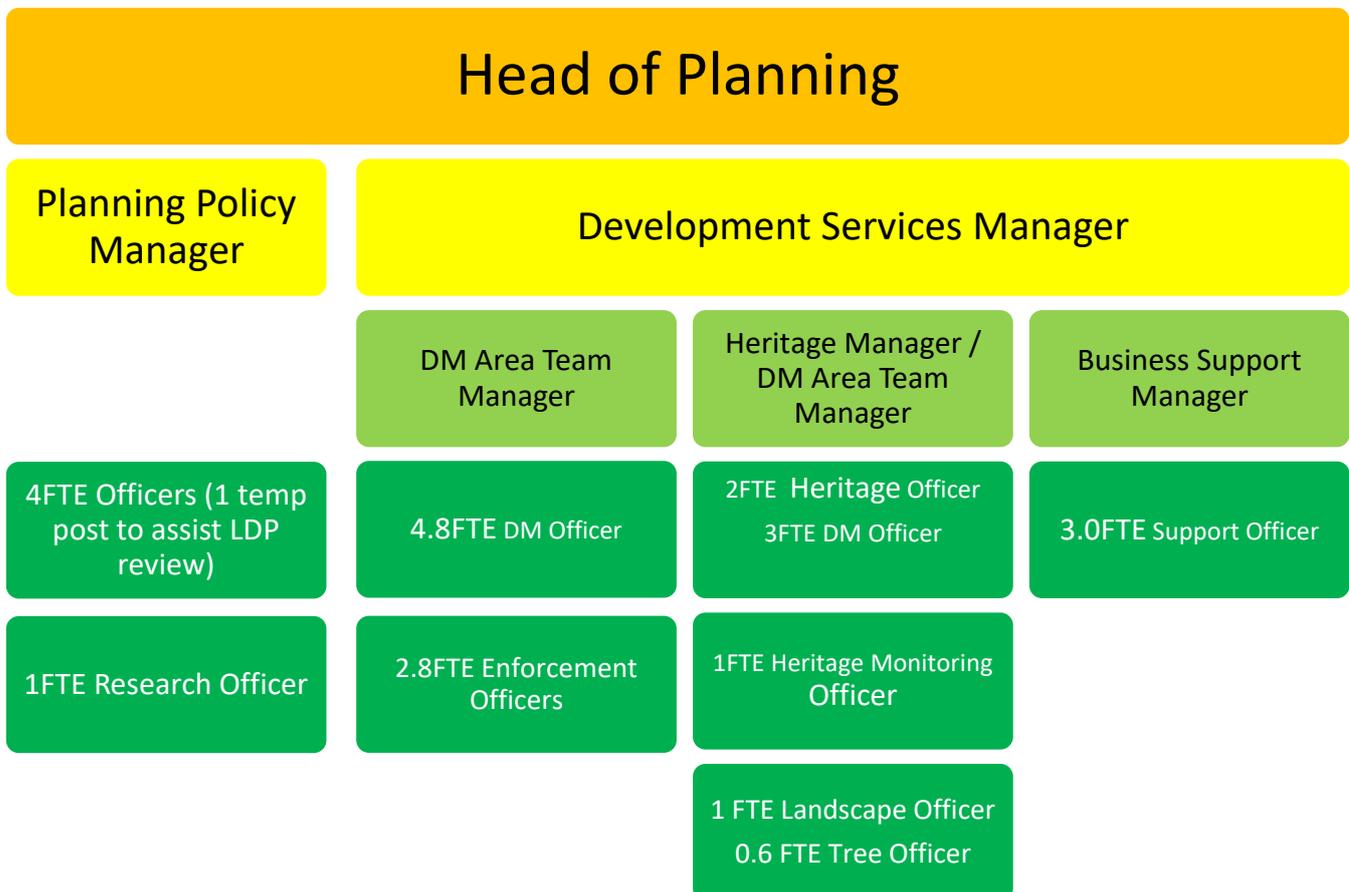
This reporting period saw some change as three members of staff left the team: a Senior DM Officer left to pursue a promotion with another planning authority in South-East Wales; the Heritage Monitoring Officer left as a result of a promotion to a more senior role with a planning authority in the West Midlands, and a Planning Support Officer left in March 2021 to pursue a career with a private company that provides back office and public access software for local government services. The latter two posts were successfully replaced while the Senior DMO post has been left unfilled as we have taken stock of the downturn in major and more complex applications as a result of the life cycle of the LDP and the impact of the pandemic.

In Planning Policy, a temporary post of a Senior Planning Policy Officer was made permanent given the scale of work involved in the Replacement LDP as well as other policy work related commitments.

Department structure and reporting lines for the 2020-21 reporting period



3.2 Planning Service staffing structure for the 2020-21 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.

Over 2020/21 the pandemic (as well as the lifecycle of the LDP whereby the larger housing sites have almost all been approved permission) had a substantial impact on the amount of application fee income received by the DM Team, leading to a gap in income of just over £201,000 compared to the budget target (£589,000). This was offset by a sum of £234,000 termed 'Covid19 Income Loss Recoupment' that helped DM to underspend by approximately £100k (owing to savings in the salaries and the professional fees elements of the budget). The Policy team underspent by £136k, but the majority of this is the rolled over reserve to fund the replacement LDP which will be used over ensuing years during the replacement plan process.

3.3.2 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.

As outlined in the actions it is considered prudent to conduct a review of the average time to determine application in a system thinking approach in the coming year to seek to improve this performance indicator.

3.3.3 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 closed 377 applications seeking pre-application advice. 106 planning applications stemmed from the pre-application advice we gave. Of those that have been determined 6 were refused (5.5%), 6 were withdrawn (5.5%) due to a change in the applicants' circumstances and 94 were approved (89%). All six that were refused had not followed the advice we gave at pre-application stage. Consequently, we have a 100% success rate of applications that went to decision stage and followed our pre-application advice.

3.3.4 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 the previous 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 occasionally 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.

In addition, we hold bi-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.

3.3.5 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 strategic (primarily housing) allocations. During this reporting period, detailed planning approval was granted at Llanfoist for a 24 unit 'close-care' village as well as 26 affordable homes on the strategic LDP site at Mabey Bridge, Chepstow.

3.3.6 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.

3.3.7 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 a new cycle route in the Usk area.

3.3.8 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, which have served us well having regard to the impact of the Covid pandemic and the necessity it has created to work from home for the vast majority of time. 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 recent years we have 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	£1,535,022	£669,300	£865,722	+£92,822 (+12%)
2020-21	£1,610,000	£778,300 [#]	£831,700	-£34,022 (-4%)

The figures exclude Planning Policy's budget for Professional fees which is rolled forward each year for LDP review work.

[#] This amount included a grant from WG for £234,800 to offset loss of fee income due to the pandemic

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 £46,000 over 2020/21) as well as the Planning Service’s newer discretionary services that are discussed below.

3.6 Planning application income (£388k) was lower in 2020/21 than in previous years. Although the number of planning applications received remained broadly comparable to recent years (see the table at par. 4.2 below) the income from major planning applications fell compared to previous reporting periods. This has inevitably been the result of the pandemic which reduced economic activity (particularly during the earlier months of the reporting period), the impact of the riverine phosphate constraint in settlements like Abergavenny and Monmouth (this is discussed in later sections of this Report) as well as the lifecycle of the LDP. Fee projection work means there will be little application activity on larger allocated and unallocated housing sites over 2021/22. This is chiefly due to the lifecycle of the current LDP which is at the end of the plan period and is now under review. Delays to the review stages of the new plan will mean there will be no new larger housing sites coming forward until post Deposit/ Examination stage, probably later in 2022 at the earliest. Aside from the income target not being achieved the service has made savings in terms of staff costs (a senior DM officer who left to pursue a promotion elsewhere was not replaced given the downturn in major applications a senior management post was not filled because of a re-structure of the DM Management roles). There was also an under-spend in the professional fees budget. 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 by work commissioned by WG and endorsed by POSW 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).

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Budgeted fee income	£525k	£633k	£668k	£684k	£681k	£693k	£589k	£480k

Actual income	£584k	£664k	£560k	£430k	£653k	£666k	£443k*	
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N.B. Fee income includes planning application fees, pre-application income and the discretionary fees for fast track applications. The 2019/20 and 20/21 figure also includes payment from Torfaen Council towards funding the joint Heritage Service.

*This reduced level of income was then offset by a grant from WG for £234,800 due to the pandemic

Staff resources

- 3.8 Staffing levels for the reporting period are shown in the chart at paragraph 3.2 above. Key changes over 2020/21 saw some movement of staff with three officers in the DM team leaving to pursue career opportunities with other organisations: a Senior DM Officer left in late 2020 and was not replaced to address budget restrictions, while recognising the reduction in the numbers of major applications being received; the Heritage Monitoring Officer left in early 2021 and was replaced promptly, while a member of the Planning Support Team also left in Spring 2021 and was also replaced.

In Planning Policy, an experienced officer from neighbouring Newport City Council who had been seconded to a role as a senior officer was appointed to a permanent role given the scale of work involved in the replacement of the LDP.

- 3.9 For the reporting period, sickness levels were relatively low, although one member of the enforcement team was absent for a lengthy period following a family bereavement. The pandemic did have an impact on the capacity of officers and there were pressures caused during national lockdowns and when the children of staff needed to be home-schooled or care had to be provided which significantly affected our colleagues' ability to work to pre-pandemic levels. Morale of team members has been impacted by the length of the pandemic and the sense of isolation home-working can have. To address this, managers put in place regular virtual meetings, welfare chats and counselling.
- 3.10 Training and development opportunities for colleagues were seriously hampered by the pandemic during the reporting period and were almost exclusively virtual events organised by the Council itself or occasionally by the RTPi. Virtual events included a law update by FTB Chambers and a workshop about the new CPO regulations proposed for Wales. In-house opportunities were provided via quarterly Development Management and Planning Policy Liaison Meetings. There is also an opportunity for DM officers to discuss individual cases and to gain advice from Countryside colleagues in relation to the phosphate constraint issue at casework management meetings held twice a week.

Five staff within DM have undertaken Institute of Leadership & Management (ILM) qualifications over the last three years, four having qualified and one is 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:

- Delays incurred to the RLDP process as a consequence of the Covid-19 pandemic and publication of the updated/corrected WG population and household projections, necessitated a revisit of the growth and spatial options and Preferred Strategy stages of the Plan process, as well as a further revision to the RLDP Delivery Agreement timetable and community involvement scheme (CIS). Work on the RLDP continued in accordance with the revised Delivery Agreement (second revision October 2020), and included:
Revisit of the RLDP Growth and Spatial Options included updating the growth scenarios, evidence base and preparing the Growth and Spatial Options consultation Paper. The Paper was presented at an all Member workshop and subject to political reporting in December 2020, including Cabinet (16th December) for endorsement to issue the Growth and Spatial Options Paper for non-statutory consultation, including identifying growth option 5 and spatial option 2 as the preferred options at this stage of the process.
Non-statutory consultation on the Growth and Spatial Options Paper took place in January – February 2021. The Candidate Site Advice Service also recommenced in January 2021. Preparation of the revised Preferred Strategy and associated evidence base/background papers. (N.B. The Preferred Strategy will be subject to political reporting in June 2021, including Full Council for endorsement to consult, with statutory public consultation and engagement in July – August 2021. The Second Call for Candidate Sites will commence alongside the Preferred Strategy consultation).
Continued regional working and joint working with neighbouring local planning authorities, as well as continued Member engagement on RLDP progress, including via Cabinet Member Briefings and RLDP all Member Workshops.
- Over a large part of the reporting period there was a full national lockdown stemming from the Covid-19 outbreak that meant that new ways of working had to be introduced for our service, leading to 100% of our staff working from home, use of Teams technology for meetings and a suspension of site visits until the risk had been assessed and the lockdown eased. We also let agents know that all applications to be submitted should be done so electronically as the office was temporarily closed and paper forms of submission could not therefore be scanned for the case officer and consultation purposes. Planning Committee and the operation of the Council's Delegation Panel took place virtually via Teams with extra emphasis placed on high quality PowerPoint presentations and site videos to help provide Members with the evidence and material needed to make sound planning decisions.
- Continuing a joint heritage service for Monmouthshire and Torfaen Councils. This commenced in January 2019 and reviews of its effectiveness took place periodically over the reporting period. 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 contract was renewed for a further 12 month period until the end of December 2021.
- Towards the end of the reporting period as a planning authority we were then faced with a new constraint of riverine phosphate pollution. Within Monmouthshire it was identified that within the River Usk 88% of the river's water bodies failed to meet the required water quality target and within the River Wye 67% failed to meet the target. As a result of this failure NRW have issued detailed planning guidance to ensure that the environmental

capacity of the rivers (which are designated special areas of conservation) do not deteriorate any further. Any proposed development within the catchment areas of the rivers that might increase phosphate levels need to clearly evidence within a planning application that the development can demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. In most cases there will be limited capacity to connect to the public sewerage system and an alternative solution will have to be found. This requirement on drainage considerations will impact on all development that increases the volume or concentration of wastewater. We have been working through the guidance and applying it to all new applications in those Wye and Usk catchment areas. This has sometimes delayed applications and some are on hold until this constraint is overcome. There are no easy solutions and we continue to work with a wide range of agencies including WG, NRW, Welsh Water and other authorities to find sustainable solutions to this significant environmental problem.

- Delivering our bespoke pre-application advice service for potential applicants, as well as offering pre-purchase certificates and completion certificates.
- Successfully recruiting new staff in the roles of the Heritage Monitoring Officer and a Planning Support Officer and appointing a permanent Senior Policy Officer to help deliver the replacement LDP.
- Implementing prioritised elements of the Team’s Digital Plan to improve our processes and customer experience – including upgrades to the Idox Document Management System (DMS) and Public Access (PA).
- Securing detailed planning permissions for major development at Llanfoist for a close care community and the affordable housing element of the LDP-allocated, strategic mixed-use development at Mabey Bridge, Chepstow. A major proposal to expand brewing capacity at Magor Brewery was also approved.
- Working with a Building Preservation Trust to seek to secure the restoration of a Listed Building at Risk including a CPO.

4.2 Despite the lower activity at the beginning of the pandemic, application caseload has remained largely consistent with pre-pandemic levels while the number of applications determined decreased by 14% as a result of more limited working capacity. The proportion of approvals remained high at 97%. During 2020-21, 96% of applications were determined under delegated powers (Wales’s average in 2018/19 was 93%).

	2013	2014	2015	2016	2017	2018	2019	2020
	-14	-15	-16	-17	-18	-19	-20	-21
Applications received	983	1173	1284	1117	1188	1126	1134	1126
Applications determined	852	1053	1085	1087	1071	1101	1106	947
% within 8 weeks or agreed timescale	70%	76%	79%	90%	91%	88%	91%	91%
% applications approved	93%	95%	95%	96%	95%	95%	97%	97%

4.3 A key area of work over the last three to four years 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. Unfortunately due to the Covid pandemic we had to suspend the Fast Track services as there was firstly a need to work at home and not visit sites during the first national lockdown and secondly, a lack of officer capacity to deliver the shorter timescales associated with the Fast Track services due to the impact of the pandemic. We intend to reintroduce the Fast Track services over the next reporting period and a summary of the current system as well as other bespoke services we offer is set out below.

4.4.1 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.

4.4.2 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 currently £256 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.

4.4.3 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 £205 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.

4.5 These discretionary services have been in place since 1st July 2017 (they were rolled out slowly but have gradually gathered pace). The below table outlines the take up of these services

and the amount of income that the additional services have generated. **As stated above, owing to the impact of the pandemic on officer capacity, these discretionary services were suspended enabling officers to focus on the core service work of processing planning and related applications.** Once the backlog of applications eases (caused by reduced capacity during the pandemic) we will seek to increase the uptake of these services with wider marketing.

Type of service	Number of applications/enquiries complete 01/04/18 to 31/03/19	Income generated*	Number of applications/enquiries complete 01/04/2019 to 31/03/20	Income generated*
Fast Track householder applications	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 (This figures excludes the refunded amount)	46	£3485
Fast Track certificate of lawful development	Existing - 0 Proposed – 4	£760	1	£285
Pre purchase certificates	6	£1080	5	£1050
Completion certificates	2	£240	1	£250
Fast Track listed building applications	13	£1925 (Included 6 refunds as applications were too complex to be determined in 35 days)	5	£1375
Total		£7, 235		£6,778

*Beyond the standard fee for a householder or other planning application

4.6 In relation to enforcement workload, significant changes to the performance indicator definition were made over recent years, changing 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 seen an encouraging improvement in the team's performance following a fundamental review of its work practices. This intervention has enabled the measures to move from Poor to Fair, as discussed in Section 6 and Annex A below. The team were hampered over

the latter part of 2020/21 by the loss of a member of staff due to a family bereavement and for a smaller part of the reporting period a colleague in the team reported sick. Despite this, performance remained fair although there is considerable scope for improvement. Action 3 for this priority area is therefore retained to seek sustained improvement.

Annual Monitoring Report

4.7 The Council adopted its Local Development Plan in February 2014 and our sixth LDP Annual Monitoring Report (AMR) was submitted in October 2020 to cover the 2019-20 period. Previous AMRs identified that although good progress had been made in implementing many of the Plan's policies and that overall the strategy remained 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 2017 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 replacement 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 is ongoing and is described in full in the latest AMR (2019/20).

4.8 As at March 2021, the status of the strategic sites is as follows (more detailed information is available in the Council's 2020-2021 AMR):

4.9.1 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 183 units have been completed to date.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 234 dwellings within the Plan period with all dwellings completed by the end of the next monitoring period.

4.9.2 Crick Road, Portskewett (SAH2):

In the 2018/19 monitoring period Monmouthshire County Council and Melin Homes submitted a joint outline application (DM/2018/00696) for 291 residential units (218 market and 73 affordable units), this was granted permission in March 2019. During the previous monitoring period a reserved matters application (DM/2019/01041) for 269 residential units has been approved (201 market and 68 affordable units). The drop in density of the site has been driven by changes to the proposed house types and by positive improvements to the design of the site. These improvements include Green Infrastructure that forms the north-south axis of the site, the ecological implications of a badger sett on the site which has led to greater protected open space, whilst the highway requirements have resulted in safer, more accessible links. The employment allocation on the site has been replaced with a care home which will provide up to 32 beds on the

area outlined for employment use. This was subject to a separate planning application, DM/2019/01629, which was granted permission on 26 February 2020.

The housing trajectory prepared in consultation with the Housing Stakeholder Group does not expect the site to deliver any dwellings within the Plan period. The first completions on site are expected in 2022/23.

4.9.3 Fairfield Mabey, Chepstow (SAH3):

The landowner submitted an outline application (DC/2014/01290) in October 2014 for up to 600 residential units (350 to be delivered within the Plan period), commercial space including offices and workshops (Use Class B1), small scale retail/food and drink floorspace (Use Classes A1 and A3) and multi-functional green and blue open space. 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 on 1.5 acres of the site) in November 2017. A Reserved Matters Application (DM/2019/00001) was approved during the last monitoring period for 347 units. The application was for the market housing element of the site and does not include the land identified for affordable housing or employment land; the affordable housing (26 dwellings) element of the site was the subject of a separate application for which Reserved Matters was permitted during the current monitoring period (DM/2019/01960(RM)). Work on the site has begun with 18 completions during the current monitoring period.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 77 dwellings within the Plan period. The remaining dwellings are expected to be completed by 2025/26.

4.9.4 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. The site was completed during the current monitoring period.

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.

4.9.5 Rockfield Farm, Undy (SAH5):

This site is allocated for 270 residential units and 2ha of serviced land for business and industrial use in the adopted LDP. 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, 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 site in February 2019 for 144 residential units. The site is currently under construction with 57 dwellings completed to date.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 90 dwellings within the Plan period. The remaining dwellings for phase 1 of the site are expected to be completed by 2022/23. Phase 2 is expected to be completed by 2025/26.

4.9.6 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. Whilst initial progress on the site has been slow, a hybrid application has been submitted on this site (DM/2019/01937 – November 2019) for two parcels of land for up to 155 dwellings with associated open space and infrastructure. A full planning consent is being sought for 72 dwellings on parcel A with an outline planning consent being sought for parcel B with all matters reserved except for access. Whilst allocated for 225 dwellings in the Adopted LDP the site is only proposed to come forward for up to 155 dwellings as the landowner does not wish for a parcel of land to be brought forward. It is expected that the development will be approved during the next monitoring period.

The housing trajectory prepared in consultation with the Housing Stakeholder Group does not expect the site to deliver any dwellings within the Plan period. The first completions on site are expected in 2022/23.

4.9.7 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). Following a re-plan of part of the site the number of residential units on the site has decreased to 210. The site is currently under construction, with 124 dwellings completed to date.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 154 dwellings within the Plan period. The remaining dwellings are expected to be completed by 2023/24

4.10 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.

4.11 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 was described in a report to Council considered on 21 February 2019 where Members resolved that the Council continued 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 were all satisfied.

An outline planning application (and subsequent reserved matters) for a major housing proposal was approved in the light of this policy at Church Road, Chepstow (this commenced development during 2021) while another at Raglan was called in by Welsh Ministers and subsequently refused.

In the light of the Raglan appeal and subsequent Ministerial clarification that major housing proposals should only come forward as part of the Development Plan system, then this innovative policy approach has been abandoned.

4.12 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

4.13 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, 2020/21. 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 concludes that the service has contributed £87.3 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 2020/21

Planning service key data



29 FTE jobs in planning service



947 applications handled



£0.4m collected in fees

LDP Land Safeguarded

20
369 ha Green Wedge
3,174 ha Local Nature Reserve
434 ha open space
7,942 ha minerals

LDP Land Allocated

Residential
111 ha

Commercial
244 ha

Retail & leisure
0 ha

Waste
0 ha

LDP Value

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

Value adding policies ✓ 89%

Applications

9 major
938 minor
0 other

0 DCOs dealt with
1 DNS dealt with
53 LBC applications granted
10 refusals appealed
0 judicial reviews



Decisions

✓ 923 approvals (97%)
x 24 refusals (3%)
275 subject to pre app

Refusals
■ Delegated ■ Committee

Approvals
■ Delegated ■ Committee

Permissions

Residential
113 units
£4.6m uplift value
29% affordable

Retail & leisure
2,730 m²
£0.1m uplift value

Tourism
120 bedspaces
40 self catering units

Permissions

Commercial
6,790 m²
£0.2m uplift value

Renewables & other
0 MW
0 tonnes waste throughput
0 tonnes minerals
0 ha remediation
2 ha formal open space

Section 106 income

£0.4m
Breakdown

- Training and employment
- Sports and leisure
- Environmental
- Community/cultural
- Formal open space
- Primary health
- Education
- Infrastructure
- Active travel
- Highways
- Affordable housing

CIL income

£0 total value

Completions

Residential
419 units
17% affordable
£76.5m uplift value
£0.5m council tax p.a

Retail & leisure
650 m²
£0.7m uplift value
12 gross FTE jobs
#N/A

Commercial

7,450 m²
£4.2m uplift value
115 gross FTE jobs
#N/A

Renewables

0 MW
£500 community benefit

Tourism

25 bedspaces 8 FTE jobs
15 self catering units

Enforcement

297 enforcement complaints
3 planning contraventions
2 enforcement notices
7 breach of condition notices
0 stop notices
2 section 125 notices



Wider indicators

£117,000 spend on consultancy fees

£0 health benefits of affordable housing provision p.a

8 internal consultees

£140,000 recreational benefits from open space created p.a

0 Energy statements
0 EqIAs
1 Environmental statements

2 Travel plans
0 HIAs
4 Transport assessments

In 2020/21 the total value of planning was

£87.3m

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 data book), 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 'intangile 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 2020-21

4.14 The Service Plan for the Planning Service identified the following priority actions:

- Work on the Replacement LDP continued in accordance with the Delivery Agreement (second revision October 2020), and included:
Preparation of the Preferred Strategy which is the next key stage in the RLDP process.
Continued preparation of the evidence base /background documents to inform the Preferred Strategy. These will be published alongside the Preferred Strategy (see below).
Preparation of an options appraisal in relation to the phosphate issue that arose at the end of 2020 and its implications for the RLDP. This was reported to Council as part of the Preferred Strategy Report.
As a result of the circumstances surrounding COVID-19, the decision was taken on 17th March 2020 to postpone the RLDP Preferred Strategy engagement events until further notice and to keep open, with an extended deadline, both the Preferred Strategy consultation period and the second call for candidate sites.
Continued Member engagement on RLDP progress, including via Cabinet Member Briefings and RLDP all Member Workshops on a range of RLDP topics (Future Wales: the National Plan 2040; Health Infrastructure; Preferred Strategy in Q1)
Attendance at various webinars / training events, including Carbon Literacy Training and Viability.
- Continued regional working and joint working with neighbouring local planning authorities, as well as continued Member engagement on RLDP progress, including via Cabinet Member Briefings and RLDP all Member Workshops.
- Joint working continued with Torfaen, Blaenau Gwent, Newport and Caerphilly Councils through progress meetings, as well as progress on jointly commissioning further evidence base work for the respective RLDPs.
- 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 RLDP.
- 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.
- Upgrade the Idox Uniform planning application data base software system and public access module to ensure system resilience and better functionality for system users
- Implement elements of the Team's digital plan for the future of the whole team. A key element of this work involves the digitising of woodland and tree preservation order information to help customers self-serve and reduce the significant demand on the Planning Service's Tree Officer, the daily Duty Officer and Support staff; this is on-going with the Council's GIS Team and while some background work has taken place this has been hampered by the pandemic; this is a substantial element of work and will run into the next reporting period.
- Review the pre-application advice service to verify it is adding value, reducing waste and that it is valued by customers. This has been carried out although it is proving difficult to obtain customer feedback due to a lack of responses. Of the small proportion returned we understand that the general consensus is that the bespoke service is regarded as 'good' although it can be a little slow; it is regarded favourably compared to many other LPA's services. In terms of officer feedback, they consider that the Uniform Enterprise task works

well to prompt them to carry out a task but that it can be challenging to get other internal departments to a meeting. The review has involved the introduction of an online form to enable customers to request pre-application advice. We also reviewed the charges for 2019/20 to more accurately and fairly reflect the time taken to do the work. This has led to an increase in the fee for pre-application advice we charge at Level 2 which now better reflects the statutory service (even though the latter does not involve a meeting with the applicant). The charges were going to be increased from 3 August 2020 but this was delayed owing to the Covid-19 pandemic and were introduced when bespoke services were restarted in Spring 2021. We also introduced a small charge for non-starters which always involve some work but were previously returned without a charge.

- Prepare the 6th LDP Annual Monitoring Report (AMR) and Annual Performance Report (APR). These were sent to WG in October 2020 and published online.
- Continue the systematic improvement of the processes of the Planning Enforcement team. While significant improvement has been made it remains an action in the current APR, with progress on this ongoing but inevitably having been affected by the pandemic and a member of this small team being away for a protracted period due to a family bereavement.
- 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 Cardiff Capital Region.
- Develop a Buildings at Risk (BAR) strategy to manage and prioritise any interventions to enable key heritage assets to realise a sustainable use for future generations. This element has been delayed due to covid and staffing issues, but should be commenced during the next reporting period
- Consolidate 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.

Local pressures

4.15 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 good housing land supply;
- Managing the development plan and development management process having regard to the impact of riverine phosphate pollution that has affected development proposals in the central and northern parts of the County significantly;
- Securing timely consultation responses from consultees, both internal and external;
- The work associated with the replacement of the adopted LDP having regard to 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;

- The lack of income from major planning applications due to the gap between the implementation of the current LDP and the adoption of its successor with associated impacts on budgets to resource the service;
- Career and training support for staff in the light of limitations on budgets.

4.16 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 PPW is welcomed, as is its form that embraces the Well-Being of Future Generations Act.

Actions from our previous APR

4.17 Our 2019/20 Annual Performance Report identified four actions:

Action 1 – Digitise information in relation to woodland / tree preservation order work to help customers self-serve and reduce the significant demand on the Planning Service’s Tree Officer, the daily Duty officer and Support staff.

Action 2 – upgrade the Planning Service’s Uniform (planning application processing) software and the public access module that will provide business continuity and provide enhancements to our customers and ensure better GDPR compliance.

Action 3 – Continue to review and make positive change to the Planning Service’s enforcement function and its processes to speed up our decision-making, ensuring we are providing a good service for our customers.

Action 4 – Continue to review the collaboration arrangements in relation to heritage services with neighbouring authorities (Torfaen and Blaenau Gwent Councils) and to develop a Buildings at Risk (BAR) strategy to manage and prioritise any interventions to enable key heritage assets to realise a sustainable use for future generations.

4.18 Action 1 has been commenced but involves significant survey work in reassessing older tree preservation orders to verify if they are still fit for purpose or need amending/ deleting. The survey information would then be digitised and made publicly available to help customers to self-serve, reducing demand on the Tree Officer, daily duty officer and support colleagues. This will involve additional resource and the pandemic has also reduced current staff capacity to manage and conclude this project. This will thus be retained as a priority action for the next reporting period.

4.19 Action was 2, the upgrading of the team’s planning application back-office system and public access module (to improve the compliance with GDPR issues and users’ experience) was completed at the end of March and went live in April 2021. The system is now more resilient and is working in a stable and consistent manner. The previous system would have been de-supported by our software suppliers.

- 4.20 In respect of action 3, this was instigated following a downturn in the performance of the planning enforcement function in 2018/19 and has been an action for the last two APRs. Over 2019/20 there were substantial reductions in the time taken to investigate enforcement complaints due to measures instigated by the new manager of this team including providing more of a framework for meeting milestones in the enforcement process. During 2020/21 a team structure has been agreed that essentially reflects the current structure, although there is now more emphasis on the (more junior) Enforcement Officer role prioritising enforcement cases rather than assisting with (enforcement related) planning application work. There remains, however, scope for continued improvement, although performance was reasonable despite the pandemic and the effects of having a member of the team absent for a lengthy period due to a bereavement.
- 4.21 As regards Action 4, despite challenges during this reporting period it has been possible to extend and manage a shared heritage service between Monmouthshire CC and Torfaen CBC, and also to provide a service to Blaenau Gwent CBC (on a lesser scale). The Heritage Manager drew up a Memorandum of Understanding and secured approval for the collaboration. This 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 had the second review early in 2020/21. The feedback was positive and both authorities were pleased with the progress made. It is anticipated that this will be reviewed formally in the next reporting period. The collaboration has key benefits, including improved resilience and skill sharing, together with more opportunities to learn and build on the team's skill set. Nevertheless, owing to changed management responsibilities of the MCC Heritage Manager which now entails significant additional DM management, it will be important to review the efficacy of this arrangement. The impact of the pandemic and the limited resources also mean that there has been no meaningful start on the related buildings at risk strategy which will remain a service priority going forward.

5.0 Customer Feedback

5.1 The number of formal complaints and letters offering compliments are recorded. There were 21 complaints received over 2020/21, compared to 13 in 2019/20. Five of the twenty-one complaints are still being investigated (four of these relate to one development site).

Planning is a contentious area dealing with access to land and changes to property values. It will always be the subject of complaint from third parties who are dissatisfied with a decision. This measure needs to be taken in context and the number of justified complaints is arguably a more pertinent measure. We do however aim to treat all customers with care and respect and to communicate clearly with the public so that they understand what the relevant planning issues are when we make decisions. There is always a degree of subjectivity so there will inevitably be disagreement about the weight given to the respective issues in the planning decision. Indeed, of the twenty-one complaints received eight were complaints logged individually from different households regarding common issues, including four made about the Well Lane, Devauden housing scheme allocated in the LDP with two regarding an approved dwelling at High Trees, Chepstow and two relating to an approved extension to a house at The Kymin. Two of the twenty-one complaints were deemed to be justified and involved the raising of land in a garden in a suburban location and an associated unsightly fence's impact on a neighbouring property which the team resolved by putting in place a landscaped screen to mitigate any harm; the second involved a proposal to extend a property in a rural location where the plans were poor and information less clear than it could have been in the application, although the proposal itself was acceptable in visual terms. Lessons learned from these issues were to i) look carefully at the impact of proposals to raise the height of garden land and ensure fencing has a specification in the submitted information to avoid poor implementation and ii) to check submitted drawings are accurate, to scale or are dimensioned and to display previously approved drawings for neighbours to compare with the current proposal on the current application file.

We received six recorded compliments over 2019/20, the same as the previous period.

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020-21
Number of Stage 1 formal complaints received	17	9	5	5	4	14	13	21
Number of Stage 2 formal complaints investigations received	11	5	2	2	1	4	2	2
Number of Stage 2 complaints upheld or	4 partially upheld	3 partially upheld	0 upheld	0 upheld	0 upheld	3 partially upheld	2 elements of the complaints	2 partially upheld

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

*One of these did not relate to the Planning Service but other Council service areas in terms of communication with the complainants; the other related to the conduct of a case officer which has been discussed with that officer via one-to-ones.

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

6.0 OUR PERFORMANCE 2020-21

6.1 This section details our performance in 2020-21. 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, although the absence of up to date data for 2019/20 or 2020/21 from WG means we have to compare performance to the Welsh average over 2018/19.

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

- Plan making (this aspect is not covered in this APR as the information is more than adequately analysed in the latest LDP Annual Monitoring Report);
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

Plan making

6.3 As at 31 March 2021, we were one of 23 LPAs that had a current development plan in place. We are proposing to submit an Annual Monitoring Report in October 2021. This document has been prepared and is being submitted to Welsh Government by 31st October 2020. Issues on the performance of the Plan are discussed in detail in that document and are not repeated here. The replacement of the Plan was commenced in 2018.

Efficiency

6.4 In 2020-21 we determined 947 planning applications, each taking, on average, 92 days to determine. This compares to an average of 77 days (11 weeks) across Wales (2018/19) although this was before the Covid-19 pandemic and so is an unfair comparison. 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, and we seek improvements in application turnaround times 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.

6.5 91% of all planning applications were determined within the required timescales. Despite the challenges presented by the pandemic this was the same as in 2019/20 and slightly above the Welsh average of 88% for 2018/19. We also determined 88% of Listed Building Consent applications within the required timescales compared to 84% during 2019/20 and compared to the Welsh average of 75% in 2018/19.

Over the same period:

- The number of applications we received was almost the same as the previous year in that we received 1126 applications compared to 1134 in 2019/20;
- The number of applications we determined decreased by 14% (947 applications compared to 1106);
- The number and percentage of applications we approved was the same as the previous year and remained high at 97%.

Major applications

6.6 We determined 9 major planning applications in 2020-21, none of which were subject to an EIA. Each application took, on average, 248 days (35 weeks) to determine which was lower than the 296 day average in 2019/20. The nine applications did feature a number of older applications that had involved substantial negotiation and had remained undermined pending the submission of supporting information at the request of the applicants to ensure either a positive outcome was reached or to enable unresolved issues to be narrowed in the event of an appeal.

This figure is expected to improve although the expectation that there will be fewer major applications because of the lifecycle of the LDP and the impact of the Covid-19 pandemic will need to be monitored. The use of planning performance agreements, where appropriate, should help to reduce end-to end times for these larger projects.

6.7 78% of these major applications were determined within the required timescales (7/ 9), compared to 68% across Wales in 2018/19. This measure is ranked as 'good'.

- 6.8 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.
- 6.9 Over the same period:
- The percentage of householder applications determined within the required timescales decreased from 89% to 87%;
 - The level of approvals remained stable at 97%.
- 6.10 This slight decline in the percentage of householder applications determined within agreed timescales will be monitored over the next reporting period to ensure staff are seeking to agree extensions of time wherever they can. However, overall this shows a very good level of performance given the challenges to our staff as a result of the pandemic.

Quality

- 6.11 In 2020-21, our Planning Committee made 35 planning application decisions during the year, which equated to almost 4% 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 Delegation Panel system in operation whereby most applications (but not householder applications) with between 1 and 4 objections are reviewed by a group comprising the three lead Planning Committee Members. In 2020-21 51 applications were considered by the delegation panel. 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. It was possible to keep this process running during the pandemic by using remote meeting technology.
- 6.12 Of these Committee-made decisions, 6% (2 out of 35 decisions) went against officer advice. This compared to 8% of member-made decisions across Wales in 2018/19. This equated to 0.21% 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 most sites before making a decision, and an experienced Planning Committee provided with appropriate development training.

- 6.13 The two overturned applications in question related to firstly, a block of apartments in Llanfoist that Members regarded as an over-development of the site (this has been appealed but no decision has yet been received), and the other was a group of residential units for close care accommodation also in Llanfoist that was approved contrary to recommendation, given it was on an employment site identified in the LDP. Members considered that this would be a better fit for the site given the non-industrial developments already approved nearby and would make a valuable contribution to accommodation for the older population.
- 6.14 In 2020-21 we received 10 appeals against our planning decisions, which equated to 1.05 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.
- 6.15 Of the ten appeals that were decided during the year, all ten were dismissed. These decisions show a continued improvement compared to the period before 2017 when performance on appeals dipped to below a 50% success rate. This may reflect the greater emphasis on place-making in appeal decision-making. The proportion of appeals we receive is very low. 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.
- 6.16 During 2020-21 we had no applications for costs at any section 78 appeal.

Engagement

6.17 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.

Enforcement

- 6.18 In 2020-21 we investigated 179 enforcement cases, which equated to 1.95 per 1,000 population. This was a relatively high figure in Wales but was a reduction of almost 30% compared to the previous reporting period. We investigated 72% of these enforcement cases within 84 days compared to 75% in 2019/20 but this was a very reasonable outcome given the difficulties in visiting sites during the pandemic as well as staffing issues during the period. Across Wales 77% were investigated within 84 days in 2018/19 (pre-pandemic).
- 6.19 The average time taken to pursue positive enforcement action was 199 days, which was a decline in performance compared to the previous reporting period (142 days) although it was better than the performance in 2018/19 of 232 days. This decline was to be expected given the challenges presented to this small but dedicated team because of the pandemic and the loss of a team member for a considerable period due to a family bereavement. As this measure is ranked as Fair instead of Good we have retained this action for the next reporting period to seek to continue the improved performance.

7.0 FINDINGS AND CONCLUSIONS

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

- The proportion of major applications determined within 8 weeks or agreed timescales remained healthy at 78%, and was well above the Good target of 60%;
- The proportion of all applications determined within 8 weeks or agreed timescales remained high at 91% despite the impact of the pandemic on working practices and was better than the Welsh average performance in 2018/19 prior to the pandemic;
- The proportion of applications we approved remained high at 97%;
- Of those applications that had gone through our pre-application advice service, and followed our advice 100% were approved;
- ‘Won’ all ten appeals against our decisions to refuse planning permission;
- We again dealt with a large number of applications for listed building consent (52 applications) and 88% of these were determined within agreed timescales;
- Enforcement performance remained resilient despite the constraints of the pandemic and a temporary reduction in staff resource.

This shows that, despite a challenging workload and the significant impact of Covid-19, our performance has been very good and our pre-application advice service is effective.

7.2 A summary table of our performance can be found in Appendix A of the APR. Of the 12 ranked indicators, 8 are ranked ‘Good’, while 4 are ‘Fair’ and 0 are in ‘need of improvement’.

- The ‘fair’ results relate to i) the average time taken to determine applications (92 days) which missed the Good target of 67 days but must be seen in the context of the major pressures put on the service during the pandemic and cannot be fairly compared to pre-pandemic performance, ii) decisions taken by Members that were contrary to the officer recommendation (there were only two decisions so this has to be judged in that context)) as well as iii) and iv), the two enforcement measures that have to be considered in the context of the pandemic and having regard to a key member of that small team being away from work for a considerable part of this reporting period.

	Number of indicators
Welsh Government target has been set and our performance is ‘good’	8

Welsh Government target has been set and our performance is 'fair'	4
Welsh Government target has been set and our performance 'needs improvement'	0

- We performed above or at the Wales average (2018/19) in 9 of the 12 comparable indicators. The indicators for which performance was below the Welsh average related to the average time taken to determine all applications in days and the two enforcement indicators – although it is arguably unfair to compare the performance in relation to these measures against pre-pandemic data for clear and obvious reasons. Further commentary on the performance against these measures is set out in Section 6.

7.3 Five actions are identified going forwards.

Action 1 – Digitise information in relation to woodland / tree preservation order work to help customers self-serve and reduce the significant demand on the Planning Service’s Tree Officer, the daily Duty officer and Support staff.

Action 2 – Promote the positive aspects of new development to our citizens by publicising the contribution of essential community infrastructure provided under planning agreements attached to the planning permissions for new major developments.

Action 3 – Continue to review and make positive change to the Planning Service’s enforcement function and its processes to speed up our decision-making, ensuring we are providing a good service for our customers.

Action 4 – To develop a Buildings at Risk (BAR) strategy to manage and prioritise any interventions to enable key heritage assets to realise a sustainable use for future generations.

Action 5 – Conduct a review of the planning application process to consider how to improve the average time to determine planning applications performance indicator. The review would consist of reviewing the rationale for applications taking different time scales and it would consider any areas where the process could be amended to ensure best practice to improve customer service.

Digitising paper information, improving the experience of customers and reducing demand on officer time

7.4 We still hold substantial information on tree preservation orders in the County as paper records in the Council’s ‘amber storage area’. Retrieving such information is time-consuming and inefficient and the lack of accessible information for the public leads to a high volume of calls and enquiries to the Council’s Tree Officer (who is part time, 0.6 FTE), the daily duty officer and also the Support team.

Digitising this information will reduce phone calls and emails to all those officer sand will free up time to carry out work of greater value to the service and customers, such as processing submissions for pre-application advice and the applications themselves. The quality of the data also needs review (for example, some of the older TPOs need reviewing as the information will be out of date), although this may be carried out once the data is in a digitised format that is easier to manage and change (Action 1).

Action 1 – Digitise information in relation to woodland / tree preservation order work to help customers self-serve and reduce the significant demand on the Planning Service’s Tree Officer, the daily Duty officer and Support staff.

We also manage and secure a substantial amount of social infrastructure when approving major developments – this includes areas of public open space, education facilities, affordable housing, sustainable transport infrastructure, ecological improvements and green infrastructure. Much of this goes unnoticed and unheralded, with many of our local communities tending to focus on more negative aspects of new development such as increased traffic or the additional pressure on local services. To improve awareness of the good things new developments deliver to a community we intend to improve how we promote the community infrastructure each major proposal delivers. This could be via social media as well as more conventional methods such as the Council’s web pages or indeed this APR.

Action 2 – Promote the positive aspects of new development to our citizens by publicising the contribution of essential community infrastructure provided under planning agreements attached to the planning permissions for new major developments.

Speed of resolving enforcement cases

- 7.5 The performance of the Council’s Planning Enforcement team had declined in relation to the two enforcement measures in the Performance Framework over 2018/ 19, resulting in complaints about delays from the public and the perception the service was poorly performing. 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 had been addressed in some way by the training on enforcement that took place in May 2018 for community and town councillors. Over 2019/20 there were substantial reductions in the time taken to investigate enforcement complaints due to measures instigated by the new manager of this team. As a result of the pandemic and staffing pressures, unsurprisingly performance declined over 2020/21. Thus, there remains scope for continued improvement. The review of the Planning Enforcement function is ongoing and has already helped to improve this team’s practices and drive out waste. The action below therefore is a spin-off from previous years (Action 3).

Action 3 – Continue to review and make positive change to the Planning Service’s enforcement function and its processes to speed up our decision-making, ensuring we are providing a good service for our customers

Heritage Collaboration and Buildings at Risk Strategy

7.6 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 in recent years that opportunities existed to work collaboratively with neighbouring Councils to provide a shared heritage resource. The previous reporting period saw the establishment of a shared heritage service with Torfaen Council that has been 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. An action from last year saw the team seek to extend the offer to other neighbouring local authorities which resulted in a memorandum of understanding being agreed to provide heritage services for Blaenau Gwent CBC. This has so far worked reasonably well and has allowed the service to provide resilience to BGCBC whose range of work does not need a full time heritage officer while not impacting on the team's ability to cover the demanding heritage workload in Monmouthshire. This arrangement, however, does need reviewing because of the more limited time the MCC Heritage Manager now has to manage this service due to their increased managerial role in the DM team. This will be the subject of review during the next reporting period to verify whether the service can viably continue.

There are competing demands on the Heritage Team and many requests from the community are received to intervene to stop the decay of several prominent listed buildings throughout the County. Officer time and financial resources are listed in this regard, but an action plan agreed by Members would help to prioritise the cases that warrant priority working and action. To this end a Buildings at Risk Strategy and action plan is proposed to be developed to manage this process more effectively and to help the communities understand the choices we make when opting to take appropriate action to save and protect such assets. The strategy would put a methodology in place for drawing out the worst buildings and then set out appropriate actions as to how these are tackled; in all likelihood there would be actions identified to address the worst 5-10 buildings at risk so it is a more manageable and transparent process.

Action 4 – Continue to review the collaboration arrangements in relation to heritage services with neighbouring authorities (Torfaen and Blaenau Gwent Councils) and to develop a Buildings at Risk (BAR) strategy to manage and prioritise any interventions to enable key heritage assets to realise a sustainable use for future generations.

Average time to determine planning applications

The average time to determine planning applications has increased to 92 days within the 2020-2021 period however this is understandable given the significant impact that the pandemic had on the capacity of the team given external factors. These issues will not be unique to Monmouthshire's planning service. Whilst it is recognised that there is rationale behind this increase it is considered that there should be a review of the planning application process to ensure that there is a consistent approach across the team and that the system thinking principles that were adopted following the 20212-system thinking review are still being fully implemented. Notwithstanding the impact of the pandemic it is considered that there remains scope for continued improvement. The review of planning applications is ongoing however this more detailed review will be conducted when the impact of the pandemic subsides and there is capacity to critical appraise the process and ensure best practice is being implemented.

Action 5 – Conduct a review of the planning application process to consider how to improve the average time to determine planning applications performance indicator. The review would consist of reviewing the rationale for applications taking different time scales and it would consider any areas where the process could be amended to ensure best practice to improve customer service.

Opportunities going forward:

- 7.7 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:
- 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;
 - Continue to roll out 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;
 - To digitise the Tree information held by the Council in paper form to improve the web site experience for customers and improve customers' pathways to information (Action 1);
 - To promote the positive work of the Planning Service and colleagues in other Council teams in securing much needed community infrastructure when we approve major development. This could be promoted via this document, our web site and social

media (potentially through use of infographics) allowing our local communities to understand the tangible benefits of allowing new development (Action 2);

- To improve the speed with which we deal with enforcement cases via the continued systems review of the Enforcement function (Action 3);
- To continue to review the collaboration arrangements in relation to a Built Heritage Management Service with neighbouring local authorities, ensuring it is fit for purpose in providing resilience, shared learning and consistency across all the collaborating authorities (Action 4);
- To develop a Buildings At Risk Strategy to safeguard some of our most precious but vulnerable heritage assets (Action 4);
- Continue with the replacement Monmouthshire LDP because of the need to 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.
- To support our colleagues who have had to work remotely for the vast majority of the reporting period because of the pandemic to ensure their well-being and mental health are resilient and their productivity remains high.
- To respond to the threat provided by the Covid-19 pandemic to ensure our County's businesses can bounce back quickly from the pressures caused by lockdowns and other covid measures that restricted business activity.
- To manage the threat of phosphate pollution in our two main rivers to reduce environmental damage, while finding new ways of managing this issue that will still allow sustainable development to take place in those catchment areas.

7.8 Progress will be measured via our 2021/22 Annual Performance Report, 2021/22 LDP Annual Monitoring Report, and our 2021-2024 Service Business Plan.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE 2018/19	Monmouths hire LPA 2019/20	Monmouths hire LPA 2020/21
Efficiency						
Percentage of "major" applications determined within time periods required	>60	50.1-59.9	<50	68	85	78
Average time taken to determine "major" applications in days	Not set	Not set	Not set	232	296	248
Percentage of all applications determined within time periods required	>80	70.1-79.9	<70	88	91	91
Average time taken to determine all applications in days	<67	67-111	112+	77	70	92
Percentage of Listed Building Consent applications determined within time periods required	80+	70.1-79.9	<70	75	84	88
Quality						
Percentage of Member made decisions against officer advice	<5	5-9	9+	9	4	6
Percentage of appeals dismissed	>66	55.1-65.9	<55	68	86	100
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+	0	0	0
Engagement						
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No	Yes	Yes	Yes

MEASURE	GOOD	FAIR	IMPROVE
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 2018/19	Monmouths hire LPA 2019/20	Monmouths hire LPA 2020/21
Yes	Yes	Yes
Yes	Yes	Yes
77	75	72
167	142	199

SECTION 1 - 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	78
<p>The team's performance declined slightly from 85% over 2019/20. This element of the team's performance, however, remained strong and was well above the pre-pandemic Welsh average of 67.8%. We determined 7 out of 9 major applications within agreed time periods. 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>	

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	248 (no target set for this indicator)
<p>The Council's performance improved under this measure compared to 296 days over 2019/20. There were only a small number of major applications (nine) determined over this period reflecting the impact of the pandemic and the lifecycle of the LDP wherein most major housing sites have now been granted consent.</p> <p>This figure is just above the pre-pandemic Welsh average of 232 days. If one outlying application was omitted (a housing scheme at Mardy that was eventually refused, where the applicant wished to negotiate all the material issues that could be resolved before lodging an appeal - which led to a protracted process of determination (780 days) the measure fell to 172 days, which would have well been below the Welsh average. It is worth noting that the continued use of PPAs should help the team to keep this measure at a good level of performance in future years.</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	91
<p>91% 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 during 2018/19.</p> <p>This is a very good level of performance having regard to the significant impact of the pandemic and the constraints the national lockdowns presented to normal working practices.</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	92 days
<p>In 2020-21 we determined 947 planning applications, each taking, on average, 92 days (11.5 weeks) to determine. This is higher than the previous year (70 days) which was largely unaffected by the pandemic. Given our officers' challenges over the 12 months involved and our focus on outcome rather than speed, this is a very reasonable achievement.</p> <p>This will continue to be a priority for the service as we emerge from the pandemic.</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	88
<p>This is the fourth year of its inclusion as an indicator and the performance has improved significantly since its first where 67% of applications for listed building consent were determined within agreed timescales. The Welsh average for this indicator was 75% (pre-pandemic). The Council's Heritage team has worked hard at improving its turnaround of listed building applications. The team of four officers (including a monitoring officer) also contributes to the pre-</p>	

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 and to a lesser extent Blaenau Gwent CBC. The Authority has Cadw accredited delegation arrangements for grade II* and II buildings.

SECTION 2 - 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	6
<p>Monmouthshire’s performance shows that 6% of Committee decisions go against officer recommendation, which equated to just two planning applications out of 35 determined at committee during 2020/21. This was slightly higher than the 4% over the two previous reporting periods but must be seen in the context that these are low numbers.</p> <p>This compares favourably to the 9% average in Wales over 2018/19.</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:</p> <ul style="list-style-type: none"> i) A block of apartments in Llanfoist that Members regarded as an over-development of the site (this has been appealed but no decision has yet been received), and: ii) A group of residential units for close care accommodation also in Llanfoist that was approved contrary to recommendation, given it was on an employment site identified in the LDP. Members considered that this would be a better fit for the site given the non-industrial developments already approved nearby and would make a valuable contribution to accommodation for the older population. <p>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	100
<p>This year saw an excellent level of performance that improved from 86% to 100% with all ten appeals being 'won'. The placemaking agenda set out in Planning Policy Wales appears to be providing a higher benchmark for appeal Inspectors' decisions which is helpful to our decision making process. 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>The proportion of appeals we deal with is low at 1.1 appeals for every 100 applications received (Welsh average was 2 appeals per 100 applications determined in 2018/19). This indicates our willingness to negotiate proposals to a positive outcome and the strength of our policy framework.</p>	

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. 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 3 – 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 prior to the Covid-19 pandemic. 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. During 2020/21 the meetings continued successfully in a virtual manner due to the pandemic, and the public speaking element has been assimilated into this process through use of videos, audios or transcripts, the latter being read out by an officer, which allow continuity of participation.</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 systems 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 to previous customer satisfaction surveys that this is a service that the customer values.</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 implemented upgrades to the back office and public access systems at the end of the reporting period which has improved the customer experience and has enabled better GDPR compliance. The automated system has allowed officers to carry out work of greater 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) were actioned during the previous 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	72
<p>This had been an area of disappointing performance and compared poorly to the Welsh average of 76.3% in 2018/19 when it was 65%. The appointment of a new Area Team Manager who manages the enforcement section saw the commencement of a systems review of the enforcement function in 2018/19. This measure rose to 75% over 2019/20 and remained reasonable at 72% during 20/21 despite the substantial challenges presented by having fewer staff resources during the reporting period (through redeployment as a result of the pandemic, family bereavement and illness). While key changes to working processes were put on place by December 2019 we would like to move much closer to 100% for this measure and thus the action to closely monitor the performance of the Enforcement Team is retained for a further 12 month 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	199
<p>This indicator improved significantly during 2019/20 (it fell to 142 days) and was below the Welsh average of 165 days (2018/19). It is not surprising that given the considerable challenges the small enforcement team faced over 2020/21 that this end to end performance measures has declined to 199 days. This remains, however, fair as a level of performance. The systematic review of the enforcement service will continue into the next 12 months to seek to omit waste, poor working practices and find smarter ways of working to reduce this time to a more acceptable level for our customers.</p>	

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<p>Name of the Officer completing the evaluation Philip Thomas</p> <p>Phone no: 01633 644809 E-mail: philipthomas@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal</p> <p>Submit the Monmouthshire Planning Service’s seventh 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 2021</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.

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 1:1s 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 revision to 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 revision 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 data-bbox="136 488 297 520">Involvement</p> <p data-bbox="349 264 517 448">Involving those with an interest and seeking their views</p>	<p data-bbox="544 256 1312 320"><i>Who are the stakeholders who will be affected by your proposal? Have they been involved?</i></p> <p data-bbox="544 352 1301 504">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 data-bbox="1350 256 1480 280">As above.</p>
 <p data-bbox="136 775 297 807">Prevention</p> <p data-bbox="349 544 506 839">Putting resources into preventing problems occurring or getting worse</p>	<p data-bbox="544 544 1323 799">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 data-bbox="1350 544 1402 568">N/A</p>
 <p data-bbox="136 1118 297 1150">Integration</p> <p data-bbox="349 887 517 1150">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="544 879 1301 1015"><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 data-bbox="544 1046 1312 1158">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 data-bbox="1350 879 2074 1007">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 2020/21; the Council's Local Development Plan Annual Monitoring Report 2020/21; the Planning Service's Business Plan 2020-2023 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 2020/21 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)	21/10/2021	None - Members endorsed the recommendations of the report and were very positive about the overall performance of the Planning Service during this difficult period. They praised staff for their resilience and commitment to providing this vital frontline service.