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County Hall
Rhadyr
Usk
NP15 1GA

Wednesday, 2 November 2022

Notice of meeting

Place Scrutiny Committee

Thursday, 10th November, 2022 at 10.00 am,
Council Chamber, County Hall, The Rhadyr USK and remote attendance

AGENDA

Item No	Item	Pages
1.	Apologies for absence	
2.	Declarations of interest	
3.	Public open forum	
4.	Petitions	1 - 2
4.1.	Petition: Excessive speeding on Birbeck Road, Caldicot To agree whether to refer to the Executive or full Council for action.	3 - 4
4.2.	Petition: Council Use of JCB Machinery To agree whether to refer to the Executive or full Council for action.	5 - 6
5.	Discussion on the Committee's Forward Work Programme	7 - 12
6.	To confirm the minutes of the meeting held on 30th June 2022	13 - 20
7.	Revised Local Development Plan: Preferred Strategy To conduct pre-decision scrutiny on the amended Preferred Strategy.	21 - 308
8.	Speed limit of 20mph on the B4245 To conduct pre-decision scrutiny on the report and consider the community responses received.	309 - 352
9.	To agree to exclude press and public for the following items	

10.	Call-in: Land Adjacent to Caldicot Comprehensive School To consider a 'call-in' request for the decision taken on 20 th October 2022 in relation to a Housing Development Opportunity.	353 - 380
11.	To note the date of the next meeting as 12th January 2024	

Paul Matthews

Chief Executive

MONMOUTHSHIRE COUNTY COUNCIL
CYNGOR SIR FYNWY

THE CONSTITUTION OF THE COMMITTEE IS AS FOLLOWS:

County Councillor Louise Brown Independent Group	Shirenewton;	Welsh Conservative Party
County Councillor Ben Callard	Llanfoist & Govilon;	Welsh Labour/Llafur Cymru
County Councillor Ian Chandler	Llantilio Crossenny;	Green Party
County Councillor Tomos Dafydd Davies	Llanfoist & Govilon;	Welsh Conservative Party
County Councillor Lisa Dymock	Portskewett;	Welsh Conservative Party
County Councillor Jane Lucas	Osbaston;	Welsh Conservative Party
County Councillor Su McConnel	Croesonen;	Welsh Labour/Llafur Cymru
County Councillor Maria Stevens	Severn;	Welsh Labour/Llafur Cymru
County Councillor Jackie Strong	Caldicot Cross;	Welsh Labour/Llafur Cymru

Public Information

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Welsh Language

The Council welcomes contributions from members of the public through the medium of Welsh or English. We respectfully ask that you provide us with adequate notice to accommodate your needs.

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.

Kindness: We will show kindness to all those we work with putting the importance of relationships and the connections we have with one another at the heart of all interactions.

Monmouthshire Scrutiny Question Guide

Role of the Pre-meeting	
<ol style="list-style-type: none"> 1. Why is the Committee scrutinising this? (background, key issues) 2. What is the Committee's role and what outcome do Members want to achieve? 3. Is there sufficient information to achieve this? If not, who could provide this? <p style="margin-left: 20px;">- Agree the order of questioning and which Members will lead - Agree questions for officers and questions for the Cabinet Member</p>	
Questions for the Meeting	
<p><u>Scrutinising Performance</u></p> <ol style="list-style-type: none"> 1. How does performance compare with previous years? Is it better/worse? Why? 2. How does performance compare with other councils/other service providers? Is it better/worse? Why? 3. How does performance compare with set targets? Is it better/worse? Why? 4. How were performance targets set? Are they challenging enough/realistic? 5. How do service users/the public/partners view the performance of the service? 6. Have there been any recent audit and inspections? What were the findings? 7. How does the service contribute to the achievement of corporate objectives? 8. Is improvement/decline in performance linked to an increase/reduction in resource? What capacity is there to improve? 	<p><u>Scrutinising Policy</u></p> <ol style="list-style-type: none"> 1. Who does the policy affect ~ directly and indirectly? Who will benefit most/least? 2. What is the view of service users/stakeholders? What consultation has been undertaken? Did the consultation process comply with the Gunning Principles? Do stakeholders believe it will achieve the desired outcome? 3. What is the view of the community as a whole - the 'taxpayer' perspective? 4. What methods were used to consult with stakeholders? Did the process enable all those with a stake to have their say? 5. What practice and options have been considered in developing/reviewing this policy? What evidence is there to inform what works? Does the policy relate to an area where there is a lack of published research or other evidence? 6. Does the policy relate to an area where there are known inequalities? 7. Does this policy align to our corporate objectives, as defined in our corporate plan? Does it adhere to our Welsh Language Standards?

8. Have all relevant sustainable development, equalities and safeguarding implications
9. been taken into consideration? For example, what are the procedures that need to be in place to protect children?
- 10.
11. How much will this cost to implement and what funding source has been identified?
- 12.
13. How will performance of the policy be measured and the impact evaluated

General Questions:

Empowering Communities

- How are we involving local communities and empowering them to design and deliver services to suit local need?
- Do we have regular discussions with communities about service priorities and what level of service the council can afford to provide in the future?
- Is the service working with citizens to explain the role of different partners in delivering the service, and managing expectations?
- Is there a framework and proportionate process in place for collective performance assessment, including from a citizen's perspective, and do you have accountability arrangements to support this?
- Has an Equality Impact Assessment been carried out? If so, can the Leader and Cabinet/Senior Officers provide members with copies and a detailed explanation of the EQIA conducted in respect of these proposals?
- Can the Leader and Cabinet/Senior Officers assure members that these proposals comply with Equality and Human Rights legislation? Do the proposals comply with the Local Authority's Strategic Equality Plan?

Service Demands

- How will policy and legislative change affect how the council operates?
- Have we considered the demographics of our council and how this will impact on service delivery and funding in the future?
- Have you identified and considered the long-term trends that might affect your service area, what impact these trends could have on your service/your service could have on these trends, and what is being done in response?

Financial Planning

- Do we have robust medium and long-term financial plans in place?
- Are we linking budgets to plans and outcomes and reporting effectively on these?

Making savings and generating income

- Do we have the right structures in place to ensure that our efficiency, improvement and

transformational approaches are working together to maximise savings?

- How are we maximising income?
- Have we compared other council's policies to maximise income and fully considered the implications on service users?
- Do we have a workforce plan that takes into account capacity, costs, and skills of the actual versus desired workforce?

Questions to ask within a year of the decision:

- Were the intended outcomes of the proposal achieved or were there other results?
- Were the impacts confined to the group you initially thought would be affected i.e. older people, or were others affected e.g. people with disabilities, parents with young children?
- Is the decision still the right decision or do adjustments need to be made?

Questions for the Committee to conclude...

Do we have the necessary information to form conclusions/make recommendations to the executive, council, other partners? If not, do we need to:

- (i) Investigate the issue in more detail?
- (ii) Obtain further information from other witnesses – Executive Member, independent expert, members of the local community, service users, regulatory bodies...

Agree further actions to be undertaken within a timescale/future monitoring report...



SUBJECT: PETITIONS RECEIVED
MEETING: PLACE SCRUTINY COMMITTEE
DATE: 10th November 2022
DIVISION/WARDS AFFECTED:

1.0 PURPOSE:

1.1 To inform the scrutiny committee of any valid petitions received, in line with the requirements outlined in the Council' Constitution.

2.0 RECOMMENDATIONS:

2.1 The Scrutiny Committee hears the sponsor's (ward member's) presentation of the petition and in doing so, determine what steps to take as a result. These could include referral to:"

- a) Full Council for a debate on the matter
- b) The relevant Cabinet Member with a request to respond in writing to the Scrutiny Committee and the Lead Petitioner within 6 weeks.
- c) A relevant working group, committee, or joint committee with an appropriate term of reference to address the matter or incorporate the views into their work
- d) A relevant senior officer for inclusion in an ongoing piece of work, consultation or project.

3.0 KEY ISSUES:

3.1 Two petitions have been received which relate to the remit of the Place Scrutiny Committee:

- **Excessive Speeding on Birbeck Road Caldicot** ~ 77 Signatories
- **The Council's Use of JCB Machinery** ~ 261 Signatories, of which 26 are from Monmouthshire residents

3.2 The Scrutiny Committee is referred to appendices A and B which details the title of the petition and the request.

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

4.1 There are no direct implications arising from this report.

5.0 OPTIONS APPRAISAL

5.1 Following discussion on the petitions presented, the Scrutiny Committee may choose to consider the options outlined in paragraph 1.1.

6.0 EVALUATION CRITERIA

Not applicable.

7.0 REASONS:

7.1 To enable the public to raise petitions, as part of the requirements outlined in the Local Government and Elections Wales Act 2021.

8.0 RESOURCE IMPLICATIONS:

8.1 There are no direct implications arising from this report.

9.0 CONSULTEES:

Relevant Scrutiny Chair
Relevant Cabinet Member
Local Ward Member
Monitoring Officer

10.0 BACKGROUND PAPERS:

Appendices A and B provide relevant information on the petitions submitted.

11.0 AUTHOR:

Hazel Ilett
Scrutiny Manager

12.0 CONTACT DETAILS:

Tel: 01633 644233
E-mail: hazelilett@monmouthshire.gov.uk

Petition: Excessive speeding on Birbeck Road, Caldicot ~ 77 Signatures

THIS PETITION IS PRESENTED TO MONMOUTHSHIRE COUNTY COUNCIL FOR THE RESIDENTS OF BIRBECK ROAD, CALDICOT. BY DEWSTOW WARD MEMBER COUNTY COUNCILLOR TONY EASSON .

BIRBECK ROAD ,CALDCOT, IS IN A 20 MPH ZONE. BUT BECAUSE THERE ARE NO SPEED RETARDING MEASURES IT IS USED AS A RAT RUN BYPASSING HUMPED STREETS. AS A CONSEQUENCE TRAFFIC TRAVEL AT GREATER SPEEDS THAN IS PERMITTED ON THE ROAD.

TRAFFIC WHICH TRAVEL OVER 20 MPH ARE PUTTING CHILDREN AT RISK .THERE IS A BUSY LOCAL CHILDREN'S PARK CLOSE BY ,AND THEY HAVE TO CROSS THIS ROAD. ELDERLY PEOPLE WALK THE FOOTPATHS AS WELL AND NEED TO CROSS IN SAFETY .SPEED SURVEYS HAVE SHOWN THAT THE AVERAGE SPEED IS JUST OVER 20 MPH. THE MEDIAN HIGH POINT ON THE SURVEY DID NOT IDENTIFY THE TRAFFIC TRAVELLING AT MUCH GREATER SPEEDS .

WE URGE MONMOUTHSHIRE COUNTY COUNCIL OFFICERS TO CONVENE A MEETING WITH A GROUP OF THE LOCAL RESIDENTS TO DISCUSS THE MOST SUITABLE MEANS OF APPLYING SPEED RETARDING MEASURES TO SLOW THE TRAFFIC DOWN: SUCH AS COBBLED RUMBLE PADS AT EITHER END OF, AND AT STRATEGIC POINTS ALONG THE ROAD. THIS PROBLEM HAS EXISTED FOR MANY YEARS, AND THIS PETITION INCLUDES 77 FRUSTRATED SIGNATURES. WHICH REPRESENTS 86 % OF THE RESIDENTS ON THE ELECTORAL REGISTER FOR BIRBECK ROAD.

WE THE UNDERSIGNED BEING RESIDENTS IN OR ABOUT THE VICINITY OF BIRBECK ROAD CALDICOT ARE VERY CONCERNED AT THE INCREASE IN TRAFFIC USING IT AS A RAT RUN AND AS A RESULT ARE CONSCIOUS OF TRAFFIC SPEEDING ALONG THIS ROAD IN DEFIANCE OF ITS 20 MPH STATUS.WE ARE SEEKING APPROPRIATE SPEEDING CONTROLS SUCH AS COBBLED PADS TO SLOW TRAFFIC DOWN.

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Petition: Council use of JCB Equipment ~ 260 Signatories

Petition against Monmouthshire County Council use of JCB equipment

I am writing to you on behalf of the Monmouthshire Group of Amnesty International and the 260 people who signed our recent petition against the Council's use - whether directly or through contractors - of JCB equipment.

As you may be aware, for over 73 years Israel has forcibly displaced entire Palestinian communities and demolished hundreds of thousands of Palestinians' homes, causing terrible trauma and suffering; and the Israeli actions have been condemned as a system of Apartheid by Amnesty International.

We are concerned that machinery produced by JCB is used by Israeli forces in the illegal demolition of Palestinian homes which is a war crime under international law; and our petition suggested that no public authority in the UK should be doing business with a firm whose products are used to commit human rights abuses and war crimes.

We are fully aware, of course, that the use of JCB equipment to carry out the functions of the County Council is a legacy of the previous administration but we are calling on you, with the support of 260 signatories, to stop giving contracts involving the use of JCB machinery until JCB takes all steps within its means to prevent its machinery being used to commit war crimes.

I electronically, attach a list of signatories; and the petition can be viewed at chnng.it/tgKjCkYykv

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Monmouthshire's Scrutiny Forward Work Programme 2022-23

Place Scrutiny Committee				
Meeting Date	Subject	Purpose of Scrutiny	Responsibility	Type of Scrutiny
30 th June 2022	Forward Work Programme	To discuss the process for formulating a forward work programme and agree items for future inclusion.	Hazel Ilett	Work Programming
	Wye Valley Villages Future Plan	To conduct pre-decision scrutiny on the report.	Roger Hoggins Mark Hand	Pre-decision scrutiny
	Regeneration Funding and Delivery Plan 2022-2025	To conduct pre-decision scrutiny on the report.	Mark Hand Daniel Fordham	Pre-decision Scrutiny
	Petition: Castle Meadows, Abergavenny	To agree whether to refer to the Executive or full Council for action.	Councillors Maby and Burch	Receipt of Petitions
	Petition: Community Play Area, Tudor Road, Wyesham	To agree whether to refer to the Executive or full Council for action.	Councillor Burch	Receipt of Petitions
12th September 2022 at 5pm	Workshop 1: Replacement Local Development Plan 2018-2033	To brief members on the Replacement Local Development Plan 2018-2033 and discuss next steps.	Mark Hand Craig O'Connor Rachel Lewis	Scrutiny Workshop
Special Meeting Monday 26th September (10am)	Response to the Forest of Dean's Replacement Local Development Plan	To provide a view from MCC as part of the Forest of Dean's consultation process.	Mark Hand Councillor Griffiths	Consultation

Monmouthshire's Scrutiny Forward Work Programme 2022-23

Place Scrutiny Committee				
Meeting Date	Subject	Purpose of Scrutiny	Responsibility	Type of Scrutiny
Page 8	Revised Local Development Plan: Options Paper	To scrutinise the options paper for the revision of the Local Development Plan.	Mark Hand Councillor Griffiths	Pre-decision Scrutiny
	Rivers and Ocean Report	To conduct pre-decision scrutiny on the report.	Hazel Clatworthy Councillor Maby	Pre-decision Scrutiny
	Petition: Excessive speeding on Birbeck Road, Caldicot	To agree whether to refer to the Executive or full Council for action.	Councillor Maby	Receipt of Petitions
	Petition: Llantrisant Village Speed Reduction	To agree whether to refer to the Executive or full Council for action.	Councillor Maby	Receipt of Petitions
	Petition: Usk to Wentwood Road Speed Reduction 50mph	To agree whether to refer to the Executive or full Council for action.	Councillor Maby	Receipt of Petitions
	Petition: Poor Condition of Roads and Pavements in the Meadows, Usk	To agree whether to refer to the Executive or full Council for action.	Councillor Maby	Receipt of Petitions
19th October 2022 at 5pm	<u>Workshop 2:</u> Replacement Local	To brief members on the Candidate Sites put forward for inclusion into the	Mark Hand Craig O'Connor Rachel Lewis	Scrutiny Workshop

Monmouthshire's Scrutiny Forward Work Programme 2022-23

Place Scrutiny Committee				
Meeting Date	Subject	Purpose of Scrutiny	Responsibility	Type of Scrutiny
	Development Plan 2018-33	Replacement Local Development Plan and discuss next steps.		
2nd November 2022 at 5pm	Workshop 3: Replacement Local Development Plan 2018-33	To brief members on the Preferred Strategy sites put forward for the Replacement Local Development Plan.	Mark Hand Craig O'Connor Rachel Lewis	Scrutiny Workshop
10th November 2022	Revised Local Development Plan: Preferred Strategy	To conduct pre-decision scrutiny on the amended Preferred Strategy (subject to Council's decision on 27 th September on the options).	Mark Hand Craig O'Connor Rachel Lewis Paul Griffiths	Pre-decision Scrutiny
	Speed limit of 20mph on the B4245	To conduct pre-decision scrutiny on the report and consider the community responses received.	Paul Keeble Councillor Maby	Pre-decision Scrutiny
	Call-in: Land Adjacent to Caldicot Comprehensive School	To consider a 'call-in' request for the decision taken on 20 th October 2022 in relation to a Housing Development Opportunity.	Peter Davies Councillor Burch	Call-in Request
	Petition: Council Use of JCB Machinery	To agree whether to refer to the Executive or full Council for action.	Councillor Garrick	Receipt of Petitions
	Petition: Excessive speeding on Birbeck Road, Caldicot	To agree whether to refer to the Executive or full Council for action.	Councillor Maby	Receipt of Petitions

Monmouthshire's Scrutiny Forward Work Programme 2022-23

Place Scrutiny Committee				
Meeting Date	Subject	Purpose of Scrutiny	Responsibility	Type of Scrutiny
12 th January 2022	Local Toilet Strategy	To scrutinise the latest policy development.	David Jones	Policy Development
2 nd March 2023	Public Spaces Protection Order for Dog Controls	To scrutinise the latest report, considering the stakeholder engagement responses included.	Huw Owen	Policy Development
	Revised Local Development Plan	To consider the responses following consultation.	Mark Hand	Policy Development
13 th April 2023				

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Workshops: Revised Local Development Plan

- **12th September** ~ To brief members on the Replacement Local Development Plan 2018-2033
- **19th October** ~ To brief Members on the Candidate Sites submitted.
- **2nd November** ~ To brief members on the Preferred Strategy

Items for future Inclusion into the Work Programme

- Flood prevention and protection ~ new Flooding strategy, the Update paper on Section 19 (flooding investigation reports)
- Replacement Local Development Plan
- Town Centre Regeneration ~ Transforming Chepstow Masterplan
- Placemaking ~ Placemaking and maximising civic capital for the benefit of the County

Monmouthshire's Scrutiny Forward Work Programme 2022-23

- Active Travel Plans (across Highways and MonLife)

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Monmouthshire Select Committee Minutes

Meeting of Place Scrutiny Committee held at County Hall, Usk - Remote Attendance on Thursday, 30th June, 2022 at 10.00 am

Councillors Present

County Councillor Lisa Dymock (Chairman)
County Councillor Jane Lucas (Vice Chairman)

County Councillors: Louise Brown, Emma Bryn, Ben Callard, Ian Chandler, Tomos Davies, Su McConnel and Jackie Strong

Officers in Attendance

Hazel Ilett, Scrutiny Manager
Robert McGowan, Policy and Scrutiny Officer
Frances O'Brien, Chief Officer, Communities and Place
Roger Hoggins, Head of Service - Strategic Projects (Fixed Term)
Mark Hand, Head of Place-making, Housing, Highways and Flood
Sadie Beer, Town Centre Engagement Project Officer
Daniel Fordham, Project Manager

APOLOGIES: There were no apologies for absence.

1. Election of Chair

Councillor Lisa Dymock.

2. Appointment of Vice-Chair

Nominations were received for Councillor McConnell and Councillor Lucas (and Councillor Brown – declined).

Councillor Lucas was appointed as Vice-Chair, following a vote.

3. Declarations of Interest

Councillor Dymock declared an interest in the Castle Meadows petition, as the former Cabinet member for MonLife, and having met with Friends of Castle Meadows.

4. Public Open Forum

No public submissions were received.

5. Discussion on the Committee's Forward Work Programme

Items proposed by the committee were the Chepstow High Street closure, the Council's plans for flood prevention and protection, the way in which active travel arrangements are made, how the new school in Abergavenny is to be used as a community hub and that information communicated, the revised Local Development Plan, the regeneration of high streets, Monnow Street in Monmouth (with part of the levelling up bid coming),

Active Travel, the Council's approach to placemaking, how to leverage the considerable civic capital of the county for the benefit of the wider county and population, looking at some of the issues falling under the working groups, supporting retrofitting and insulation for houses, and affordable housing.

Mark Hand responded that the RLDP indeed sits well in this committee, and that there is lots of work coming up on it. This year the Council has to create a new Flooding strategy, which will be an ideal piece for the committee to scrutinise; the Update paper on Section 19 (flooding investigation reports) might be of interest. High streets are going through various processes e.g. Transforming Chepstow Masterplan – work will be forthcoming. There is lots of Active Travel work between Highways and MonLife. Regarding Active Travel and Castle Meadows, the committee will need to ensure there's no overlap with Planning. On a question about local issues in Chepstow and Abergavenny.

Councillor Chandler asked if local issues will also be covered by area committees. Mark Hand did not have the details, and will come back to the Councillor about it.

6. Pre-decision Scrutiny of the Wye Valley Villages Future Plan

Roger Hoggins presented the report and answered the members' questions with Mark Hand.

Challenge:

Could we have a further explanation of funding and costs?

The Wye Valley study was seen as opportunity to bring community councils together. It was looked on as a testbed, in a sense, and had the added benefit of having a physical boundary as it is located in the Wye Valley Area of Outstanding Natural Beauty – they then had input and helped significantly with the funding. All work and consultation came to £49k, but other reports might not need to be as extensive and therefore as costly. The community councils involved have raised their precepts to raise funding to contribute towards new signage.

Other villages might be interested, so what are the pros and cons of this approach?

By bringing the community councils together, they acted together, which helped them to work towards a common goal. One of the weaknesses of this approach is if one of the community councils says they no longer agree or wish to take part. There's no talk of it currently, but it is a risk. Signage was a good example of positive collaborative work, albeit on a relatively small matter: there are now signs everywhere informing the public that they are in the AONB, each with backgrounds related to the individual villages, thus helping to create an identity for the AONB and the villages within it. We've been able to act collectively in bringing forward the villages for the speed management issues; similarly, with the village halls, we will be able to work across the Wye Valley area. Whether other community councils wish to operate collectively is something that could be explored but in this case, being in the AONB brought them together more easily and logically. It seems to bring more confidence to the community councils to be more proactive in their areas. We are trying to create a culture in which community and town

councils are proactive in working with the County Council, rather than operating as individuals.

Active Travel funding tends to focus on town centres, rather than villages – there doesn't seem to be consideration about Active Travel linking villages with towns?

The term 'Active Travel' should have been stated as pedestrians and cyclists. Joining villages to towns is a good point. It probably needs to be raised elsewhere at some point but yes, currently, funding is geared principally towards town centres.

How long did it take to do the work?

The process started in October 2019 in Tintern when we put together an agenda and sought support from community councils. We went to Catbrook to write the terms of reference, then worked around local villages in various meetings. The process stalled somewhat with the pandemic. Some stakeholder engagement happened over Teams and the broader public consultation was online. The report was finally submitted to the steering group in March 2022.

How much does this work link in to the RLDP, and what effect would it have on that?

It doesn't sit with the RLDP. The drivers behind this are placemaking and the shared identity in the AONB, shaping tourism, what works well for communities, and highway safety. The only relevant issue with the RLDP is the need for affordable housing in those communities, and how it is delivered. A link between this and the next report, and the question about Active Travel, concerns the extent of funding and resource to support these ambitions – ambition is much greater than resources, and the ways to deliver some of the objectives are not yet known. There is a Members Seminar on 8th July on Active Travel, which will be a good opportunity to ask questions and seek clarity on that matter.

Promoting shared working spaces is key to allowing people to work where they live but in many villages there is a lack of good broadband or phone signal – was that considered in the report?

Connectivity is mentioned in the report but I'm not sure what the latest is on improving it in villages, though there are certainly projects underway to do so – we can seek an update.

Does this report represent good value for money? Would you use Arup again?

In terms of value for money, we went through a tender process but it's hard to answer categorically. Possibly we would do the same again, we had done a lot of work with Arup in recent years, but there's no specific allegiance there. This process included the development of the online consultation event, putting together virtual rooms etc. – perhaps in the future, given our recent experience, we might do more of this in-house.

Where is the sense of prioritisation, where funding is available? Is there buy-in from neighbouring authorities? The sustainable travel measures aren't addressing the behavioural aspect – what else can we do to win support and change behaviours?

A pragmatic approach will be needed: priorities will probably be decided by which funding becomes available. Having a plan puts the area in a better place should opportunities to bid for funding present themselves. Wye Valley AONB has been a lucrative partner because they have been able to raise funds. A lot will rely on the delivery group to work with the projects and officers to look at what funding might become available, what could the County Council and/or Community Councils generate, and what might come through the WV AONB. To keep life in the report, things will need to keep moving, press releases about successes and future goals will be need to be issued about what is being delivered and next steps/ambitions e.g. speed limits coming in, gateway features such as signage, though, yes, this might not be sufficient to change behaviour completely, but it should have some effect.

In terms of buy-in, Gloucestershire and Forest of Dean are aware of this report. The WV AONB will take the report to its committee for adoption as well, which will give us an in-road to those other authorities.

How might we manage expectations in the communities?

One way would be by keeping the public aware through the media and press releases about what is happening and what comes next – headlines about visible things that people are going to see changing.

Can we continue virtual rooms etc. in order to update residents and keep them informed?

That process was used for the Chepstow Transport study, receiving 6000 hits and 330 responses, and gives demographic information too (if the public chooses to provide it), which was mixed. The same was used for the WV AONB consultation event, registering around 2500 hits – though hits doesn't mean responses. For the first, 330 responses from 6000 hits might not sound like very many but that number of responses to any other consultation would be very good. But there is a piece of work to be done to mix the online with more traditional consultation methods. Online worked very well as an alternative during the pandemic.

It's a concern that the Chepstow Transport Hub consultation period is only 4 weeks, considering that community councils only meet monthly.

Ideally, the consultation period would have been 6 weeks but in this case a compromise was needed.

In terms of trying to reach all possible public members, the Arup study was a virtual room but the whole document couldn't be seen – the full consultation document as a pdf and a word document for a non-virtual response should be on the website. Could those changes be made on this study or in the future?

Regarding the Transport Hub consultation, the press release contained the telephone number for people to contact if they wanted a hard copy, and it should have been on the front page of our website – we will check that. We posted out a lot of hard copy documents for the Chepstow Transport Stage 2, so we didn't have that criticism. The

text is on the website for requesting hard copies of the Chepstow Transport Hub document. Looking forward, online – with virtual rooms – appeals to some people, possibly bringing in some who otherwise might not get involved. But hard copies and face-to-face should still be part of it, so it will be a mix. We have seen what can be achieved with the technology because of Covid, but it shouldn't be the be-all and end-all.

Why is Whitebrook missing from the report, and what about Llanishen? Areas seen from within the AONB should be counted as part of it e.g. Llanishen, Llansoy and the valley down from Devauden.

There was a debate about which villages to include in the study – Whitebrook was missed out but it is a live document and might well be revisited to include other villages and areas. The extent of the study was the boundary of the AONB; Llansoy was outside this but Llanishen is in as part of Trellech United.

The re-opening of railway tracks e.g. the tunnel from Tintern to Chepstow: there is a long tunnel from Whitebrook to Redbrook in which there are areas where the surface could be improved, to increase the number of people using it.

Railway tracks and improving cycle tracks could be a useful vehicle for this group to take forwards, as extending the existing tracks is already being discussed. If this group takes that on or acts as a lobbying group for it is something that can be worked out as we move forward – it isn't part of the plan currently, but can be included as it is updated.

How can we bring farmers on board? Is there more information about phosphates etc. and how to involve farmers?

Rivers and contamination fall outside this group as things stand. Regarding farmers, the idea was to look for pilots to try new methods that might work e.g. land use change, reduction in fertiliser. It's a matter of finding those opportunities and testing them. It's a case of working with individual farmers and the NFU or FUW.

How will the older generation in these areas – a large demographic – learn about the consultation, if they don't like using the internet?

The consultation was advertised in the press, that a hard copy was available, but it's a fair point about consulting more extensively in the future, as discussed already – there's certainly work to be done there.

What about the awareness of loneliness and well-being for those people to be able to interact with others, ensuring that they are using their village hall hubs?

The use of village halls as hubs, whether for co-working or community use, and exploiting them more than they are currently, is something for which Wye Valley has hopefully generated funding – a bid for grant funding has been made – at which point there is an officer available to work with the village halls to see what their future might look like.

The report is very welcome but raises a lot of extra questions about the ageing demographics of the communities, their quality of life, and travel between the villages. How will these points be addressed?

We aren't able to answer some of those points here. This is feedback that could go to Cabinet: the committee could ask for the role of the group and extent of the report to be extended, in order to address these points. This could then go back to the Community Councils for them to sign on to – in this way the group could be used to address these concerns of rurality, even though that wasn't the original remit.

In the AONB, the elephant in the room is its heavily polluted river. Will it have an effect on tourism and other aspects covered by this report? The Cabinet Member with responsibility for the Environment is in contact with neighbouring authorities already – should this go to Cabinet with an extra request that it's knitted in, where possible, with the other work in Cabinet regarding the rivers?

Yes, we are aware of conversations taking place with Cabinet Members about the effect of the contamination of rivers, which is a widespread issue beyond just the remit of the group being considered.

Chair's Summary:

The Committee endorsed the Wye Valley Villages Future Plan and was content that it be taken to Cabinet, but with the recommendation that the plan is aligned to other workstreams being undertaken on phosphates and river pollution i.e. that both groups work together to align their work. The committee also agreed they would like to table the report on Rivers and Ocean that is due to be considered by Council on the 22nd September to the Place Scrutiny Committee on the 15th September, to conduct pre-decision scrutiny.

7. Pre-decision Scrutiny of the Regeneration Funding and Delivery Plan 2022-2025 (prior to going to Cabinet on 27th July 2022)

Mark Hand and Daniel Fordham presented the report and answered the members' questions.

Challenge:

Why is Chepstow not mentioned in the first recommendation, when it's listed in Appendix B?

The first recommendation doesn't include Chepstow as it was agreed last year, with the work already underway and its completion assumed. The second recommendation concerns pausing on a decision about strategic projects until we know a decision on funding in the Autumn. The third recommendation is to endorse the list at Appendix B, which includes those projects in Chepstow.

What does 'Chepstow Shopfront enveloping' mean? Are there grants for improving shopfronts or things like repairing the clock on the Herbert Lewis building? What has happened with the planning application for that building?

Welsh Government recently published its revised framework for the Transforming Towns Placemaking Grant for the next three years. A broad range of projects are covered, including grants for commercial properties and potential private refurbishment of them, grants for relatively small public realm schemes, potential for funding green infrastructure projects, town centre-focussed connectivity projects, and others. Our projects in this list are equally broad, reflecting this.

Regarding enveloping, over the last 2-3 years we have delivered funding for a programme of shop fronts in Caldicot; there are 3 or 4 completed projects to improve commercial buildings, with 2-3 more potential grants lined up for this year. This proposal is to roll out that grants approach to rundown commercial buildings in town centres to Abergavenny, Monmouth and Chepstow. Generating take-up is challenging so the amounts being sought are relatively low. There aren't specific projects relating to empty properties currently listed in the Placemaking grants proposals, though it is on our radar to perhaps tackle through other mechanisms. Last year we brought empty properties back into 'meanwhile' use – that would be an option again, or there are options here for longer use. For example, in Caldicot, there is a project to bring back into use a long-term empty property in the 7-43 Newport Road building, as part of the Levelling Up fund proposals.

Are we looking to go out to new members about properties that they are concerned about?

Not specifically. There are annual surveys on vacant retail units and the Chambers of Commerce provide us with regular information. We held a series of quarterly meetings with Chamber and Town Council reps during Covid which we would like to resurrect: this is a space where members can tell us about things that are happening and issues in their towns.

Chair's Summary:

The recommendations were agreed.

8. Petitions Received - to recommend actions to the Cabinet

The petitions were presented. Following a discussion, it was agreed that the committee will refer the petitions to the Cabinet Member and Chief Officer but request written feedback to the Place Scrutiny Committee on the actions that will be taken to address the issues raised in the petitions and how the community and petitioners will be updated on those actions.

9. To confirm the following minutes:

Economy and Development Select Committee - 3rd February 2022

Economy & Development was tabled but none of today's members were present. Proposed as an accurate record by Councillor Davies, seconded by Councillor Lucas.

Strong Communities Select Committee - 10th March 2022

Strong Communities was proposed by Councillor Dymock, seconded by Councillor Lucas.

10. Next Meeting

Thursday 15th September 2022.

The time of the next meeting will change to 12.30, with a 12:00 pre-meeting.

The meeting ended at 12.07 pm.

<p>SUBJECT: REPLACEMENT LOCAL DEVELOPMENT PLAN (RLDP) PREFERRED STRATEGY</p> <p>MEETING: PLACE SCRUTINY COMMITTEE</p> <p>DATE: 10 November 2022</p> <p>DIVISION/WARDS AFFECTED: ALL</p>

1. PURPOSE:

- 1.1 The purpose of this report is to facilitate pre-decision scrutiny on the Replacement Local Development Plan (RLDP) new Preferred Strategy, prior to it being reported to Council on 1st December 2022 to seek endorsement to commence statutory consultation/engagement and stakeholder involvement.

2. RECOMMENDATIONS:

- 2.1 To scrutinise the Replacement Local Development Plan new Preferred Strategy, prior to it being reported to Council on 1st December 2022 to seek Council's endorsement for the new Preferred Strategy to be issued for statutory consultation/engagement and stakeholder involvement.

3. KEY ISSUES:

Background

- 3.1 The Council is preparing a Replacement Local Development Plan (RLDP) for the period 2018 to 2033. The RLDP is a key Council policy document that allocates land for development, designates areas for protection and contains policies to provide the basis for deciding planning applications. It will cover the whole of the County except for the part within Brecon Beacons National Park. The current adopted LDP covered the period 2011-2021 but remains the planning policy framework for making decisions in Monmouthshire until the adoption of the RLDP.
- 3.2 The RLDP will identify where and how much new, sustainable development will take place to 2033, underpinned by a clear and robust evidence base. Early stages of the project identified 38 issues facing the communities we serve, based on a range of evidence including responses to consultation on the Public Service Board's Local Wellbeing Plan. The RLDP's issues, vision and objectives were subject of targeted engagement in January-February 2019 and were [reviewed](#) in the light of the subsequent Climate Emergency declaration by Council in May 2019. A [further review](#) in the light of the Covid-19 pandemic concluded that the Plan's strategic direction of travel remained relevant and identified a number of key messages that will require ongoing consideration as the RLDP progresses.
- 3.3 The seventeen Plan objectives are grouped to reflect the seven wellbeing goals (they are not listed in order of importance). However, as the Plan has developed, three core objectives have become apparent: delivering affordable housing to help address inequality, rebalancing the County's demography to ensure communities are socially and economically sustainable, and responding to the climate and nature emergency to ensure proposals are environmentally sustainable.

3.4 Figure 1 below shows the key steps in the RLDP process. Although the Preferred Strategy is the first statutory consultation stage in the RLDP preparation process, the Council chose to engage from the outset and consulted on the issues, vision and objectives, and the growth and spatial options stages.

Figure 1: Key Steps in the RLDP Process



RLDP Preferred Strategy

3.5 The Preferred Strategy provides the strategic direction for the development and use of land in Monmouthshire (excluding the area within the Brecon Beacons National Park) over the Plan period 2018 to 2033 and identifies how much sustainable growth is needed and where this growth will broadly be located. Its preparation has been guided by a framework of key inputs that includes national legislation/policy, local and regional policies/strategies and an evidence base relating to key local issues for the Plan to address.

3.6 The overall purpose of the Preferred Strategy is to:

- identifies key issues, challenges and opportunities for the County (see Section 3 of the Preferred Strategy);
- develops a vision and objectives for the RLDP that respond to the key issues, challenges and opportunities (see Section 4);
- sets out the scale of future growth in population, housing and jobs and establish the spatial distribution of growth (see Section 4); and
- sets out the Preferred Strategic Site Allocations and strategic policies to deliver/implement the strategy (see Section 5).

3.7 It provides the strategic context for the preparation of more detailed policies, proposals and land use allocations which will be included in the Deposit RLDP.

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

3.9 The Preferred Strategy is structured as follows:

Executive Summary

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

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

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

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

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

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

- 3.10 The Preferred Strategy sets out a new direction for the RLDP to ensure sustainable growth in the County, embodying the principles set out in the draft Community and Corporate Plan¹ of tackling inequality, protecting our environment and adapting to a world being reshaped by climate change. The Preferred Strategy has been informed by a wide range of evidence² and responds to a number of challenges that have arisen following stakeholder consultation and engagement on the previous Preferred Strategy in Summer 2021, namely the Welsh Government objection to the level of growth set out in that Preferred Strategy and phosphate water quality issues in the Rivers Wye and Usk.
- 3.11 The Council has considered how best to progress the RLDP having regard to these challenges, whilst also ensuring that the RLDP delivers on our objectives and addresses our core issues of delivering essential affordable housing at pace and scale, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic. In September 2022, Council³ endorsed the proposal to proceed with a new growth and spatial strategy that responds to these challenges and maximises delivery of these core issues and objectives within the environmental and national policy constraints.
- 3.12 The Preferred Strategy strikes a compromise between achieving our local evidence-based objectives that underpinned the Preferred Strategy consulted upon in July 2021 and the Welsh Government's response which objected to the level of growth proposed. It also takes account of the phosphate constraint in the upper River Wye catchment. In response, the new Strategy proposes a lower level of growth and an amended spatial strategy that responds to these challenges.

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

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

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

3.13 The Preferred Strategy:

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

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

- Delivering a level of growth (homes and jobs) that addresses our local evidence-based issues and objectives in the south of the County and River Usk catchment area, including in relation to the delivery of affordable homes, rebalancing our demography and responding to the climate and nature emergency, whilst having regard to WG officer concerns regarding alignment with Future Wales: the National Plan 2040.
- Maximising affordable housing delivery on new housing allocations, reflecting the Council's commitment to deliver 50% affordable homes on new housing sites which will help to tackle Monmouthshire's housing need, homelessness and social inequality. This approach will also enable the Council to consider alternative mechanisms for delivering affordable homes.
- Providing a wider choice of smaller homes to enable younger people to live and work in Monmouthshire which will make our ageing communities more socially and economically sustainable.

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

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

⁶ PPW edition 11, WG, February 2011.

- Requiring new homes to be net zero carbon ready, reflecting our commitment to responding to and tackling climate change.
- Delivering growth in our most sustainable settlements⁷. This will limit the impacts of climate change and ensure good placemaking principles of attractive, accessible to live and work that have access to sustainable transport links and reduce the need for journeys by the car.
- Promoting sustainable economic growth by providing policy support to enable and facilitate home/remote working⁸, enabling economic growth through supporting the delivery of the priorities and aims identified in the Council's Economic Growth and Ambition Statement, Investment Prospectus and climate emergency declaration, maximising opportunities from Cardiff Capital Region City Deal, targeting growth in key economic sectors and providing appropriate employment land in the right locations.

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

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

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

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

3.16 The exact distribution of growth will be determined following the assessment of candidate sites which will inform the Deposit RLDP. Any decisions on whether or not to allocate particular sites for development in the settlements will also depend on such

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

⁸ In accordance with Welsh Government's ambition for 25% of the Welsh workforce working from or near home (Smarter Working: a Remote Working Strategy for Wales, Welsh Government (2022))

issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, environmental constraints and infrastructure capacity.

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

Preferred Strategy - Strategic Policies:

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

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

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

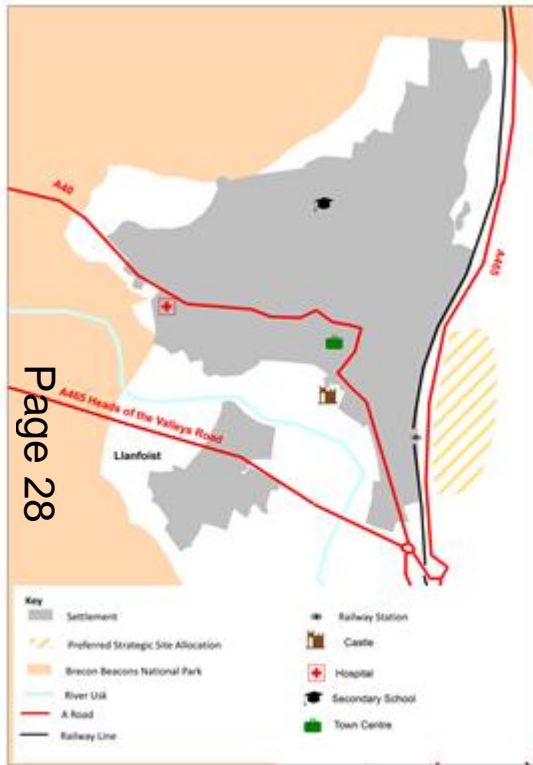
Table 2: Summary of Preferred Strategic Site Allocations

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

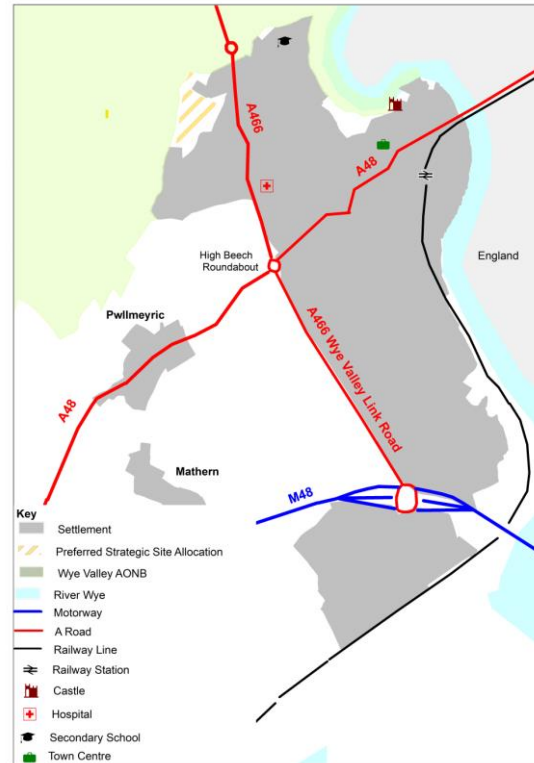
- 3.20 Notwithstanding the above, it is recognised that the Preferred Strategy is unable to deliver the Council's objectives, including the delivery of new affordable homes, in those settlements in the phosphate affected upper River Wye catchment. As there are currently no identified strategic solutions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

Figure 2: Location of the Preferred Strategic Site Allocations

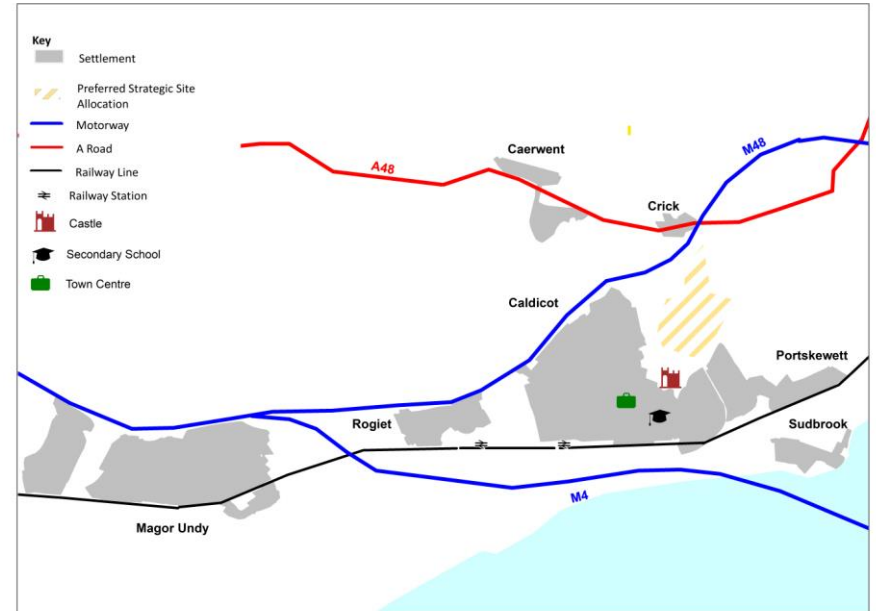
Abergavenny East



Bayfield, Chepstow



Caldicot East



Supporting Documents

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

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

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

Consultation, Engagement and Stakeholder Involvement

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

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

Next Steps

3.28 Feedback from the Place Scrutiny Committee will be reported to Council on 1st December 2022. If Council endorses the Preferred Strategy to be issued for statutory consultation/engagement, this will take place over an eight-week period in December 2022 – January 2023. It is worth noting that, prior to the consultation starting, the documents will have been in the public domain for an additional four weeks as part of this published Scrutiny Committee agenda. Following the stakeholder involvement, engagement and consultation on the Preferred Strategy, responses will be collated and carefully considered. A consultation report will be prepared and published containing details of the representations and the Council's response to them. A summary consultation report and the Preferred Strategy with any necessary amendments will be reported to Council in Spring 2023 to seek approval of the Preferred Strategy. The Deposit Plan will then be prepared and considered by Council prior to a statutory six-week consultation and engagement period in Spring 2024. In December 2022, Council's agreement will also be sought for the RLDP Revised Delivery Agreement, which will amend the project timetable for Plan preparation, for submission to the Welsh Government for Ministerial approval.

RLDP Revised Delivery Agreement

3.29 The Delivery Agreement sets out the timetable for delivering the RLDP and the strategy for community involvement. The Delivery Agreement was first approved by Welsh Government on 14th May 2018. Since then, several challenges have arisen meaning that progress on the preparation of the RLDP has been delayed. These challenges include the publication of updated Welsh Government 2018-based population projections, the Covid-19 pandemic, an objection from Welsh Government to the July 2021 Preferred Strategy, and phosphate water quality issues in the River Wye and River Usk catchment areas.

3.30 The Council is now proceeding with a new Preferred Strategy that responds to the Welsh Government objection and unresolved water quality constraint in the upper River Wye catchment. As a consequence, there is a need to further amend the Delivery Agreement timetable⁹. A revised Delivery Agreement has therefore been prepared which sets out an amended timetable for Plan preparation.

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

- 3.31 The amended timetable sets out the following revised dates for future key stages of the RLDP process.

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

- 3.32 The revised Delivery Agreement, which includes the amended timetable, is attached at **Appendix 4**. The CIS will be further refined prior to Council in December following a meeting with Cabinet Member for Sustainable Economy, Deputy Leader and Cabinet Member for Equalities and Engagement. The Delivery Agreement must be approved by resolution of the Council and submitted to the Welsh Ministers for agreement in accordance with Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015). Following agreement by the Minister, work will continue on the preparation of the RLDP in accordance with the revised Delivery Agreement.
- 3.33 The revised timetable will result in a significant delay to the preparation and subsequent adoption of the RLDP, with the adoption of the RLDP anticipated in Summer 2025. This delay will impact on the Council’s ability to address the identified issues and objectives until the RLDP is adopted and puts pressure on the deliverability of the housing and employment figures over the Plan period, with more reliance on delivery towards the end of the Plan.
- 3.34 In terms of the time period before the RLDP is adopted, the publication of a Ministerial letter in September 2020¹⁰ clarified that the provisions in the Planning (Wales) Act 2014 relating to LDP expiry dates do not apply to LDPs adopted prior to that Act coming into force. This means that our current LDP, adopted in February 2014, remains an extant development plan for decision-making purposes until the RLDP is adopted. Although policies in the current LDP may be superseded by more recent evidence after December 2021 or by new national planning policy, the Minister’s clarification provides much needed clarity to all stakeholders and removes a considerable risk of having a policy vacuum. This clarification does not, however, change the urgent need for the Council to make timely progress on its RLDP and to get the new Plan adopted as soon as realistically possible. Timely progress is essential to address the identified issues and to support the Council’s overarching purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

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

- 4.1 The Planning and Compulsory Purchase Act (2004) sets out the requirement for all LDPs to be subject to a Sustainability Appraisal (SA). All stages of the RLDP will be subject to an Integrated Sustainability Assessment (ISA) (including Strategic Environmental Assessment (SEA), Well-being of Future Generations (WFG), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)). The ISA findings have informed the revised Preferred Strategy and will be used to inform detailed policies and site allocations in the Deposit

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

Plan, in order to ensure that the Plan will promote sustainable development. The Initial ISA Report will be published alongside the revised Preferred Strategy.

- 4.2 An Equality and Future Generations Evaluation (including equalities and sustainability impact assessment) is attached to this report at **Appendix 5**.

Safeguarding and Corporate Parenting

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

Socio-economic Duty

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

5. OPTIONS APPRAISAL

Preferred Strategy

Option	Benefit	Risk	Comment
Place Scrutiny Committee consider and comment, as appropriate, on the RLDP Preferred Strategy.	This provides the Place Scrutiny Committee with the opportunity to scrutinise the Preferred Strategy and comment accordingly. Any feedback received will be noted and reported to Council on 1 st December 2022.		This is the preferred option. The Preferred Strategy, as drafted, is considered to promote an appropriate level and spatial distribution of housing and employment growth for the County to 2033, which will assist in delivering the Council's objectives and addressing the core issues of delivering essential affordable homes, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and

Option	Benefit	Risk	Comment
			economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.
Place Scrutiny Committee do not comment on the RLDP Preferred Strategy.		The option of not commenting on the Preferred Strategy would result in the Place Scrutiny Committee missing a key opportunity to shape the RLDP.	The option of not commenting on the Preferred Strategy would result in the Place Scrutiny Committee missing a key opportunity to help shape the RLDP and should, therefore, be discounted.

Revised Delivery Agreement

Option	Benefit	Risk	Comment
Place Scrutiny Committee consider and comment, as appropriate, on the RLDP revised Delivery Agreement	This provides the Place Scrutiny Committee with the opportunity to scrutinise the revised Delivery Agreement and comment accordingly. Any feedback received will be noted and reported to Council on 1 st December 2022.		This is the preferred option. Every effort has been made to ensure the RLDP timetable and Community Involvement Scheme are realistic.
Place Scrutiny Committee do not comment on the RLDP revised Delivery Agreement.		The option of not commenting on the revised Delivery Agreement would result in the Place Scrutiny Committee missing a key opportunity to scrutinise this document.	The option of not commenting on the revised Delivery Agreement would result in the Place Scrutiny Committee missing a key opportunity to scrutinise this document and should, therefore, be discounted.

6. RESOURCE IMPLICATIONS

- 6.1 Officer and consultant time and costs associated with the preparation of the revised Preferred Strategy will be met from the Planning Policy budget and existing LDP reserve.

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

7. **CONSULTEES**

- Cabinet Member for Sustainable Economy, Deputy Leader
- SLT
- Communities and Place DMT
- Member workshop 2nd November 2022

8. **BACKGROUND PAPERS**

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

9. **AUTHORS:**

Mark Hand
Head of Placemaking, Regeneration, Highways and Flooding

Craig O'Connor
Head of Planning

Rachel Lewis
Planning Policy Manager

10. CONTACT DETAILS:

Tel: 07773478579

markhand@monmouthshire.gov.uk

Tel: 07816175737

craigoconnor@monmouthshire.gov.uk

Tel: 01633 644827

rachellewislewis@monmouthshire.gov.uk

APPENDICES:

APPENDIX 1: RLDP Preferred Strategy

APPENDIX 2: RLDP Preferred Strategy Summary

APPENDIX 3: RLDP Easy Read (to follow)

APPENDIX 4: RLDP Draft Revised Delivery Agreement, December 2022

APPENDIX 5: Equality and Future Generations Evaluation

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Monmouthshire Replacement Local Development Plan

Preferred Strategy

December 2022



monmouthshire
sir fynwy



Monmouthshire County Council
Replacement Local Development Plan

Preferred Strategy

December 2022

Planning Policy Service

Monmouthshire County Council

County Hall, Rhadyr, Usk, Monmouthshire NP15 1GA

Tel: 01633 644429

Email: planningpolicy@monmouthshire.gov.uk

Structure of the Preferred Strategy

This Document is structured as follows:

Executive Summary

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

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

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

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

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

Appendices – provide further detail in relation to RLDP key stages; supporting evidence to the Preferred Strategy; legislative and policy context and key influences on the Plan; the RLDP Issues; Preferred Strategic Site Allocations; and a review of the Development Management policies contained within the adopted LDP.

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Replacement Local Development Plan Preferred Strategy – Executive Summary

Introduction

- i. Monmouthshire County Council (MCC) is preparing a Replacement Local Development Plan (RLDP) for the County (excluding the area within the Brecon Beacons National Park), covering the period 2018-2033. When adopted, it will be the statutory land use plan to support delivery of the Council’s core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life¹. The RLDP will set out land use development proposals for the County and will identify how much new development will take place to 2033 and where this will be located. It will also identify areas to be protected from development and provide policies against which future planning applications will be assessed.
- ii. The RLDP will deliver the Council’s objectives and address the core issues of delivering essential affordable homes at pace and scale, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.
- iii. From 5th December 2022 to 30th January 2023, we’re seeking your views on the proposed Preferred Strategy. Details of [how to get involved](#) can be found on our website.

What is the Preferred Strategy?

- iv. The Preferred Strategy provides the strategic direction for the development and use of land over the Plan period 2018 to 2033.
 - Section 2 sets out a profile of the County;
 - Section 3 identifies key issues, challenges and opportunities for the County;
 - Section 4 develops a vision and objectives for the RLDP that respond to the key issues, challenges and opportunities, and sets out the scale of future growth in population, housing and jobs (Strategic Policy S1) and the spatial distribution of growth (Strategic Policy S2); and
 - Section 5 sets out the preferred strategic sites and strategic policies to deliver the strategy (Strategic Policies S3 Sustainable Placemaking & High Quality Design, S4 Climate Change, S5 Infrastructure Provision, S6 Affordable Homes, S7 Preferred Strategic Site Allocations, S8 Gypsy and Travellers, S9 Sustainable Transport, S10 Town, Local and Neighbourhood Centres, S11 Community & Recreation Facilities, S12 Employment Sites Provision, S13 Rural Enterprise, S14 Visitor Economy, S15 Sustainable Waste Management, S16 Minerals, and S17 Green Infrastructure, Landscape and Nature Conservation).

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

- v. The diagram below illustrates the Plan making process.

Replacement Local Development Plan Process



Supporting Documents

- vi. The Preferred Strategy has been subject to an Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SEA), Well-being of Future Generations Assessment (WBFGA), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh Language Impact Assessment (WLIA). The ISA assesses the extent to which the emerging proposals and policies will help to achieve the wider environmental, economic, social and cultural objectives of the RLDP. The Preferred Strategy has also been subject to a Habitats Regulations Assessment.
- vii. The RLDP will also be accompanied by an Infrastructure Plan, an updated Local Transport Plan and an Economic Development Strategy.

Preferred Strategy

- viii. The Preferred Strategy:
- Makes provision for approximately 5,400 - 5,940 homes over the Plan period 2018-2033²** (Strategic Policy S1). This includes approximately 1,580 - 1,850 affordable homes (Strategic Policy S6). As there are currently approximately 3,740 homes in the housing landbank³, **land will be allocated for approximately 1,660 - 2,200 new homes**, including 830 - 1,100 new affordable homes.
 - Sets out the planning policy framework to **enable the provision of approximately 6,240 additional jobs by allocating sufficient employment land and by including policies to facilitate economic growth** (Strategic Policy S12). The RLDP will be supported by an Economic Development Strategy.
 - Focuses growth in the County's most sustainable settlements of Abergavenny, Chepstow and Caldicot (including Severnside)** (Strategic Policy S2). Due to the lack of an identified strategic solution to the treatment of phosphates at the Monmouth Wastewater Treatment Works (WwTW) within

² In accordance with the Development Plans Manual (WG, March 2020) an allowance is provisionally made for a 10% flexibility allowance to factor in sites that may not come forward, unforeseen issues or to meet higher aspirations for the County to enable the provision/delivery of additional sites if all sites are delivered. The flexibility allowance will be given further consideration and refined at Deposit stage.

³As the Plan period has already begun (2018) some of the homes in the landbank have been built, are under construction or have planning permission. The landbank figure also takes account of windfall sites & small sites.

the Plan period, **no new site allocations are proposed in the primary settlement of Monmouth** or within the upper River Wye catchment area north of Bigsweir Bridge.

- d. Identifies **Preferred Strategic Site Allocations** in the primary settlements of Abergavenny, Chepstow and Caldicot, including Severnside.
 - e. Limits the impact of climate change by ensuring **new homes are net zero carbon ready and well connected with existing settlements**, providing attractive and accessible places to live and work.
 - f. **Sets out strategic policies** on a range of topic areas, reflecting the four placemaking themes in Planning Policy Wales (PPW edition 11, 2021.).
- ix. Without an identified strategic solution to the water quality environmental constraint in the upper River Wye catchment, the Preferred Strategy cannot deliver the Council's objectives, including the delivery of new affordable homes, in that part of the County. Should that situation change during the Plan period, windfall sites within settlement boundaries could be developed. It is proposed to include within the settlement boundary to Monmouth three sites that are currently unable to progress due to water quality: the current LDP allocations at Drewen Farm, off Wonastow Road (c.110 homes) and at Tudor Road, Wyesham (c.35 homes); and land with planning permission at Rockfield Road (c.130 homes). These sites do not count towards the housing figures.
- x. The table below sets out the indicative distribution of the proposed housing growth. There are different components that contribute towards the 5,940 homes (5,400 plus 10% flexibility) including homes already built since 2018 (1,579 homes), sites with planning permission that will realistically be built (1,263 homes), small sites and windfalls (900 homes), and new site allocations (2,200 homes).

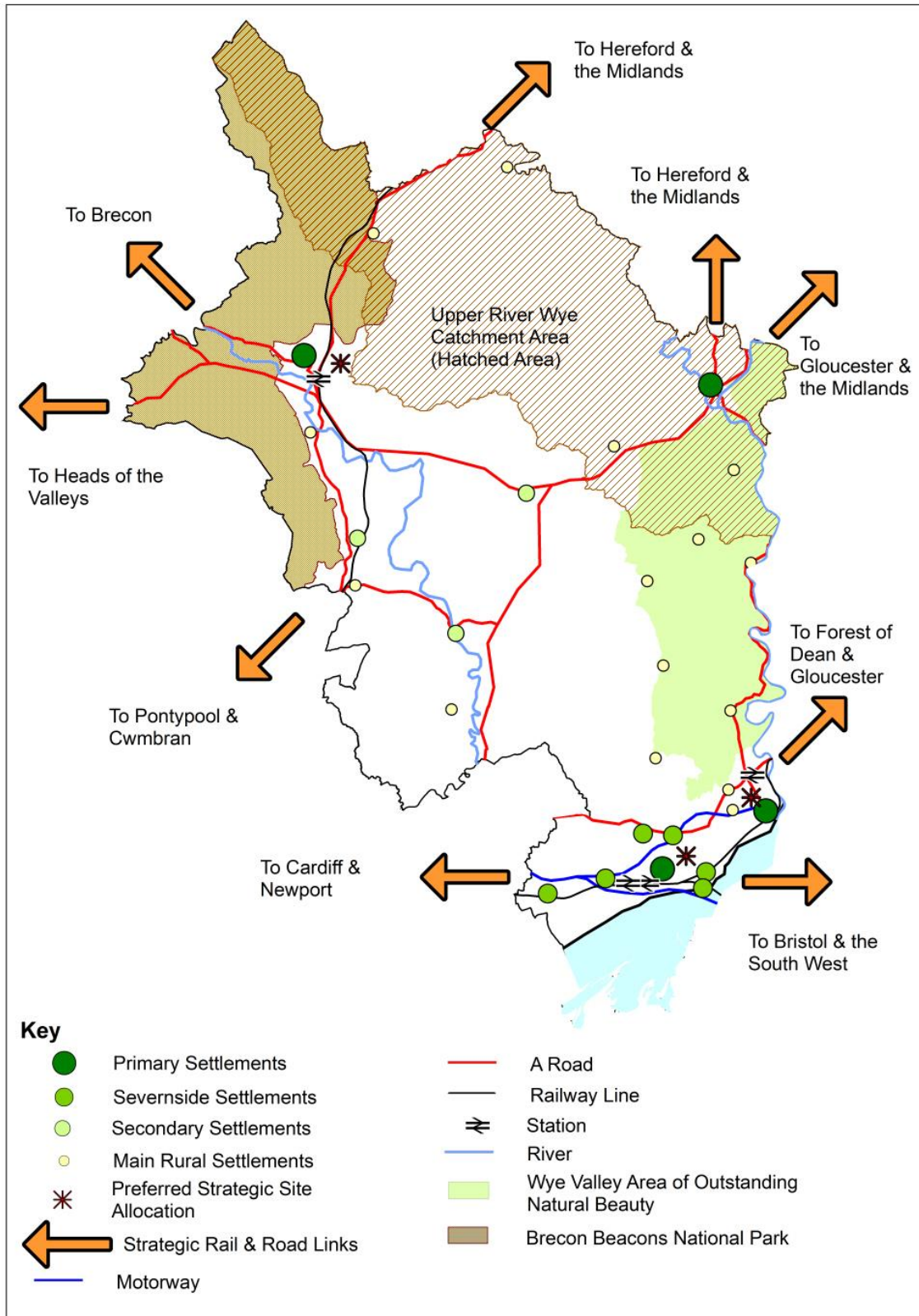
Summary of Indicative Spatial Distribution of Housing Provision*

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

*Figures include an indicative 10% flexibility allowance which will be subject to further consideration and refinement at Deposit Plan stage. The spatial distribution may alter following detailed site assessment work

xi. The Preferred Strategy is illustrated in the Key Diagram below.

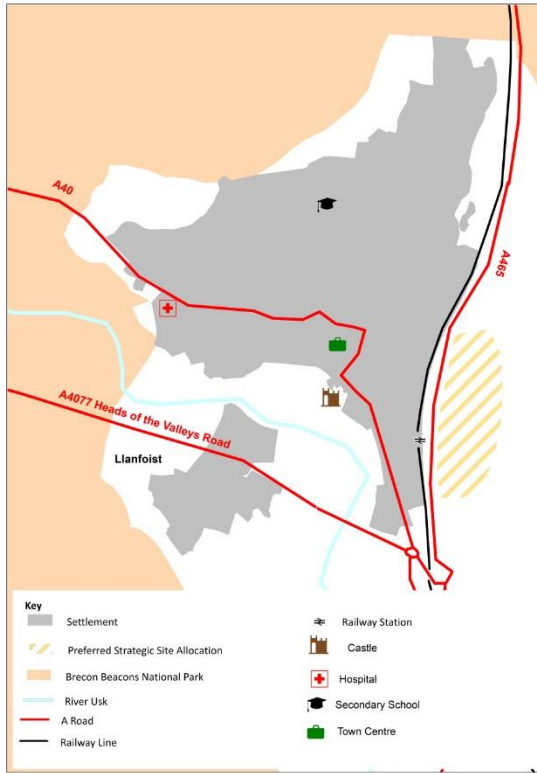
Key diagram of the Preferred Strategy



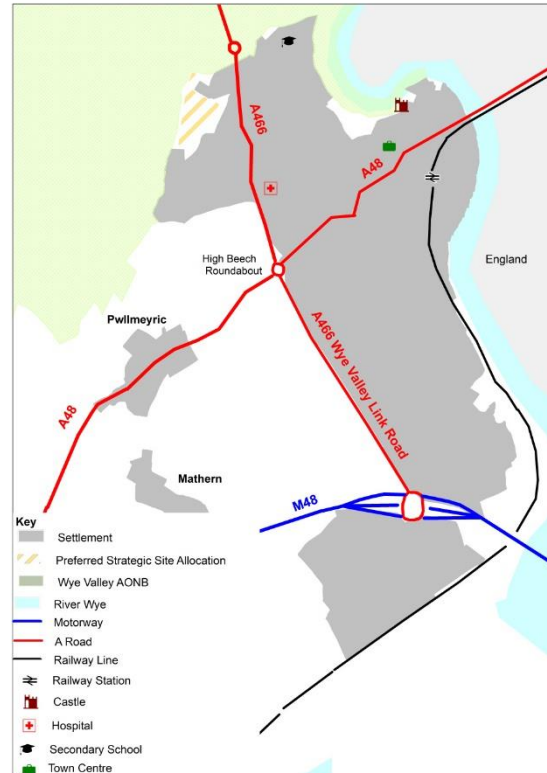
- xii. The Preferred Strategy identifies three Preferred Strategic Site Allocations, details of which are provided below.

Location of the Preferred Strategic Site Allocations

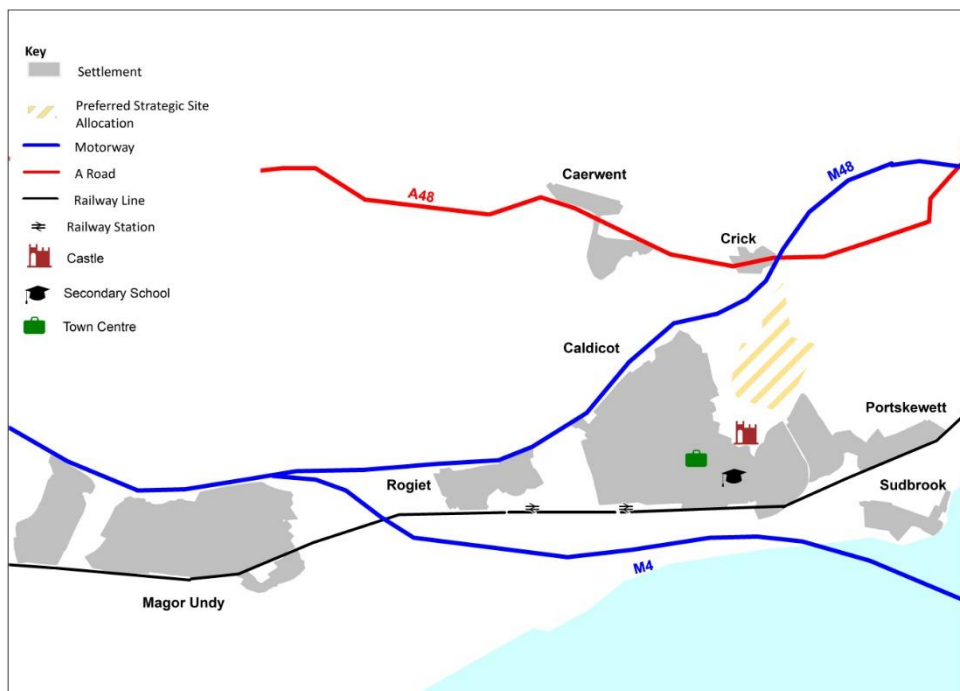
Abergavenny East



Bayfield, Chepstow



Caldicot East



Details of the Preferred Strategic Site Allocations

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

- xiii. The Preferred Strategy also requires the allocation of 38ha of employment land comprising:
- a. B1: 3.5ha
 - b. B2: 9.2ha
 - c. B8: 25.2ha

Next Steps

- xiv. Following the consultation and stakeholder involvement on the Preferred Strategy, the Council will finalise the RLDP and place it on Deposit. Feedback from the Preferred Strategy consultation will be detailed in the Consultation Report on the Strategy. This report must accompany the RLDP ISA Report and the other supporting documents on Deposit, in accordance with Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015). A summary of key issues raised through the consultation and the Preferred Strategy with any necessary amendments will be reported to Council in Spring 2023 to seek approval of the Preferred Strategy. The Deposit Plan will then be prepared and considered by Council prior to statutory consultation and engagement during Spring 2024.
- xv. Following consultation on the Deposit Plan and consideration of the issues raised, it will be submitted to the Welsh Government who will appoint an independent Inspector to examine the RLDP. Having regard to the evidence and representations received during the Deposit consultation, the Inspector must determine whether the RLDP accords with the ‘tests of soundness’ set out in the Development Plans Manual.
- xvi. Following the examination, the Inspector will issue a report recommending any necessary changes to the RLDP. The Inspector’s report will be binding and the Council must accept the changes and adopt the RLDP as amended. Once adopted, the RLDP will replace the existing Adopted LDP.

1 Introduction

Replacement Local Development Plan

- 1.1 Monmouthshire County Council (MCC) is preparing a Replacement Local Development Plan (RLDP) for the County (excluding the area within the Brecon Beacons National Park), covering the period 2018-2033. When adopted, it will be the statutory land use plan to support delivery of the Council’s core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life⁴. The RLDP will set out land use development proposals for the County and will identify how much new development will take place and where this will be located over the Replacement Plan period. It will also identify areas to be protected from development and provide policies against which future planning applications will be assessed.
- 1.2 The RLDP will deliver the Council’s objectives and address the core issues of delivering essential affordable homes at pace and scale, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.
- 1.3 The RLDP is being prepared in accordance with the Revised Delivery Agreement (December 2022) which sets out the timetable for Plan preparation and the approach to community consultation and engagement. The Preferred Strategy is the first of the statutory consultation stages in the RLDP process. Figure 1 below provides a broad overview of the RLDP process.

Figure 1: Replacement Local Development Plan Process



⁴ The draft Community and Corporate Plan 2022 sets out the Council’s core purpose, principles, and priorities. It was endorsed by [Cabinet on 19th October 2022](#) and a developed version will be reported to Council in January 2023

1.4 The RLDP has been through a number of key plan stages since Plan commencement in 2018. An overview of progress and key considerations at each stage is provided in Appendix 1. Several challenges have arisen, affecting progress and requiring further consideration at the relevant stage. These challenges include the publication of updated Welsh Government 2018-based population projections, the Covid-19 pandemic, an objection from Welsh Government to the June 2021 Preferred Strategy, and phosphate water quality issues in the River Wye and River Usk catchment areas. This new December 2022 Preferred Strategy has been prepared having regard to the challenges experienced whilst also ensuring the RLDP delivers on its Vision and Objectives.

What is the Preferred Strategy?

1.5 The overall purpose of the Preferred Strategy is to provide the strategic direction for the development and use of land in Monmouthshire (excluding the area within the Brecon Beacons National Park) over the Plan period 2018 to 2033. The Preferred Strategy:

- Identifies key issues, challenges and opportunities for the County;
- Develops a vision and set of objectives for the RLDP that respond to the key issues, challenges and opportunities;
- Sets out the scale of future growth in population, housing and jobs and establishes the spatial distribution of growth; and
- Sets out the preferred strategic site allocations and strategic policies to deliver/implement the strategy.

1.6 Regulation 15 of the Local Development Plan Regulations⁵ requires the Council to publish its pre-Deposit Plan proposals (Preferred Strategy) for public consultation prior to determining the content of its Deposit Plan. The Preferred Strategy is the first statutory consultation stage in the RLDP preparation process. It is informed by, and represents the completion of, a period of pre-Deposit Plan preparation and engagement (as referred to above).

1.7 The Preferred Strategy provides the strategic framework for the future preparation of more detailed policies, proposals and land use allocations that will be included in the Deposit RLDP. The Plan will seek to deliver on the Council's core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

1.8 As evidenced in the Annual Monitoring Reports for the Adopted LDP, it is recognised that many of the Adopted LDP's policies are functioning effectively and will require only minor changes to reflect contextual changes and updates to national policy.

⁵ The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015)

Supporting Documents

- 1.9 The Preferred Strategy has been subject to an Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SEA), Well-being of Future Generations Assessment (WBFGA), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh Language Impact Assessment (WLIA). The ISA assesses the extent to which the emerging proposals and policies will help to achieve the wider environmental, economic, social and cultural objectives of the RLDP. The Preferred Strategy has also been subject to a Habitats Regulations Assessment. The [Initial Integrated Sustainability Appraisal Report](#) and [Habitats Regulations Assessment of the Preferred Strategy](#) are published alongside the Preferred Strategy. The Integrated Sustainability Appraisal and Habitats Regulations Assessment are iterative processes and will be updated as the RLDP progresses towards adoption
- 1.10 The RLDP will also be accompanied by an Infrastructure Plan, setting out what is needed to support the development of the allocated sites, and will sit alongside an updated Local Transport Plan and an Economic Development Strategy. Together, these Plans will seek to deliver on the Council's economic ambition and its core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.
- 1.11 The Preferred Strategy is informed by a number of additional supporting background documents as listed in Appendix 2. These [background documents](#) should be read alongside the Preferred Strategy: only the main findings of the background documents are highlighted in this Preferred Strategy given the significant amount of data/information they contain.
- 1.12 A Second Call for Candidate Sites took place over a twelve-week period between 5th July to 31st August 2021. The Preferred Strategy is accompanied by a background paper that identifies those candidate sites that broadly accord with the Strategy. A detailed assessment of candidate sites will be published alongside the Deposit RLDP

Community & Stakeholder Engagement and Consultation on the Preferred Strategy

- 1.13 The Preferred Strategy will be the subject of community and stakeholder engagement and consultation. Full details of all the [consultation events and methods on how to comment](#) on the Preferred Strategy are available to view on the Council's website.

Next Steps

- 1.14 Following the consultation and stakeholder involvement on the Preferred Strategy, the Council will finalise the RLDP and place it on Deposit. Feedback from the Preferred Strategy consultation will be detailed in the Consultation Report on the Strategy. This report must accompany the RLDP ISA Report and the other supporting documents on Deposit, in accordance with Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015). A summary of key

issues raised through the consultation and the Preferred Strategy with any necessary amendments will be reported to Council in Spring 2023 to seek approval of the Preferred Strategy. The Deposit Plan will then be prepared and considered by Council prior to statutory consultation and engagement during Spring 2024.

- 1.15 Following consultation on the Deposit Plan and consideration of the issues raised, it will be submitted to the Welsh Government who will appoint an independent Inspector to examine the RLDP. Having regard to the evidence and representations received during the Deposit consultation, the Inspector must determine whether the RLDP accords with the 'tests of soundness' set out in the Development Plans Manual.
- 1.16 Following the examination, the Inspector will issue a report recommending any necessary changes to the RLDP. The Inspector's report will be binding and the Council must accept the changes and adopt the RLDP as amended. Once adopted, the RLDP will replace the existing Adopted LDP.

2 Context

Monmouthshire Profile and Overview

- 2.1 This section provides a broad introduction to the Plan area, outlining the key economic, social, environmental and cultural characteristics of Monmouthshire. It also identifies the policy context and other influences on the Plan due to the requirement to have regard to a range of plans, policies and programmes at the national, regional and local level. Of note, the Initial Sustainability Appraisal Scoping Report also sets out a full list of policies, plans, programmes and strategies relevant to the RLDP.

Geographical Context

- 2.2 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. Monmouthshire covers an area of approximately 88,000 hectares (880 square kilometres), of which 3% is defined as ‘built on’⁶. Monmouthshire has an estimated population of 95,164⁷, of which around 8% reside within the Brecon Beacons National Park area of the County. The County is bordered by a number of Welsh Local Authorities; Newport City Council to the south-west, Torfaen County Borough Council to the west and the Brecon Beacons National Park Authority to the north-west. It is also bordered by a number of English Local Authorities; Herefordshire Council to the north-east, South Gloucestershire Council and the Forest of Dean District Council to the east, with links to South Gloucestershire via the Severn Bridge.
- 2.3 The County has a distinctive identity arising from its location in the borderlands between England and the industrial heartland of South Wales. An integral element of Monmouthshire’s distinctive settlement pattern arises from its historic market towns and villages and their relationship with the surrounding rural areas. The County 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 to the north-west and the river corridor of the Wye Valley Area of Outstanding Natural Beauty in the east.
- 2.4 Located at the gateway to Wales and the Cardiff Capital Region, the County is easily accessible from the rest of Wales and England using a number of strategic routes including the M4 and M48 motorways, the Heads of the Valleys road (A465), the A449, A40 and A4042. Monmouthshire also has four railway stations at Caldicot, Chepstow and Severn Tunnel Junction in the south of the County, and, Abergavenny in the north. These provide rail links to the key settlements of Newport, Cardiff and to west Wales, as well as to Bristol, London, Gloucester, Cheltenham, the Midlands and Manchester. A walkway rail station is proposed at Magor with Undy.

⁶ Corine Landcover Inventory

⁷ ONS Mid-year Estimates 2020

Settlement Pattern

- 2.5 The Primary Settlements of Abergavenny, Caldicot, Chepstow and Monmouth, offer a wide range of opportunities for employment, shopping, leisure, community facilities and sustainable and active travel. Outside of these areas, additional opportunities are found at the wider Severnside area and in the Secondary Settlements of Penperlleni, Raglan and Usk, and in a number of smaller rural settlements. Further details on individual settlements and the settlement hierarchy is provided in the Sustainable Settlement Appraisal which has been developed to identify those settlements which are best suited to accommodate future growth in terms of their location, role and function.

Natural and Built Environment

- 2.6 Monmouthshire is renowned for its beautiful landscapes and biodiversity resource. As a largely rural County, Monmouthshire has significant landscape resources and is home to internationally and nationally designated landscapes ranging from the Wye Valley AONB to the east and the Brecon Beacons National Park and the Blaenavon Industrial World Heritage Site to the north west. It has substantial biodiversity and nature conservation resources, a number of which are internationally or nationally recognised, including the Severn Estuary which is designated as a Special Area for Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and a Ramsar Site. The County is also home to four other SACs, namely the River Wye, the River Usk, the Wye Valley Woodlands and the Wye Valley Bat Sites. These are supplemented by a rich resource of nationally designated Sites of Special Scientific Interest (SSSIs) and non-statutory locally identified Sites of Importance for Nature Conservation (SINCs).
- 2.7 The Monmouthshire RLDP area also has a rich built heritage and historic environment which includes, 31 Conservation Areas, 45 Historic Parks and Gardens, 3 Landscapes of Outstanding Historic Interest, approximately 164 Scheduled Ancient Monuments and 2,149 Listed Buildings. There is a need to protect, promote and enhance the best of our landscape and heritage which are an important part of Monmouthshire's culture and play a key role in tourism and economic growth.

Population

- 2.8 Monmouthshire has a population of 95,164 based on the 2020 Office of National Statistics (ONS) mid-year estimate. As a predominantly rural county, the four primary settlements of Abergavenny, Caldicot, Chepstow and Monmouth account for over half of the population between them at 53%.
- 2.9 In terms of population make-up, Monmouthshire has a median age of 48 years compared to 34 years in Cardiff, and has a significantly higher proportion of older age groups (65+) and a lower proportion of young adults (16-44) compared to the Welsh

average. The proportion of our population aged 65+ and 85+ is increasing well in excess of the Welsh average. For the County as a whole, the 2020 ONS mid-year population estimates identify that nearly 26% of the population is over 65 (compared to 21% in Wales), with 16% under 16 (18% in Wales) and just over 58% in the working age population group (16-64) (61% in Wales). However, this differs by settlement across the County. The continuing trend for an ageing demographic is one of the key issues that Monmouthshire is facing.

- 2.10 The relative absence of young adults is often linked to the affordability of housing across the County. Average house prices in the County are high at £398,859 when compared to the Welsh average of £236,439 (Hometrack, November 2022)⁸. House prices are also high in relation to earnings and there is a pressing need for additional affordable housing in the County in both urban and rural areas to assist in ensuring a more balanced population. This issue has been heightened by the Covid-19 pandemic which has demonstrated the importance of ensuring our communities are balanced and socially sustainable, particularly in terms of demography.

Economy

- 2.11 As the gateway to Wales, Monmouthshire is geographically well connected in a key strategic location with good transport infrastructure linking to the wider region. The County enjoys close proximity to the key growth areas of Cardiff, Bristol, Newport and the Midlands and is only a 45 minute drive to Cardiff and Bristol airports. It is the most competitive economy in Wales after Cardiff and is predicted to have the fastest GVA growth per capita in Wales (UK Competitiveness Index 2021). Our residents are among the best qualified in Wales.⁹
- 2.12 Monmouthshire is a key partner in the Cardiff Capital City Deal and given its geographical location connected to the Bristol City Region this makes it an attractive proposition for economic development.
- 2.13 The April 2021 – March 2022 ONS Annual Population Survey indicated that nearly 80% (79.7%) of Monmouthshire’s working-age population were economically active, higher than the figure for Wales, at 76.5%. Whilst the proportion of the economically active of working age unemployed in Monmouthshire was 2.9% compared to 3.8% in Wales.
- 2.14 Monmouthshire has a strong core of agri-food, tourism, manufacturing, digital and tech businesses. The Council’s Economic Growth and Ambition Statement¹⁰

⁸ Based on sales and valuations over six month period March 2022 – August 2022. Sales only over same period related to £351,643 for Monmouthshire and £224,101 for Wales. Data accessed on 02/11/2022.

⁹ ONS Annual Population Survey (12 months to June 2022)

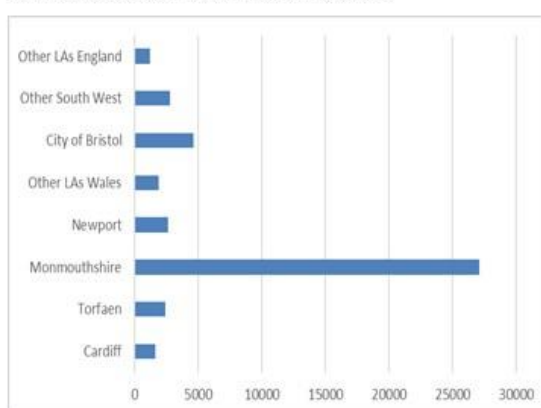
¹⁰ The Economic Growth and Ambition Statement can be viewed via

<https://www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base/>

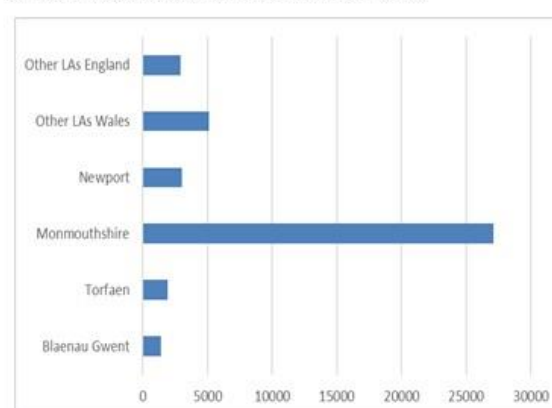
recognises the importance of building on this success to generate growth in a spectacular setting. Maintaining the attractiveness of Monmouthshire to its current and future residents and visitors through sustainable growth is a key aim of the RLDP.

2.15 The ONS 2021 Annual Population Survey reveals that 61% of residents who are employed work within the county. The county had a net out-commute of some 2,800 residents. Of those commuting out for employment nearly 27% were commuting to the City of Bristol and a further 23% to other areas in England. Welsh Government’s Building Better Places response to Covid-19 acknowledges that the tendency for people to work from home is likely to continue longer term, with Welsh Government ambition being for 30% of the workforce to work remotely on a regular basis.¹¹

Where residents of Monmouthshire Work



Where those who work in Monmouthshire live



2.16 An Employment Background Paper¹² is prepared annually which assesses take-up of allocated employment land in the adopted LDP’s (Identified Industrial and Business Sites under policy SAE1 and Protected Employment Sites under policy SAE2). The results from this annual survey will help to inform future employment land requirements. As of March 2022, of the 50.12ha of allocated SAE1 sites in the Adopted LDP, just over 40 hectares of land remained available for B1, B2 and B8 uses. The employment land take-up rate has averaged 1.8 hectares per annum since the adoption of the LDP in 2014.

2.17 Given the increased propensity in agile and home working which began during the Covid-19 pandemic employment land demand/ requirements may change. However, the RLDP will continue to need to provide a range of sites to meet employment needs to 2033 to support the Council’s ambitions and to support the local economy. The spatial distribution of employment land will be given further consideration in the Deposit RLDP which will include the identification of suitable employment sites and

¹¹ [Smarter working: a remote working strategy for Wales \[HTML\] | GOV.WALES](#)

¹² The Employment Land Background Paper – May 2022 can be viewed via <https://www.monmouthshire.gov.uk/planning-policy/annual-monitoring/employment/>

premises to enable existing businesses to grow and to attract new businesses in key growth sectors.

Influences on the Replacement Local Development Plan

Legislative Context

- 2.18 The Preferred Strategy has been prepared in the context of relevant national legislation and plans, policies and strategies at the national, regional and local level, details of which are set out in Appendix 3.

3 Key Issues, Challenges and Opportunities

Key Issues and Challenges

3.1 The key issues, challenges and opportunities/drivers facing the County (economic, environmental, social and cultural) are set out in the RLDP Issues, Vision and Objectives Paper¹³ (updated December 2022) and set out in Appendix 4. The Issues have been grouped to align with the seven well-being goals as set out in the Well-being of Future Generations (Wales) Act 2015 to ensure that they are framed within this context. A summary of the key issues, challenges and opportunities is provided below:

- We have the highest average house prices in Wales (see para 2.10). This means a large proportion of people cannot afford to buy a home so either leave the County, or have to live with their parents or in shared housing for longer. We have 2,200 households identified as being in need of affordable housing¹⁴. The RLDP will explore opportunities to increase the number of affordable homes and ensure a range and choice of homes are incorporated within new developments.
- Our population is getting older. By 2033 we will have more old people living in the County but fewer young people (see para 2.9). An older population changes the kind of services our communities will need, but also reduces the number of people using and financially supporting businesses and services. We will have a smaller economically active population making Monmouthshire a less attractive place for businesses to locate. This impacts on our future economic prospects.
- The Council has declared a climate emergency and has committed to strive to limit the increase in global temperatures to 1.5°C and strengthened emphasis on nature recovery. The RLDP will provide the land use policy framework to address the climate and nature emergency together, seeking outcomes that recognise the role resilient ecosystems can play in tackling carbon emissions and mitigating the impact of climate change. The RLDP will establish policy to support and enable renewable energy generation and establish requirements for net zero carbon ready developments and other sustainable development principles such as active travel, green infrastructure and local food production. These will sit alongside and integrate with policies for protection of sites designated for biodiversity, habitats and species and deliver on Net Biodiversity Benefit.

¹³ The Issues, Vision and Objectives Paper can be viewed via <https://www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base/>

¹⁴ MCC Affordable Housing Prospectus 2022

- We have an urgent need to tackle water quality and phosphate pollution in our rivers Natural Resources Wales (NRW) has adopted tighter targets for river water quality and have put in place a requirement to achieve phosphate neutrality or betterment in the River Usk and River Wye. In recognition of the water quality issues in the County, a Motion for Rivers and Ocean was declared by Council in March 2022 with an [action plan](#) agreed by Council in September 2022 to outline steps the Council will take to protect our rivers and ocean.
- There is a need to consider whether existing employment land is suitably located and fit for purpose for appropriate growth sectors, along with the potential increase in agile and home working and the impact this may have on employment land demand/requirements. We also need to consider future demand in line with Council aspirations and the opportunities that a shift in working behaviour could create with businesses given greater flexibility over where to locate.
- There are opportunities associated with growth from both the Cardiff Capital Region and Bristol region.
- Unemployment levels are low (see para 2.13); however, Monmouthshire has a dual economy. The qualifications, skills and earnings of the residents are above the regional and national average, however, for those working in the area earnings are lower and employment is relatively less skilled. Monmouthshire has a net-outflow of commuters (see para 2.15). To address these issues there is a need to provide support for inward investment and local employment growth/opportunities.
- Vacancy rates in some of the County's town and local centres have increased¹⁵ due to changing shopping habits including internet shopping and economic factors such as high business rates and the cost of living crisis.
- There are challenges of rural isolation and sustaining rural communities, including regenerating the rural economy. The recent pandemic has emphasised the value and importance of having locally accessible services and facilities.
- We want to protect the landscapes and heritage that make Monmouthshire a unique and attractive place to live. The RLDP recognises the value and importance of placemaking and the provision of locally accessible open/spaces for health and well-being and recreation.

¹⁵ Evidence is contained in the Retail section of the 2020-2021 Annual Monitoring Report
<https://www.monmouthshire.gov.uk/app/uploads/2021/11/Monmouthshire-LDP-AMR-2020-2021.pdf>

- Tourism plays a significant part in the Monmouthshire economy particularly in assisting in the diversification of the rural economy and in sustaining the County's historic town centres. According to figures supplied by tourism economic indicator STEAM (Scarborough Tourism Economic Activity Monitor), the sector brought in £245m to Monmouthshire in 2019 (latest figures available) and supported the equivalent of 3,119 full-time jobs (STEAM report 2019).

Development Constraints

- 3.2 The RLDP response to these issues must be considered and delivered with regard to development constraints that need to be avoided, mitigated and balanced to achieve sustainable development principles such as placemaking, active travel and environmental considerations including high quality landscape across the County, biodiversity designations and green infrastructure. Collectively these constraints and policy requirements will need to be balanced and will influence the location and scale of development appropriate to different parts of the County. Specific examples are discussed throughout the policy framework contained in the Preferred Strategy, with some key constraints discussed below.

Water Quality in Riverine Special Areas of Conservation (SAC)

- 3.3 Following new evidence about the environmental impacts of phosphates in watercourses, Natural Resources Wales (NRW) has adopted tighter targets for river water quality and has assessed the nine riverine Special Areas of Conservation in Wales. Within Monmouthshire, it was identified that 88% of the River Usk's water bodies failed to meet the required target and within the River Wye 67% failed to meet the required target. In response, NRW has issued detailed planning guidance to ensure that the environmental capacity of the rivers does not deteriorate any further. A plan of the catchment area of the rivers can be found on the Council's website via: <https://www.monmouthshire.gov.uk/planning/water-quality> .
- 3.4 NRW has provided planning guidance outlining what type of development is unlikely to have an impact on phosphate levels in the watercourses. Development proposals within the affected catchment areas of the rivers Usk and Wye that might increase phosphate levels must achieve phosphate neutrality or betterment . This [guidance](#) can be found on the Council's website.
- 3.5 This new guidance has significant implications for development proposals within the river catchment areas. We are working with NRW, Dŵr Cymru Welsh Water, Welsh Government, the development industry and our biodiversity officers to find solutions to enable growth and allocate candidate sites through the RLDP process that do not harm the environmental capacity of our watercourses. Following discussions with Dŵr Cymru Welsh Water (DCWW) and NRW, a workable and achievable solution has been

identified for the Llanfoist Wastewater Treatment Works (WwTW) (upper River Usk catchment), but there is no identified strategic solution for phosphate mitigation at the Mayhill (Monmouth) WwTW (upper River Wye catchment) at this time. Without an identified strategic solution, new site allocations for future growth within the affected upper River Wye catchment area cannot be evidenced to be deliverable within the Plan period. Consequently, no new site allocations can be proposed within the upper River Wye catchment, including the primary settlement of Monmouth. The restrictions on new housing and employment development in this area during the Plan period are reflected in the RLDP spatial strategy.

Site Search Sequence and Best and Most Versatile Agricultural Land

- 3.6 The approach to site selection for the Deposit Plan will follow the site search sequence outlined in PPW11, which prioritises the use of suitable and sustainable previously developed land before considering greenfield sites. This process must, however, acknowledge the limited brownfield resource available in Monmouthshire and the environmental, social and economic considerations that need to be balanced in a Monmouthshire context.
- 3.7 A key consideration in assessing the Candidate Sites will be the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire. Appendix 5 sets out the Council's anticipated approach to assessing the potential loss of BMV agricultural land. This will be developed further to provide an Agricultural Land Classification Background Paper for Deposit RLDP stage. The widespread distribution of BMV agricultural land throughout Monmouthshire means that it does not affect the spatial strategy: all four of our primary settlements are surrounded by BMV agricultural land, so it is not possible to avoid the development of such land via a different spatial strategy.

Green Belt

- 3.8 Policy 34 of Future Wales requires the South East Wales Strategic Development Plan (SDP) to identify a green belt to the north of Cardiff, Newport and the eastern part of the region to manage urban form and growth. The South East Wales Regional Strategic Diagram (page 163 of Future Wales) provides an indicative plan of the area for consideration with the detailed boundary to be defined through the preparation of the SDP. In advance of an SDP, the indicative area shown for consideration in Future Wales should be treated as a designated Green Belt.
- 3.9 While the County's main towns are situated outside of Future Wales' indicative green belt, in assessing candidate sites and their relationship to Policy 34 of Future Wales, consideration will be given to paragraph 3.72 of PPW11 which states that when considering a Green Belt designation, a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer term need for development land, the effects of

development pressures in areas beyond the Green Belt and the need to minimise demand for travel. This may require land to be safeguarded, and boundaries of proposed Green Belts must be carefully defined to achieve this. A Green Belt Study has been commissioned on a sub-regional basis to inform the evidence base of RLDPs and the South East Wales SDP.

Key Opportunities

- 3.10 Having identified the key issues and challenges facing the County that the RLDP needs to address, the following sets out some of the key opportunities to realising some of the issues and challenges.

Future Wales: The National Plan 2040 (February 2021)

- 3.11 Welsh Government published Future Wales 2040 in February 2021. While this sets out the national development framework and direction for development in Wales to 2040, it contains a number of policies that are of particular relevance to Monmouthshire providing the national policy context to address our evidenced key issues. Policy 3 – Supporting Urban Growth and Regeneration - Public Sector Leadership - sets out that Welsh Government will play an active role in the delivery of growth and urban regeneration, working with local authorities to unlock the potential of public land and support local authorities to take an increased development role. Policy 4 – Supporting Rural Communities and Policy 5 – Supporting the Rural Economy, provide the policy framework to consider how age balanced communities can be achieved, where depopulation should be reversed and allowing for sustainable, appropriate and proportionate economic growth. Policy 7 – Delivering Affordable Homes, also addresses the key issue of affordable housing prices in the County and provides the framework to address this through affordable housing led developments. These policies provide significant opportunities to address a number of the key issues facing the County.

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

- 3.12 The Covid-19 pandemic has resulted in many challenges, but it has also resulted in some significant changes in how we operate our daily lives and use the neighbourhood spaces around us. Welsh Government's Building Better Places Covid-19¹⁶ recovery policy document recognises this, and the opportunity it has created to embed behavioural shift and the increased importance of placemaking. The RLDP is a key mechanism to deliver on Covid-19 recovery. Examples include greater emphasis on creating neighbourhoods that enable residents to stay and move locally to access most services and amenities through revitalised town centres and the provision of locally

¹⁶ Building Better Places – Placemaking and the Covid-19 recover – July 2020 can be viewed via: <https://gov.wales/sites/default/files/publications/2020-07/building-better-places-the-planning-system-delivering-resilient-and-brighter-futures.pdf>

accessible green spaces. Similarly, the importance of digital connectivity and necessity to incorporate sufficient infrastructure in developments from the outset has been highlighted, particularly in rural areas.

Climate and Nature Emergency and Motion for the Rivers and Ocean

- 3.13 In May 2019, the Council declared a Climate Emergency and published an updated Climate and Decarbonisation Strategy and Action Plan in November 2021, with strengthened emphasis on nature recovery in recognition of the nature emergency. This sets out key actions the Council will take to reduce its own carbon emissions to net zero in line with Welsh Government's target of 2030, but also make a commitment to work with partners and organisations to develop and implement best practice in limiting global warming to less than 1.5°C. As recognised by PPW11 and Building Better Places, the RLDP and its policy framework and allocations provide a significant opportunity to address the causes and effects of climate change. It is recognised that efforts to tackle climate change are wide-ranging and will require a co-ordinated approach to development including aspects such as active travel, green infrastructure, effective use of land and resources and flood resilience.
- 3.14 In recognition of urgent need to address water quality in the County, the Climate Emergency Action Plan November 2021 update included the requirement to prepare an action plan to address water quality. In March 2022 the Motion for the Rivers and Ocean was agreed by Council with the associated action plan agreed in September 2022. This sets out measures and to tackle river water quality, utilising existing partnerships to provide a co-ordinated approach. Of particular relevance to the RLDP is the ongoing work with NRW and Dŵr Cymru Welsh Water and continued involvement with the Wye Nutrient Management Board and the Usk Catchment Partnership to identify and implement options for delivering improvements in water quality.

Cardiff Capital Region City Deal

- 3.15 The overarching economic objectives of the City Deal are to create 25,000 new jobs and leverage £4 billion in private sector investment across the region. Key themes have been identified to focus the approach: Connecting the Region; Regeneration and Infrastructure; Skills and Employment. These strategic themes present opportunities for the RLDP including:
- Connecting the Region – Digital Strategy: this aims to create a smart region, driving innovation and solutions to attract private sector partnership and investment, including Welsh and regional connectivity, mobile 5G access and maximising open data.
 - Metro – the South East Wales Metro Project provides much needed opportunities to increase train service frequency, improve inter-modal connectivity and coordination, streamline ticketing and improve bus services.

- Regeneration and Infrastructure – the Housing and Investment Fund supports the delivery of more homes across the region. This includes assistance in stimulating the SME sector across the region by providing loan development finance and launching a Customer Build Scheme releasing smaller plots of public sector land with a full package of support for SMEs to deliver new homes.
- Skills and Employment – the Skills for the Future Project provides region-wide school engagement with pupils and parents to offer careers advice and guidance, support for businesses to address barriers of participation, including a skills investment fund and a commitment to support delivery of over 10,000 additional apprenticeships, graduate internships and upskilled employees in the private sector.

Monmouthshire 2040: Our Economic Growth and Ambition Statement and Inward Investment Prospectus 2020: Growing your Business in Monmouthshire

3.16 The Council’s Economic Growth and Ambition Statement and Prospectus set out the aspirations to raise the profile of Monmouthshire as a dynamic place to do business, a credible place to invest and an incredible place to live, visit and stay. It recognises that Monmouthshire’s economy needs to grow to help build sustainable and resilient communities and to achieve the draft Community and Corporate Plan¹⁷ goal of being a thriving and ambitious place, full of hope and enterprise.

3.17 The Economic Growth and Ambition Statement and accompanying Prospectus and emerging Economic Development Strategy will work alongside the RLDP and will assist in:

- Raising the profile of Monmouthshire as a key investment opportunity for the private sector.
- Attract funding and investment to Monmouthshire to attract and facilitate economic growth to the County.
- Increasing the take up of apprenticeships and reducing the number of residents who are not in education, employment or training.
- Increasing next generation access broadband and mobile phone coverage across the County.

¹⁷ The draft Community and Corporate Plan 2022 sets out the Council’s core purpose, principles, and priorities. It was endorsed by [Cabinet on 19th October 2022](#) and a developed version will be reported to Council in January 2023.

4 RLDP Strategic Framework

RLDP Vision (2018-2033)

- 4.1 The Vision clarifies the core purpose of the RLDP and provides a framework for developing the Preferred Strategy and future detailed policies. The Vision set out in the adopted LDP 2011-2021 has been reviewed and updated to take account of the issues, challenges and opportunities facing the County, key elements of the PSB Well-being Plan and draft Community and Corporate Plan¹⁸ and to reflect the new growth and spatial strategy.

By 2033 Monmouthshire will be a place where:

- (1) People are living in sustainable, resilient communities that support the well-being of current and future generations and are more inclusive, equal, safe, cohesive, prosperous, vibrant and balanced demographically. Both urban and rural communities are well-connected with better access to local services and facilities, open space and employment opportunities.**
- (2) Communities and businesses are part of an economically thriving, ambitious and well-connected County.**
- (3) The best of the County's built heritage, countryside, biodiversity, landscape and environmental assets have been protected and enhanced to retain its distinctive character.**
- (4) People enjoy healthier, more sustainable lifestyles with improved access to public transport and active travel opportunities and have a minimised impact on the global environment, supporting our ambitions for a zero carbon county.**

The implications of achieving this Vision will be that by 2033 Monmouthshire will be home to well-connected exemplar, affordable housing-led, net zero carbon ready places that provide employment and support demographically balanced sustainable and resilient communities for all.

RLDP Objectives (2018-2033): Delivering the Vision

- 4.2 In order to address the key issues and challenges and deliver the Vision, 17 Objectives have been developed for the RLDP. These build upon the Adopted LDP objectives and the well-being objectives set out in the Monmouthshire PSB Well-being Plan. The objectives are kept under review and updated as necessary as part of the continued development of the RLDP evidence base. The RLDP will deliver Council's objectives and address the core issues of delivering essential affordable homes at pace and scale, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and

¹⁸ The draft Community and Corporate Plan 2022 sets out the Council's core purpose, principles, and priorities. It was endorsed by [Cabinet on 19th October 2022](#) and a developed version will be reported to Council in January 2023.

economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.

- 4.3 The Objectives are sufficiently aspirational yet also achievable within a spatial planning context. As with the RLDP issues, the objectives have been grouped in alignment with the seven well-being goals as set out in the Well-being of Future Generations (Wales) Act 2015, and are aligned with the RLDP issues, the main policy themes identified in Planning Policy Wales (PPW11) and the Monmouthshire PSB Well-being Plan objectives, as set out in Table 1. The objectives are not listed in priority order.

Table 1 – RLDP Objectives

RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW11 theme	Monmouthshire PSB Well-being Plan objective
A Prosperous Wales (Well-being Goal 1)					
Objective 1	Economic Growth/ Employment*	To support a thriving, well-connected, diverse economy, which provides a range of good quality employment opportunities to enable and encourage indigenous business growth and attract inward investment and competitive innovative businesses in appropriate growth sectors, including through the provision of start-ups and grow on spaces.	1, 2, 3, 4, 5, 6, 7, 24	Productive and enterprising places	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
Objective 2	Town and Local Centres*	To sustain and enhance the County’s market towns of Abergavenny, Caldicot, Chepstow, Monmouth, and local centres of Magor, Raglan and Usk as vibrant and attractive centres serving the needs of their population and those of their surrounding hinterlands, and supporting adaptation to meet the needs of the evolving role of the high street.	8	Active and social places	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
A Resilient Wales (Well-being Goal 2)					
Objective 3	Green Infrastructure, Biodiversity and Landscape*	To protect, enhance and manage the resilience of Monmouthshire’s natural environment, biodiversity and ecosystems and the connectivity between them, while at the same time maximising benefits for the economy, tourism, health and well-being.	11, 12, 35	Distinctive and natural places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.

RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW11 theme	Monmouthshire PSB Well-being Plan objective
		This includes the Wye Valley Area of Outstanding Natural Beauty, the County's other high quality and distinctive landscapes, protected sites, protected species and other biodiversity interests.			
Objective 4	Flood risk	To ensure that new development takes account of the risk of flooding, both existing and in the future, including the need to avoid inappropriate development in areas that are at risk from flooding or that may increase the risk of flooding elsewhere and the need to design development, including the use of natural flood management measures to appropriately manage flood risk and surface water run-off.	12, 13	Distinctive and natural places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
Objective 5	Minerals and Waste	To meet the County's regional and local obligations to manage and dispose of its waste and to safeguard and exploit its mineral resource in a sustainable fashion.	14, 15	Productive and enterprising places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
Objective 6	Land-	To promote the efficient use of land, including the need to: <ul style="list-style-type: none"> • maximise opportunities for development on previously developed land, whilst recognising that brownfield 	16, 17	Strategic and spatial choices	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.

RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW11 theme	Monmouthshire PSB Well-being Plan objective
		<p>opportunities are limited in Monmouthshire.</p> <ul style="list-style-type: none"> protect the best and most versatile (BMV) agricultural land whilst at the same time recognising that this will not always be possible given high proportion of BMV land in the County and the limited opportunities for brownfield development. support the adaptation and re-use of existing sustainably located buildings. 			
Objective 7	Natural resources	To promote the efficient use of natural resources including providing increased opportunities for water efficiency, energy efficiency, renewable energy, recycling and waste reduction.	14, 15, 31, 37	Productive and enterprising places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
A Healthier Wales (Well-being Goal 3)					
Objective 8	Health and Well-being*	To improve access for all to recreation, sport, leisure activities, open space and the countryside and to enable healthier lifestyles. To support the Health Board to improve health infrastructure to meet community needs.	18, 20, 21, 33, 35	Active and social places	Provide children and young people with the best possible start in life.
A More Equal Wales (Well-being Goal 4)					

RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW11 theme	Monmouthshire PSB Well-being Plan objective
Objective 9	Demography*	To increase opportunities for the younger population to both live and work within Monmouthshire, creating a more balanced demography and socially and economically sustainable communities.	2, 3, 4, 5, 24	Active and social places	Respond to the challenges associated with demographic change.
A Wales of Cohesive Communities (Well-being Goal 5)					
Objective 10	Housing*	To provide urgently needed affordable housing within exemplar, mixed, sustainable and well-connected places both for existing and future residents.	23, 25, 26, 27, 28	Active and social places	Respond to the challenges associated with demographic change.
Objective 11	Placemaking	To create exemplar sustainable places through design, layout and mix of uses that enhance the character and identity of Monmouthshire's settlements and landscape; create attractive, safe and accessible places to live, work and visit; and promote people's prosperity, health, happiness and well-being.	1, 11, 12, 18, 20, 27, 28, 29, 30, 31, 32, 34, 35	Strategic and spatial choices	Respond to the challenges associated with demographic change.
Objective 12	Communities	To build sustainable resilient communities where people have good access to employment, shops, housing, public transport, active travel, healthcare, community and cultural facilities.	1, 5, 7, 8, 9, 18, 20, 25, 26, 27, 29, 30, 31, 33, 35	Strategic and spatial choices	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
Objective 13	Rural Communities	To sustain existing rural communities as far as possible by providing affordable homes and development opportunities of an	6, 7, 20, 22, 26, 29, 30, 34	Productive and	Develop opportunities for communities and business to be part of

RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW11 theme	Monmouthshire PSB Well-being Plan objective
		appropriate scale and location in rural areas in order to assist in building sustainable rural communities and strengthening the rural economy.		enterprising places	an economically thriving and well-connected county.
Objective 14	Infrastructure*	To ensure that appropriate physical and digital infrastructure (including community and recreational facilities, sewerage, water, transport, schools, health care and broadband etc.) is in place or can be provided to accommodate new development.	12, 19, 20, 31	Productive and enterprising places	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
Objective 15	Accessibility	To seek to reduce the need to travel by promoting a mix of land use allocations and improved internet connectivity, and where travel is required, to provide opportunities for active travel and integrated sustainable transport above use of the private car.	10, 30, 36	Active and social places	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
A Wales of Vibrant Culture & Thriving Welsh Language (Well-being Goal 6)					
Objective 16	Culture, Heritage and Welsh Language	To protect and enhance the built environment, culture and heritage of Monmouthshire for the future while maximising benefits for the economy, tourism and social well-being, including supporting and safeguarding the Welsh Language.	9, 32, 33, 34, 35	Distinctive and natural places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.

RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW11 theme	Monmouthshire PSB Well-being Plan objective
A Globally Responsible Wales (Well-being Goal 7)					
Objective 17	Climate and Nature Emergency *	To strive to limit the increase in global temperatures to 1.5°C, supporting carbon reduction through a variety of adaptation measures including facilitating resilient ecosystems and nature recovery, the use of renewable energy, net zero ready homes, the design and location of new development, encouraging balanced job and population growth to reduce out-commuting, the provision of broadband connectivity to reduce the need to travel, the provision of ultra-low emission vehicle charging infrastructure to reduce emissions and improve air quality, and the provision of quality Green Infrastructure.	10, 12, 36, 37, 38	Distinctive and natural places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.

** indicates the Objective has increased emphasis and importance in light of Covid-19*

Preferred Strategy

- 4.4 The Preferred Strategy sets out a new direction for the RLDP to ensure sustainable growth in the County, embodying the principles set out in the draft Community and Corporate Plan of tackling inequality, protecting our environment and adapting to a world being reshaped by climate change. The Preferred Strategy has been informed by a wide range of evidence¹⁹ and responds to a number of challenges that have arisen following stakeholder consultation and engagement on the previous Preferred Strategy in Summer 2021, namely the Welsh Government objection to the level of growth set out in that Preferred Strategy²⁰ and water quality issues in the Rivers Wye and Usk²¹.
- 4.5 The Council has considered how best to progress the RLDP having regard to these challenges, whilst also ensuring that the RLDP delivers on our objectives and addresses our core issues of delivering essential affordable housing at pace and scale, responding to the climate and nature emergency by delivering net zero carbon ready new homes for our communities, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic. In September 2022 Council endorsed the proposal²² to proceed with a new growth and spatial strategy that responds to these challenges and maximises delivery of these core issues and objectives within the environmental and national policy constraints. Further details on the strategy options considered are set out in the Growth and Spatial Options Paper, September 2022. In response, the new Preferred Strategy proposes a lower level of growth and an amended spatial strategy that responds to these challenges.
- 4.6 The Preferred Strategy:
- **Makes provision for approximately 5,400 - 5,940 homes over the Plan period 2018-2033²³.** This includes the provision of approximately 1,580 - 1,850 affordable homes. As there are currently approximately 3,740 homes in the housing

¹⁹ Our key issues, vision and objectives, Local Wellbeing Plan, community consultation and engagement sessions, the Integrated Sustainability Appraisal (ISA), the Sustainable Settlement Appraisal, National Planning Policy including Future Wales; the National Plan 2040, and the LDP tests of soundness.

²⁰ Welsh Government's Planning Division raised significant concerns regarding the Strategy's proposed level of growth and 'general conformity' with policies 1 and 33 of the Future Wales 2040: the National Plan, suggesting that growth in Monmouthshire would undermine growth in the national growth area of Cardiff, Newport and the Valleys. Welsh Government unusually prescribed a maximum growth of 4,275 dwellings over the Plan period, which is below the Adopted LDP's annual dwelling requirement (450) and the June 2021 Preferred Strategy's dwelling requirement figure (507).

²¹ Phosphate water quality issues are detailed in Chapter 3

²² [Council meeting 27th September 2022](#)

²³ In accordance with the Development Plans Manual (WG, March 2020) an allowance is provisionally made for a 10% flexibility allowance to factor in sites that may not come forward, unforeseen issues or to meet higher aspirations for the County to enable the provision/delivery of additional sites if all sites are delivered. The flexibility allowance will be given further consideration and refined at Deposit stage.

landbank²⁴, **land will be allocated for approximately 1,660 - 2,200 new homes, including 830 - 1,100 new affordable homes.** These homes will be delivered through various housing land supply components, details of which are set out in Table 2 below, Appendix 6 and the Housing Background Paper.

- Sets out the planning policy framework to enable the **provision of approximately 6,240 additional jobs** by allocating sufficient employment land in the right places in the County to meet the needs of new and existing businesses. The Plan will also include policies to facilitate growth in retail, leisure and tourism sectors. The RLDP will be supported by an economic development strategy.
- **Focuses growth in the County's most sustainable settlements of Abergavenny, Chepstow and Caldicot, including Severnside**, as well as some growth in our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas. Due to the lack of an identified strategic solution to the treatment of phosphates at the Monmouth Wastewater Treatment Works (WwTW) within the Plan period, **no new site allocations are proposed in the primary settlement of Monmouth** or within the upper River Wye catchment area north of Bigsweir Bridge.
- Identifies **Preferred Strategic Site Allocations** in the primary settlements of Abergavenny, Chepstow and Caldicot, including Severnside.
- Limits the impact of climate change by ensuring **new homes are net zero carbon ready and well connected with existing settlements**, providing attractive and accessible places to live and work.
- **Sets out strategic policies** on a range of topic areas, reflecting the four placemaking themes in Planning Policy Wales (PPW)²⁵.

4.7 It is recognised that the Preferred Strategy is unable to deliver the Council's objectives, including the delivery of new affordable homes, in those settlements in the upper River Wye catchment. In the absence of identified strategic solutions to the treatment of phosphates in the River Wye catchment area during the Plan period, this shortcoming is unavoidable and it is not possible to allocate sites for new growth (homes and employment) in the affected river catchment. In contrast, strategic solutions are being developed to enable the treatment of phosphates in the River Usk catchment area which enables sustainable growth within the most sustainable settlements within the River Usk catchment area over the Plan period. The southern part of the County remains unaffected by this issue.

4.8 If a strategic solution to the phosphate issue is developed in the Monmouth WwTW during the Plan period, then windfall sites within development boundaries could be

²⁴ As the Plan period has already begun (2018) some of the homes in the landbank have been built, are under construction or have planning permission. The landbank figure also takes into account windfall sites and small sites.

²⁵ PPW edition 11, WG, February 2021.

developed. In accordance with the Development Plans Manual, these will be considered as ‘bonus sites’ and will not count towards our housing figures. It is proposed to include the following sites within the settlement boundary for Monmouth:

- a. Current LDP allocation at Drewen Farm, off Wonastow Road (approximately 110 homes);
- b. Current LDP allocation at Tudor Road, Wyesham (approximately 35 homes);
- c. Site with planning permission at Rockfield Road (approximately 130 homes).

The above sites have been unable to proceed at present due to the water quality constraint. In contrast, all other allocated housing sites within the adopted LDP that have not been delivered will be de-allocated.

Preferred Level of Growth

- 4.9 Strategic Policy S1 sets out the RLDP’s Preferred Growth Strategy.

Strategic Policy S1 – Preferred Growth Strategy

In order to meet Monmouthshire’s core purpose of building sustainable and resilient communities for all, between 2018 and 2033 the Plan will make provision for:

- **5,940* homes to meet a housing requirement of 5,400 homes**
- **6,240 new jobs**

The focus of this growth will be on the County’s most sustainable settlements, as outlined in the sustainable settlement hierarchy set out in Policy S2.

*This figure includes an indicative 10% flexibility allowance, which will be subject to further consideration and refinement at Deposit Plan stage

- 4.10 The Preferred Growth Strategy is based on a demographic-led scenario with added policy assumptions²⁶. It provides a level of growth (homes and jobs) that maximises the extent to which we address our local evidence-based issues and objectives in the south of the County and River Usk catchment area, including in relation to the delivery of affordable homes, sustainable economic growth, rebalancing our demography by ensuring that young people can choose to live in the County while responding to the climate and nature emergency, and the issues identified in paragraph 4.7.

- 4.11 This level of growth is in general conformity with Future Wales’ overall strategy. Although Monmouthshire is not within the national growth area identified in Future Wales 2040: the National Plan, our evidence shows that the proposed level of growth

²⁶ Demographic-led option for the LPA area (i.e. excludes the BBNP area within Monmouthshire) using ONS 2020 MYE base and applying assumptions in relation to migration, household membership rates and commuting ratio, as set out in the Housing Background Paper.

is essential to deliver our local evidence-based issues and objectives and ensure the RLDP is sound. It is supported by Future Wales policies 3, 4, 5 and 7, which support public leadership and the use of public land to deliver on ambitious affordable housing targets, demographically balanced rural communities, the rural economy and the delivery of affordable homes. The RLDP growth strategy will assist in addressing our core issues without harming or compromising Welsh Government's objectives for the wider South East Wales region.

- 4.12 The Strategy also meets a key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and the Plan's vision and strategy are positive and sufficiently aspirational. A Self-Assessment of the Preferred Strategy against the Tests of Soundness includes an assessment of the Strategy's general conformity with Future Wales 2040. This demonstrates that the Preferred Strategy and the stages undertaken and processes followed to reach this stage are 'sound', and that the Strategy assists in the delivery of key Future Wales policies and is in general conformity with its overarching strategy.

Preferred Growth Strategy: Addressing our Key Issues and Objectives

Delivery of Affordable Housing

- 4.13 The RLDP will deliver approximately 5,400 - 5,940 homes over the Plan period 2018-2033. This includes the provision of 1,580 - 1,850 affordable homes, of which approximately 830 – 1,100 will be delivered through new housing allocations.
- 4.14 The Preferred Strategy is focused on the delivery of affordable homes to specifically address housing affordability which is one of the most fundamental challenges facing our communities. High average house prices (see para 2.10) and high house prices in relation to earnings in the County has resulted in a pressing need for affordable housing, with a significant proportion of people unable to afford to buy or rent a home, meaning they have to either leave the County, or live with their parents or in shared housing for longer. The recent pandemic has further increased the need for affordable homes and revealed the extent of hidden homelessness in the County. The Minister, formerly known as the Minister for Housing and Local Government, announced that post-Covid-19, no-one should return to the streets and Welsh Government's Building Better Places response to Covid-19 also highlights how the delivery of new social and market housing can make a significant contribution to economic recovery and social cohesion.
- 4.15 The Strategy seeks to maximise affordable housing delivery on new housing allocations, reflecting the Council's commitment to deliver 50% affordable homes on new housing sites to help tackle Monmouthshire's housing need, homelessness and social inequality. The Strategy enables the Council to consider alternative mechanisms for delivering affordable homes and all opportunities to increase the supply of affordable housing will be explored.

4.16 To deliver on the key objectives, a commitment is needed to ensure that the new site allocations provide 50% affordable homes. For residential sites to be allocated in the RLDP, it will be essential to demonstrate that sites are viable and deliverable, having regard to the Council's commitment for 50% affordable housing provision on new site allocations, the requirement for net zero carbon ready homes and associated infrastructure to ensure the development is sustainable and well-connected. This ambitious policy may require Welsh Government policy position changes on use of Social Housing Grant or other public sector funding. This commitment could have financial implications for the Council of reduced land sale receipts and the potential need to CPO sites to bring them forward. This approach is supported by Future Wales 2040 Policy 3 which supports public leadership and the use of public land to deliver on ambitious affordable housing targets. Additional viability work will be required to demonstrate site viability and deliverability based on these policy requirements. The RLDP will be accompanied by an Infrastructure Plan and updated Local Transport Plan to ensure essential infrastructure is delivered.

4.17 The homes that we create will need to match people's ability to pay. Development will be informed by the Local Housing Market Assessment which currently shows that 34% of homes on new sites will need to be social housing for rent and another 16% will need to be at less than market price or market rent. The LHMA is being updated based on a new Welsh Government template, but given increased property prices and the cost of living crisis, social rented affordable housing is expected to remain the greatest proportion of need. The Council will work with the Welsh Government, Registered Social Landlords and house developers to ensure that this is achieved. The spatial strategy recognises the aspiration of Future Wales Policy 3 for public sector leadership to unlock the potential of public land and to take an increased development role.

Rebalancing our Ageing Population

4.18 Monmouthshire's population is getting older which impacts on the economic and social sustainability of our communities. We must therefore seek to ensure that younger people can choose to live in the County to create more age-balanced sustainable and resilient communities, as well as increasing the economically active population.

4.19 The strategy proposes a level of growth that begins to address the unbalanced and ageing demographic with an increase in younger and working age groups²⁷. The provision of 50% affordable housing as well as potential policy intervention to ensure the market sector housing provides a suitable range and mix of house sizes will assist

²⁷ Provides an uplift in younger (0-19, +880) and working age (30-49, +3,222) groups

in attracting and retaining a younger, economically active population and balancing the ageing population.

- 4.20 Requiring the provision of a wider choice of smaller market and affordable homes will provide opportunities for younger people to both stay in and move to the area. Enabling younger people to live and work in Monmouthshire will assist in making our ageing communities more socially and economically sustainable, the importance of which has been clearly demonstrated during the recent pandemic.

Responding to the Climate and Nature Emergency

- 4.21 The Strategy proposes a level of growth that secures the economic, social and cultural sustainability of Monmouthshire's communities without comprising the environmental sustainability. All new homes will be required to be sustainable in construction and liveability (net zero carbon ready), reflecting the Council's commitment to responding to and tackling climate change, and will be well connected with existing settlements, adding to their sustainability. Placemaking principles will underpin all new developments ensuring we deliver attractive and accessible places to live and work.

Supporting Sustainable Economic Growth

- 4.22 The Strategy seeks to address the issues currently impacting on economic growth such as a shrinking working age population and high levels of out commuting. The Strategy provides the planning policy framework to enable the provision of 6,240 additional jobs over the Plan period (416 jobs per annum). Not all of these jobs will be in planning B-class uses: jobs will be delivered through a range of sectors such as tourism, leisure and retail. Supporting job growth in the County will reduce the need to travel and travel to work distances, which will assist in addressing our challenges in relation to the climate and nature emergency.
- 4.23 Whilst the Strategy projects a growth in jobs over the Plan period, it has become 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. This has provided the opportunity for many people to live and work in the same location via a remote working approach.
- 4.24 It is expected that the trend for increased home and remote working will continue over the longer term in accordance with Welsh Government's ambition of 30% of the

Welsh workforce working from or near home²⁸, making it less important where the jobs are located as commuting is reduced as a result of changing working habits.

- 4.25 Increased remote/home working will mean both employers and employees will have greater flexibility over where to locate with quality of life and environment potentially becoming increasingly important to Monmouthshire’s benefit. The recent pandemic has also affected home-buying trends with an emphasis on quality of life, house size and access to outdoor green space rather than a focus on commuting times. Monmouthshire is a very attractive proposition and stands to gain from an increased economically active population without the associated problems of increased commuting. Local businesses and services would benefit from increased custom and footfall with workers spending their wages in their local areas helping to create vibrant neighbourhoods and sense of place. Notwithstanding this, there remains a need to provide a sufficient range and choice of employment land in the County as not all businesses are able to operate remotely.
- 4.26 The Preferred Growth Strategy promotes sustainable economic growth that will help reduce levels of commuting and promote self-contained communities, ensuring the environmental and economic sustainability of our communities. This will be achieved by providing policy support to enable and facilitate home/remote working, enabling economic growth through supporting the delivery of the priorities and aims identified in the Council’s Economic Growth and Ambition Statement, Investment Prospectus and climate emergency declaration, maximising opportunities from Cardiff Capital Region City Deal, targeting growth in key economic sectors and providing appropriate employment land in the right locations. Further information on employment land provision is set out in Strategic Policy S12.

S1 – Preferred Growth Strategy - Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth/Employment Objective 9 – Demography Objective 10 – Housing Objective 11 – Placemaking Objective 12 – Communities Objective 13 – Rural Communities Objective 15 – Accessibility
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 1 – Where Wales will Grow Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership Policy 4 – Supporting Rural Communities Policy 5 – Supporting the Rural Economy Policy 7 – Delivering Affordable Homes

²⁸ Smarter Working: a Remote Working Strategy for Wales, Welsh Government (2022)

	Policy 34 - Green Belts in the South East
Planning Policy Wales Edition 11 (WG, February 2021)	Strategic and Spatial Choices Theme (Chapter 3)
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Staying local: creating neighbourhoods (Page 14) Changing working practices: our future need for employment land (Page 20)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive communities
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Respond to the challenges associated with demographic change. • Develop opportunities for communities and businesses to be part of an economically thriving and well-connected county.
Monmouthshire draft Community and Corporate Plan 2022	<p>This policy supports the draft Community and Corporate Plan goals of ensuring Monmouthshire is a:</p> <ul style="list-style-type: none"> • fair place to live where the effects of inequality and poverty have been reduced; • green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency; • thriving and ambitious place, full of hope and enterprise; • safe place to live where people have a home they feel secure in; • connected place where people feel part of a community, are valued and connected to other; • learning place where everybody has the opportunity to reach their potential.
Key Evidence	<p>Growth and Spatial Options Paper – September 2022</p> <p>Updating the RLDP Demographic Evidence Report, Edge Analytics November 2021</p> <p>Housing Background Paper – December 2022</p>
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Preferred Spatial Strategy

Strategic Policy S2 – Spatial Distribution of Development – Settlement Hierarchy				
In order to deliver sustainable and resilient communities for all, the main focus for new development will be distributed based on the following settlement hierarchy:				
Settlement Hierarchy		Indicative Distribution of Residential Growth*		Distribution of Employment Growth
		Indicative % of distribution	Indicative No. of homes	
Tier 1	Primary Settlements: <ul style="list-style-type: none"> • Abergavenny (inc. Llanfoist) • Chepstow • Monmouth (inc. Wyesham) • Caldicot (inc. Severnside Area comprising of: Caerwent, Crick, Magor Undy, Portskewett, Rogiet and Sudbrook) 	24%	1,403	This will be set out in the Deposit RLDP and will be consistent with the spatial strategy and commensurate to the level of housing growth.
		13%	769	
		5%	275	
		44% across Severnside Area	2,609 across Severnside Area	
Tier 2	Secondary Settlements: <ul style="list-style-type: none"> • Penperlleni • Raglan • Usk 	6% across Secondary Settlements	380 across Secondary Settlements	
Tier 3	Main Rural Settlements: Devauden Dingestow Little Mill Llandogo Llanellen Llangybi Llanishen Llanover Llanvair Discoed Llanvapley Mathern Penallt Pwllmeyric Shirenewton/ Mynyddbach St Arvans The Narth Tintern Trellech	8% across Main Rural and Minor Rural Settlements (Tiers 3 and 4)	504 across Main Rural and Minor Rural Settlements (Tiers 3 and 4)	

	Werngifford/Pandy			
Tier 4	Minor Rural Settlements: Bettws Newydd Broadstone /Catbrook Brynygwenin Coed y Paen Cross Ash Cuckoo's Row Great Oak Grosmont Gwehelog Llanarth Llanddewi Rhydderch Llandegveth Llandenny Llangwm Llansoy Llantilio Crossenny Llantrisant Llanvair Kilgeddin Mitchel Troy Penpergwm The Bryn Tredunnoch			

Development boundaries will be defined for Settlement Tiers 1 – 3, within which the principle of development is considered to be acceptable, subject to the detailed policy considerations to be set out in the RLDP.

Within Tier 4 – Minor Rural Settlements, minor infilling between existing buildings will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP.

Outside of Tiers 1 – 4, open countryside policies will apply where planning permission will only be allowed for the following types of development, subject to satisfying detailed planning criteria:

- **Acceptable conversions of rural buildings**
- **Sub-division of existing dwellings**
- **Rural Enterprise Dwellings**
- **One Planet Development**
- **Rural diversification and rural enterprise uses**
- **Affordable housing exception sites adjoining settlement boundaries to meet local needs**
- **Gypsy and Traveller Sites**

*Figures include an indicative 10% flexibility allowance which will be subject to further consideration and refinement at Deposit Plan stage. The spatial distribution figures should be treated as indicative as they may alter following detailed Candidate Site assessment work.

- 4.27 Policy S2 seeks to focus new development associated with the Preferred Strategy on the primary settlements of Abergavenny (including Llanfoist), Chepstow and Caldicot including the Severnside area, together with a lower level of growth to the most sustainable lower tier settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas. It sets out the indicative proportion of residential growth to be accommodated by each of the settlement tiers (a full breakdown can be found in the Housing Background Paper).
- 4.28 The Settlement Hierarchy reflects the findings of the Sustainable Settlement Appraisal²⁹, which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth. The appraisal sets out the methodology used to assess the sustainability of each settlement, based on three primary principles of transport and accessibility, facilities and services, and employment provision. The appraisal confirms the dominant role of the primary settlements of Abergavenny, Chepstow, Caldicot and Monmouth. The report recognises that some of the lower tier settlements have a close geographical and functional relationship with a Tier 1 settlement and have therefore been clustered together. The settlements along the M4 corridor in particular exhibit a strong geographical and functional relationship and collectively form the Severnside Area centred around the primary settlement of Caldicot and includes Magor Undy, Rogiet, Caerwent, Portskewett, Sudbrook and Crick. Similarly, the appraisal recognised the strong relationship between Abergavenny and Llanfoist and Monmouth and Wyesham.
- 4.29 The spatial strategy also has regard to the latest position on the water quality issue and associated requirements to demonstrate phosphate neutrality or betterment when proposing development. The strategy has been developed following ongoing discussions with NRW and Dŵr Cymru Welsh Water on future strategic solutions for phosphate mitigation within the river catchment areas. Due to the lack of an identified strategic solution to the treatment of phosphates at the Monmouth WwTW within the Plan period, no new site allocations can be considered in settlements within the upper River Wye catchment area north of Bigsweir Bridge, including the primary settlement of Monmouth. This constraint has also been factored into the reduced contribution infill and windfall allowances can potentially make in this river catchment. Full details are set out in the Housing Background Paper.
- 4.30 We are, however, committed to finding phosphate solutions for the upper River Wye catchment as the Plan progresses. The RLDP will keep existing LDP allocations in Monmouth within the settlement boundary as ‘aspirational sites’ which could be developed if a strategic phosphate solution is found for the upper River Wye catchment during the RLDP plan period. Such sites cannot be relied upon to contribute to meeting the housing requirement and will not be included in the

²⁹ The Sustainable Settlement Appraisal can be viewed on the Council’s website via the following link:

detailed housing provision figures. Such an approach will provide potential for development to progress in Monmouth should this environmental constraint be resolved before the end of the Plan period, thereby enabling the provision of much needed homes for those communities.

- 4.31 The exact distribution of development will be identified in the Deposit RLDP. Any decisions on whether or not to allocate particular sites for development will also depend on such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, environmental constraints and infrastructure capacity. Where growth cannot be met in an individual settlement, development will be directed toward a same tier or higher tier settlement within the same Housing Market Area. A map of the Housing Market Areas is provided in the Housing Background Paper. Further refinement of the Main Rural and Minor Rural Settlements will take place for the Deposit Plan to establish which of these settlements are appropriate to accommodate a sustainable amount of growth to meet local needs and support sustainable rural communities.
- 4.32 To encourage the promotion of sustainable communities where residents can live and work in the same area, housing growth will be accompanied by a commensurate amount of employment land. The proportion of employment growth to be accommodated in the settlement tiers will be set out in the Deposit RLDP. Further details on the employment sites provision can found in Policy S12.
- 4.33 Development proposals will be expected to make full and appropriate use of land, with preference given to the development of previously development land, although it is recognised that there are limited opportunities for further significant brownfield development in Monmouthshire. While growth will be focused in the most sustainable settlements, it must be recognised that landscape quality and agricultural land quality are high throughout the County, and as such these challenges cannot be avoided via a different spatial option. For example, all of our settlements are surrounded by agricultural land with a high-level classification as best and most versatile land. Rather, the RLDP will seek to allocate those sites that are the best connected, most sustainable, best deliver placemaking and are least harmful, which will require balanced consideration and trade-offs at Deposit Plan stage. The same approach has been taken in identifying the Preferred Strategic Allocation for each primary settlement.
- 4.34 Future Wales 2040 (Policy 34) requires the South East Wales Strategic Development Plan to identify a Green Belt to the north of Cardiff, Newport and the eastern part of the region to manage urban form and growth. The South East Wales Regional Strategic Diagram set out in Future Wales indicates the indicative extent of the Green Belt in the region which includes part of rural Monmouthshire. The Spatial Strategy has regard to Policy 34 and the indicative Green Belt boundary. Monmouthshire's primary settlements fall outside of the indicative Green Belt boundary and national planning

policy³⁰ allows for extensions to existing settlements within and adjoining the Green Belt of an appropriate scale having regard to the identified and longer term need for development land, the effects of development pressures in areas beyond the Green Belt, the need to minimise demand for travel, and the purpose of the overall greenbelt designation. PPW11 states that this may require land to be safeguarded and boundaries of proposed Green Belts must be carefully defined to achieve this. A Green Belt Study has been commissioned on a sub-regional basis to inform the evidence base of RLDPs and the South East Wales SDP.

- 4.35 Table 2 sets out a summary of the overarching indicative spatial distribution of housing provision for the RLDP. A full breakdown of each component is set out in the Housing Background Paper.

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

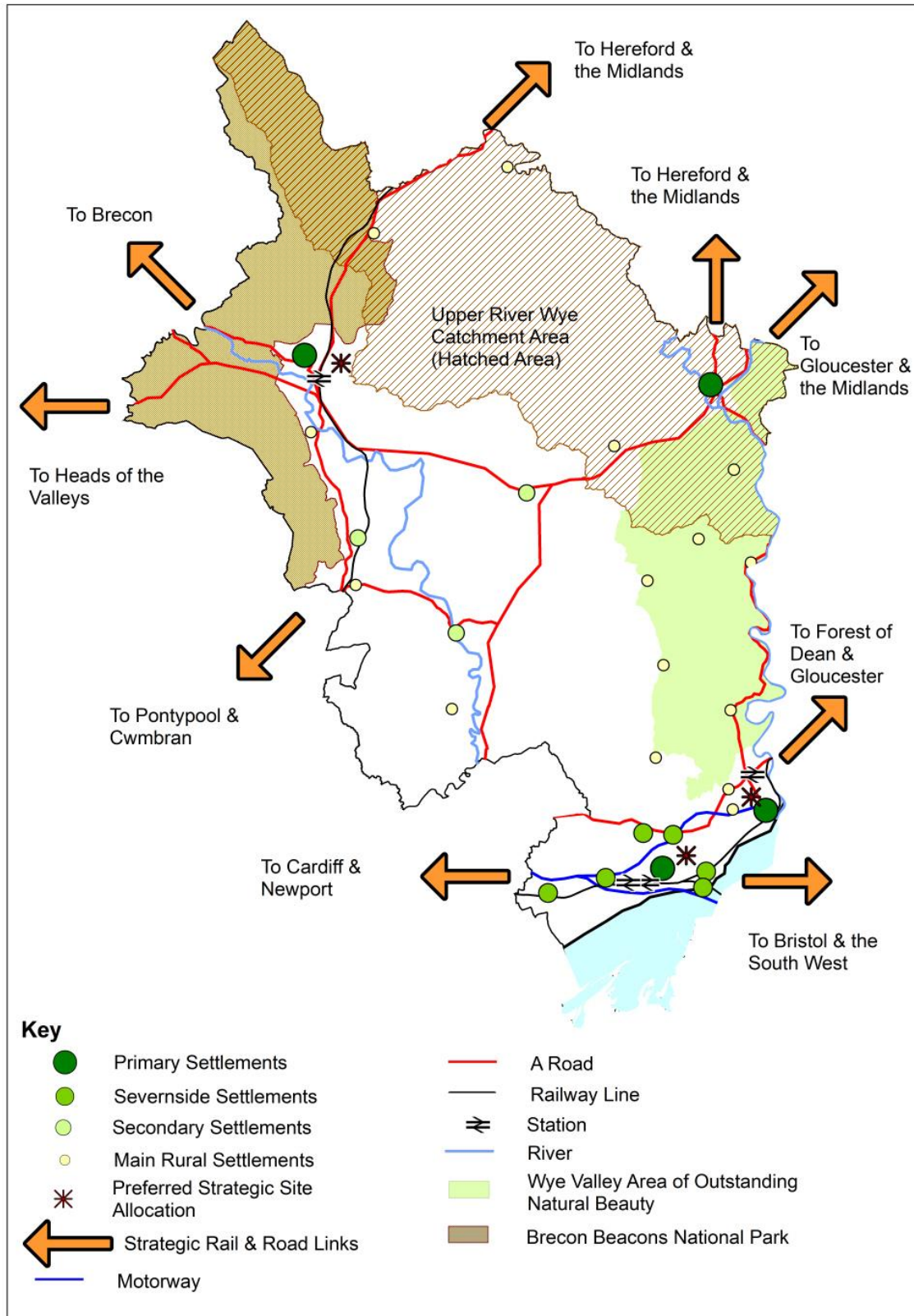
Settlement	Total Commitments		Preferred Strategy		Total Housing Provision 2018-2033*
	Completions 2018-2021	Existing Commitments	Total Allowances (Small Sites; Windfalls)	RLDP New Housing Allocations (Dwellings)	
Abergavenny (incl. Llanfoist)	426	132	245	600	1,403
Chepstow	192	267	165	145	769
Monmouth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

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

³⁰ PPW11, paragraph 3.72

4.36 The Preferred Strategy is illustrated in the Key Diagram below.

Figure 2: Preferred Strategy Key Diagram



S2 – Spatial Distribution & Settlement Hierarchy - Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth/Employment Objective 9 – Demography Objective 10 – Housing Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 15 – Accessibility
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 1 – Where will Wales Grow Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership Policy 4 – Supporting Rural Communities Policy 7 – Delivering Affordable Homes Policy 34 – Green Belts in the South East
Planning Policy Wales Edition 11 (WG, February 2021)	Strategic and Spatial Choices Theme (Chapter 3)
Building Better Places (W G, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Staying local: creating neighbourhoods Active travel: exercise and rediscovered transport methods Changing working practices: our future need for employment land
Well-being of Future Generations Act (WBFGA) (W G, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive communities
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Respond to the challenges associated with demographic change. • Develop opportunities for communities and businesses to be part of an economically thriving and well-connected county.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goals of ensuring Monmouthshire is a: <ul style="list-style-type: none"> • fair place to live where the effects of inequality and poverty have been reduced; • green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency; • thriving and ambitious place, full of hope and enterprise; • connected place where people feel part of a community, are valued and connected to other;
Key Evidence	Sustainable Settlement Appraisal – December 2022 Candidate Site Register Second Call – February 2022 Review of Second Call Candidate Sites against the Preferred Strategy – December 2022

	Housing Background Paper – December 2022
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

5 IMPLEMENTATION & DELIVERY - STRATEGIC POLICIES

Introduction

- 5.1 This section sets out the Strategic Policies which form the framework for implementing and delivering the Preferred Strategy of the RLDP as set out in Strategic Policies S1 and S2. The format and structure reflect PPW11’s placemaking themes and the overarching aim of delivering sustainable development. The Strategic Policies are therefore grouped by the planning policy topics clustered around the four placemaking themes in PPW11³¹:

PPW11 Placemaking Themes	Planning Policy Topics Set Out in PPW11
Strategic & Spatial Choices	Good Design / Promoting Healthier Places / The Welsh Language / Sustainable Management of Natural Resources / Strategic Planning / Placemaking in Rural Areas / Managing Settlement Form
Active & Social Places	Transport / Housing / Retail & Commercial Centres / Community Facilities / Recreational Spaces
Productive & Enterprising Places	Economic Development / Tourism / The Rural Economy / Transportation Infrastructure / Telecommunications / Energy / Minerals / Waste
Distinctive & Natural Places	Landscape / Coastal Areas / Historic Environment / Green Infrastructure / Biodiversity / Water, Air, Soundscape & Light / Flooding / De-risking

- 5.2 It should be noted that not all of the PPW11 planning policy topics listed above are covered by the RLDP Strategic Policies. Some of those topics are best considered as underpinning matters of detail via other policies that will be included within the Deposit RLDP. Others are adequately covered by national planning policy and need not be duplicated via the RLDP.
- 5.3 It is recognised that there will be some overlap between the respective themes and the policies and as such they should be read in conjunction with one another. Each section highlights the relevant strategic policy, the reasoned justification for the policy and the summary table following each of the strategic policies provides a link back to the relevant RLDP objectives, Future Wales 2040 policies, PPW11 themes, Building Better Places priorities, Monmouthshire PSB Well-Being Plan (MWBEP) and the Well-being of Future Generations (WBFGE) goals. An outline of how the Deposit Plan will respond with further criteria or topic-based policies, where relevant, is also included. The ‘delivery and monitoring section’ at the end of each policy will be developed as part of the Deposit Plan. A review of the existing Local Development Plan (LDP) detailed Development Management policies is set out in Appendix 7. This identifies

³¹ Figure 6 PPW11 – Page 20

policies which are functioning effectively, those where changes are likely to be required and highlights ones which may no longer be appropriate for inclusion in the RLDP.

STRATEGIC & SPATIAL CHOICES

- 5.4 Within the context of PPW11's Strategic and Spatial Choices theme, the policies within this section focus on setting out how Monmouthshire's preferred level and spatial distribution of growth as set out in policies S1 and S2, will contribute to supporting sustainable and resilient communities for all. Where development does take place, it is important that it contributes to the creation of sustainable places that focus on delivering placemaking and ensuring that Monmouthshire's communities are sustainable in the long-term and are attractive places to live, work and visit.

Sustainable Placemaking & High Quality Design

Strategic Policy S3 – Sustainable Placemaking & High Quality Design

Development will contribute to creating high quality, attractive and sustainable places that support the health and well-being of the community. In order to achieve this, development shall:

- i) Incorporate high quality, sustainable, safe and inclusive design that offers ease of access for all and provides connectivity between uses;**
- ii) Incorporate an appropriate mix of uses to minimise the need to travel and to maximise opportunities for active travel and public transport use;**
- iii) Incorporate a Green Infrastructure-led approach that respects local distinctiveness and the character of the site and its surroundings; and**
- iv) Protect and enhance the natural, historic and built environments and show an understanding of how these function together to contribute towards the quality of places.**

- 5.5 Monmouthshire is renowned for its distinctive identity and the high quality of its natural, historic and built environments. It is intended to protect and enhance the quality of the County's settlements by ensuring that new development is designed to a high standard that creates buildings and places that are sustainable, well-integrated within their context and contribute to the economic, social, environmental and cultural well-being of strong, vibrant and healthy communities. The Plan will seek to achieve this by ensuring new development incorporates the principles of sustainable placemaking and good design.
- 5.6 The RLDP strategy and policies will seek high quality sustainable design and green infrastructure and will place people, natural resources and the natural environment at the heart of the design process. Proposals should embrace a green infrastructure-led approach that is capable of delivering a wide range of social, economic, environmental, and health and well-being benefits for local communities and the

County as a whole. This will enhance the character and identity of Monmouthshire’s settlements and countryside, encourage sustainable lifestyles and create attractive, safe and accessible places. The achievement of this will depend largely upon identifying and understanding the local characteristics which are distinctive to an area: a green infrastructure approach to design will be essential to delivering placemaking. A Placemaking Wales Charter has been developed by Welsh Government and the Design Commission for Wales in collaboration with the Placemaking Wales Partnership: the Council is a charter signatory to these principles.

Links to Wider Policy Framework	
RLDP Objectives	Objective 3 – Green Infrastructure, Biodiversity and Landscape. Objective 8 – Health and Well-being Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 15 – Accessibility Objective 16 – Culture, Heritage and Welsh Language Objective 17 – Climate Change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking Policy 4 – Supporting Rural Communities
Planning Policy Wales Edition 11 (WG, February 2021)	People and Places: Achieving Well-being Through Placemaking (Chapter 2) Strategic and Spatial Choices Theme (Chapter 3)- Placemaking In Action: Good Design Making Better Places
Building Better Places (WG, July 2020)	Priorities and Actions for Places – post Covid-19 considerations: Considering Health and Well-being throughout the Planning Process (page 12) Staying local: creating neighbourhoods (Page 14) Active travel: exercise and rediscovered transport methods (Page 16) Revitalising our town centres (Page 18) Changing working practices – our future need for employment land (Page 20) Reawakening Wales’ tourism and cultural sectors (Page 21) Green Infrastructure, health and well-being and ecological resilience (Page 22) Improving air quality and soundscapes for better health and well-being (Page 23)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A Resilient Wales A Healthier Wales A Wales of Cohesive Communities A Wales of vibrant culture and thriving Welsh Language

Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Respond to the challenges associated with demographic change. • 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.
Monmouthshire draft Community and Corporate Plan 2022	<p>This policy supports the draft Community and Corporate Plan goals of ensuring Monmouthshire is a:</p> <ul style="list-style-type: none"> • fair place to live where the effects of inequality and poverty have been reduced; • green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency; • thriving and ambitious place, full of hope and enterprise; • safe place to live where people have a home they feel secure in; • connected place where people feel part of a community, are valued and connected to other.
Key Evidence	TAN 12 Design
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Climate Change

Strategic Policy S4 – Climate Change
<p>All development proposals will be required to address the causes of, and adapt to the impacts of, climate change. Means of achieving this will include:</p> <ul style="list-style-type: none"> i) Avoiding locating development in areas at risk of flooding, or where appropriate, minimising the risk of flooding including the incorporation of measures such as Sustainable Urban Drainage Systems and flood resilient design; ii) Incorporating low/zero carbon energy requirements by reducing energy demand and promoting energy efficiency; iii) Supporting the development of renewable and low/zero carbon energy generation and a presumption against energy generation utilising fossil fuels, fracking and methods that are not low/zero carbon; iv) Utilising sustainable construction techniques and local supplies through the adoption of the circular economy principles; v) Incorporating water efficiency measures and minimising adverse impacts on water resources and quality;

- vi) **Using land efficiently and co-locating uses to minimise the overall need to travel and maximise opportunities for active travel and public transport use;**
- vii) **Providing ultra-low emission vehicle charging infrastructure to reduce emissions and improve air quality; and**
- viii) **Supporting the resilience of development through Green Infrastructure solutions including: opportunities for biodiversity and resilient ecosystems, greenspace provision and connectivity, and water resource management.**

Detailed targets and measures will follow in the Deposit RLDP policies and site allocations.

- 5.7 The need to tackle climate change represents a fundamental challenge if sustainable development and the obligations under the Well-being of Future Generations Act 2015 are to be delivered. One of the themes embodied in the Well-being of Future Generations Act is the need for ‘a resilient Wales’ whereby there is capacity to adapt to change such as climate change. A key principle of sustainable development, as recognised in PPW11, is tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change. National guidance outlines how the planning system can play an important part in improving the sustainability of new developments whilst also tackling climate change. The RLDP will provide a positive planning policy framework to support and enable this approach to support climate change and decarbonisation.
- 5.8 In May 2019 Monmouthshire County Council passed a motion declaring a climate emergency and has committed to strive to limit the increase in global temperatures to 1.5°C. More recently, this has broadened to incorporate a strengthened emphasis on nature recovery in recognition of the nature emergency and the relationship between the two. The Climate and Decarbonisation Strategy and Action Plan³² accompanying the declaration were approved by the Council in October 2019 and updated in November 2021, setting out the broad objectives and actions that the Council will seek to implement to deliver a net reduction in its own carbon emissions to net zero by 2030 and address water quality issues in the County. In recognition of the water quality issues in the County, a Motion for Rivers and Ocean was declared by Council in March 2022 with an [action plan](#) agreed by Council in September 2022 to outline steps the Council will take to protect our rivers and ocean.

³² The Climate Emergency Strategy and Action Plan can be viewed via:
<https://www.monmouthshire.gov.uk/climate-emergency/>

- 5.9 Policy S4 builds on a number of these actions and draws together specific sustainability issues in relation to energy use and generation, efficient resource use and flood risk and provides a framework for sustainable growth which seeks to enable development that both mitigates the causes of climate change and is able to adapt to its likely effects. Such an approach is essential in ensuring that Monmouthshire meets its commitments contained within the Monmouthshire declaration on Climate Emergency (Nov 2021) and the economic, environmental and social objectives of the RLDP. The Council's Climate Emergency agenda will continue to be monitored and given further consideration in the Deposit RLDP.
- 5.10 The RLDP recognises that the sustainability issues covered by Policy S4 are only part of the solution to addressing climate change, and while the planning system has an important role to play in this agenda, actions by individuals, communities and other organisations outside of the planning system are vital. We recognise that the climate emergency and nature emergency are intrinsically linked and that the principles of sustainable development are wide-ranging and include such aspects as transport, green infrastructure, and the natural environment. These principles are dealt within the Plan's other Strategic Policies, including S3 – Sustainable Placemaking and High Quality Design, S9– Sustainable Transport and S17 – Green Infrastructure, Landscape and Nature Conservation and are therefore not repeated in this policy. These policies should be considered as a whole.
- 5.11 A key effect of climate change is the risk of flooding, both in terms of the likelihood of flooding as well as the intensity of flooding. An updated version of TAN 15: Development, Flooding and Coastal Erosion was published on 28th September 2021 with the intention of it coming into effect on 1st December 2021. Formal publication has, however, been suspended until 1st June 2023 for Development Management decisions. In the meantime, however, the updated TAN15 remains the policy basis for the preparation of the RLDP. A further consultation is anticipated during 2022 in advance of formal publication in June 2023; the outcome of which will be taken into consideration as the Plan progresses. The approach of the Plan will be to locate vulnerable development away from flood risk areas, to assess the implications of development in areas at risk of flooding and to ensure that development does not increase the risk of flooding elsewhere.
- 5.12 In accordance with the updated TAN15, we have commissioned a Strategic Flood Consequence Assessment (SFCA) along with nine other Local Planning Authorities in the South-East Wales region to inform the preparation of the RLDP. The SFCA will be used to help inform the identification of areas most suitable for development and support the identification and safeguarding of areas suitable for sustainable and natural flood management.
- 5.13 The use of sustainable drainage systems (SuDs) must be an integral part of a development to reduce the potential impact of new development with respect to surface water drainage discharges. A separate regulatory framework, namely the

Sustainable Drainage Approving Body (SAB) is now in place to ensure this happens. The effective management of surface water drainage can mitigate the impact of development in terms of flooding, water efficiency and water quality.

- 5.14 The RLDP needs to ensure that new development incorporates the broader principles of sustainable design in order to significantly reduce energy usage and carbon emissions, such as making the best use of orientation and shading. The Plan will also support, where appropriate, renewable and low/zero carbon energy generation technology, subject to a range of material planning considerations. A Renewable and Low Carbon Energy Assessment³³ of the potential for renewable energy generation, using the Welsh Government Toolkit, has been undertaken by the Carbon Trust and will inform the Deposit Plan in terms of identifying specific areas of search for renewable energy generation and targets. The Deposit RLDP will include a policy to require all new developments to be net zero carbon ready alongside the proposed changes to Building Regulations being implemented in 2025, the details of which will be determined in the Deposit RLDP.
- 5.15 PPW11 promotes the principles of a circular economy whereby the use of material resources in the building industry is influenced by making the most appropriate and sustainable use of finite resources. Such an approach sources materials as locally as possible, makes best use of the resources available through design and construction techniques, and minimises waste by re-using materials on site wherever possible.
- 5.16 The sustainable provision and use of water resources is also an important consideration in terms of building climate change resilience. Developers will be required to use design approaches and techniques that improve water efficiency and minimise adverse impacts on water resources. Development proposals within the River Wye and River Usk phosphate sensitive catchment areas will have to satisfy NRW's planning guidance in relation to evidencing that the development can demonstrate phosphate neutrality and betterment in its design and and/or contribution to the water body.
- 5.17 Development proposals will be expected to make full and appropriate use of land, while balancing density with placemaking, with preference given to the development of previously development land, although it is recognised that there are limited opportunities for further significant brownfield development in Monmouthshire. The potential impacts of climate change should be central to the design process, including the contribution that location, density, layout, built form and mix of uses can make towards climate responsive developments. The RLDP categorises settlements into a hierarchy which reflects their relative sustainability and will be a guiding policy in terms of a site's ability to accommodate development. The Plan will direct

³³ The Renewable and Low carbon Energy Assessment (October 2020) can be viewed via the following link: <https://www.monmouthshire.gov.uk/app/uploads/2021/12/RLCEA-MCC-Report-Body-Version-1-1.pdf>

development to the most sustainable locations, following the travel hierarchy set out in *Llwybr Newydd* of reducing the need to travel and achieving modal shift. The increase in home and remote working as a result of the Covid-19 pandemic can be supported over the longer term, for example by providing local shared work spaces. Combined with enhanced sustainable transport opportunities such as active travel networks, improved public transport and electric vehicle charging point infrastructure, the impact of transport-based emissions can be reduced resulting in improvements in air quality.

Links to Wider Framework	
RLDP Objectives	Objective 4 – Flood risk Objective 6 – Land Objective 7 – Natural resources Objective 15 – Accessibility Objective 17 – Climate change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 8 – Flooding Policy 12 – Regional Connectivity Policy 16 – Heat Networks Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure Policy 18 – Renewable and Low Carbon Energy Developments of National Significance
Planning Policy Wales Edition 11 (WG, February 2021)	Productive and Enterprising Places Theme (Chapter 5) Distinctive and Natural Places Theme (Chapter 6)
Building Better Places (WG, July 2020)	Priorities and Actions for Places – post Covid-19 considerations: Climate Change and Decarbonisation (Page 11) Staying local: creating neighbourhoods (Page 14) Green Infrastructure, health and well-being and ecological resilience (Page 22) Improving air quality and soundscapes for better health and well-being (Page 23)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A resilient Wales A healthier Wales A globally responsible Wales
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Respond to the challenges associated with demographic change. • 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.

Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goal of ensuring Monmouthshire is a green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency.
Key Evidence	TAN 8: Planning for Renewable Energy (2005) TAN 12: Design TAN 15: Development and Flood Risk (2004) Development Advice Maps (TAN 15) Practice Guidance – Planning for Sustainable Buildings (WG, 2014). Renewable and Low Carbon Energy Assessment for Monmouthshire County Council – October 2020 To follow in the Deposit: Renewable Energy Assessment (using the Welsh Government Toolkit. Renewable Energy & Energy Efficiency Supplementary Planning Guidance - March 2016) Strategic Flood Consequence Assessment in preparation
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Infrastructure Provision

Strategic Policy S5 – Infrastructure Provision

Where existing infrastructure is inadequate to serve the proposed development, new or improved infrastructure and facilities to remedy deficiencies must be provided as part of the proposed development. Where possible, infrastructure improvements should be provided prior to occupation. Where provision on-site is not appropriate, off-site provision, or a financial contribution towards it, will be sought.

Arrangements will be required towards the future management and maintenance of facilities provided, either in the form of initial support or in perpetuity.

Planning Obligations will be sought to secure improvements in infrastructure, facilities, services and related works, where they are necessary to make development acceptable. In identifying appropriate contributions, due regard will /be paid to the overall development viability, including the cost of measures that are necessary to physically deliver a development and ensure that it is acceptable in planning terms. Such obligations may include:

- **Affordable Housing Provision**
- **Education Facilities**
- **Active Travel**

- Sustainable Transport Measures
- Transport Infrastructure
- Recreation and Leisure Facilities including formal and informal open space
- Green Infrastructure
- Community and Cultural Facilities
- Ecological Mitigation and Enhancement
- Strategic utilities including; water and sewerage infrastructure
- Waste management facilities
- Health infrastructure

In the event that viability considerations indicate that not all the identified contributions can be reasonably required, priority contributions will be determined on the basis of the individual circumstances of each case. In the case of housing developments, priority will be given to the affordable housing required by Policy S6 unless there is an overwhelming need for the available contribution, in whole or in part, to be allocated for some other necessary purpose/s.

- 5.18 The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level of growth identified and is reflected in the spatial strategy. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.
- 5.19 Infrastructure covers a range of services and facilities provided by public and private bodies and includes:
- Physical infrastructure such as transport facilities and related infrastructure (such as footpaths, cycleways), water provision and treatment, sewerage, flood prevention and drainage, waste disposal, power generation and supply, including renewables, digital infrastructure and telecommunications.
 - Community infrastructure such as schools, healthcare, transport services (including public transport), community buildings, community recycling facilities, sport and recreation facilities, open space, etc.
 - Green Infrastructure (as detailed in Strategic Policy S17)
- 5.20 Without appropriate investment to enable the provision of improved or new infrastructure, the proposed level of growth will be neither sustainable nor acceptable. New development will therefore be required to provide or contribute towards the provision of necessary infrastructure to enable it to be provided in a timely manner and to support sustainable development in Monmouthshire. Development will only be permitted when agreement has been reached between the

relevant parties on the funding and programmed implementation of required provision in line with Policy S5.

- 5.21 Developers should consult and work with statutory undertakers and service providers to ensure that adequate provision is made for such infrastructure – this includes highways, utility services and surface water drainage and sewage disposal. Given Monmouthshire’s rural character, the provision of adequate digital infrastructure is key to enhancing the County’s economic and community connectivity and communication needs and reducing the need to travel.
- 5.22 This policy will be delivered through the development management process. Planning contributions can be secured via agreements entered into under Section 106 of the Town and Country Planning Act 1990, or via a Community Infrastructure Levy. A decision on which tool best delivers the required infrastructure will be made as the RLDP progresses and the infrastructure needs are fully known. Planning obligations are a means of seeking contributions from developers to enhance the quality of a development, provide community benefits and infrastructure, and mitigate any negative impacts that may arise as a consequence of the development. In line with Community Infrastructure Levy Regulations 2010 (as amended), the Council will negotiate obligations where these are necessary, relevant to planning, directly related to the proposed development and reasonable in all other respects. Further guidance on the use of planning obligations is provided in PPW11 and Welsh Office Circular 13/97 Planning Obligations. Supplementary Planning Guidance will be prepared to provide further detail on the Council’s Planning Obligations policy.
- 5.23 An Infrastructure Plan will be prepared to accompany the Deposit RLDP, which will identify the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites.
- 5.24 Where a viability assessment is deemed necessary, the Council will require applicants to provide detailed information and supporting evidence. The Council’s policy requirements should be the starting point for viability appraisals with an expectation that land values will reflect these. Where it is considered necessary to independently assess viability assessments, the costs will be borne by the developer.

Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth / Employment Objective 3 – Green Infrastructure, Biodiversity and Landscape Objective 4 – Flood risk Objective 8 – Health and Well-being Objective 10 – Housing Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 14 – Infrastructure Objective 17 – Climate Change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 13 – Supporting Digital Communications Policy 14 – Planning in Mobile Action Zones
Planning Policy Wales Edition 11 (WG, February 2021)	Strategic and Spatial Choices Theme (Chapter 3) – Supporting Infrastructure
Building Better Places (WG, July 2020)	Priorities and Actions for Places – post Covid-19 considerations: Climate Change and Decarbonisation (page 11) Staying local: creating neighbourhoods (page 14) Active travel- exercise and rediscovered transport methods (page 16) Digital places – the lockdown lifeline (pages 19-20) Green infrastructure, health and well-being and ecological resilience (page 22)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive communities A globally responsible Wales
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Respond to the challenges associated with demographic change. • 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.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goals of ensuring Monmouthshire is a: <ul style="list-style-type: none"> • fair place to live where the effects of inequality and poverty have been reduced;

	<ul style="list-style-type: none"> • green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency; • thriving and ambitious place, full of hope and enterprise; • safe place to live where people have a home they feel secure in; • connected place where people feel part of a community, are valued and connected to other; • learning place where everybody has the opportunity to reach their potential.
Key Evidence	Infrastructure Plan to follow alongside Deposit RLDP Viability Assessments for Allocations in time for the Deposit RLDP
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

ACTIVE & SOCIAL PLACES

- 5.25 The Active & Social Places theme aims to create well-connected and cohesive communities. The Strategic Policies contained within this section seek to deliver well connected, active and healthy communities that have access to good quality homes, services and community facilities.

Affordable Homes

Strategic Policy S6 – Affordable Homes
<p>The affordable homes target for the Plan period of 2018 – 2033 is 1,580 – 1,850 homes.</p> <p>The Council is committed to ensuring the delivery of 50% affordable homes on all new site allocations.</p> <p>Further detail relating to affordable housing thresholds will be included in the Deposit RLDP to reflect the outcomes of the emerging viability work.</p>

- 5.26 Policy S6 seeks to tackle inequality, specifically by seeking to address house price unaffordability, which currently prevents some of our communities accessing suitable homes within the County. This is likely to benefit younger people, who in turn will make our ageing communities more socially and economically balanced and more sustainable. Good quality and affordable homes are important in achieving poverty reduction and equitable prosperity, and supporting the best start in life. A core Council objective is to deliver much needed affordable homes at pace and scale to

help address inequality and rebalancing the County’s demography to ensure communities are socially and economically sustainable. The Council is committed to ensuring new site allocations provide for 50% affordable housing.

- 5.27 The Covid-19 pandemic increased the need for affordable homes and revealed the extent of hidden homelessness in the County. The Minister for Housing and Local Government announced that post-Covid-19, no-one should return to the streets.

Affordable Housing Target

- 5.28 The delivery of affordable homes across the County that seeks to address these issues is a key aim of the Preferred Strategy, and an integral part of the general provision of housing in the RLDP. Economically viable and deliverable allocations will facilitate this aim and ensure communities have access to sufficient, good quality, affordable homes to meet a range of needs.
- 5.29 The latest Local Housing Market Assessment (LHMA) (December 2020) identifies an annual shortfall of 468 dwellings for the 5-year period 2020-2025 for the affordable housing tenures of low cost home ownership, intermediate rent and social rent. This would represent an affordable housing requirement of 7,017 homes if extrapolated over the Plan period. This is not a realistic affordable housing target for the Plan and it is not expected to be as new development is only one of a variety of means of achieving a supply of affordable housing. However, as set out in Section 4 and Policy S1, affordable housing provision is a key issue for the County and forms an integral part of the overarching Strategy with 50% provision required on all new site allocations.
- 5.30 The RLDP will contain detailed policies setting out thresholds at which development will be required to provide affordable housing. An Affordable Housing Viability Study will be undertaken to inform the appropriate thresholds set out in the Deposit RLDP.
- 5.31 Detail relating to the required tenure split will be included in the Deposit RLDP based on the most up to date information contained in the LHMA.

Links to Wider Policy Framework	
RLDP Objectives	Objective 9 – Demography Objective 10 – Housing Objective 11 – Placemaking Objective 12 – Communities Objective 13 – Rural Communities
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership Policy 4 – Supporting Rural Communities

	Policy 7 – Delivering Affordable Homes Policy 33 – National Growth Area – Cardiff, Newport and the Valleys
Planning Policy Wales Edition 11 (WG, February 2021)	Active & Social Places Theme (Chapter 4)
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Staying local: creating neighbourhoods (Page 14)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A More Equal Wales A Resilient Wales A Wales of Cohesive Communities
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Respond to the challenges associated with demographic change. • Develop opportunities for communities and businesses to be part of an economically thriving and well-connected county.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goals of ensuring Monmouthshire is a fair place to live, where the effects of inequality and poverty have been reduced, and a safe place to live where people have a home they feel secure in.
Key Evidence	Updating the RLDP Demographic Evidence Report, Edge Analytics November 2021 Housing Background Paper – December 2022 Monmouthshire Local Housing Market Assessment – December 2020 Affordable Housing Viability Assessment – to be undertaken for the Deposit RLDP.
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Preferred Strategic Site Allocations

Strategic Policy S7 – Preferred Strategic Site Allocations

Strategic Sites will be allocated to contribute to the delivery of the housing and job growth rates set out in Policy S1. The following sites are identified as Preferred Strategic Site Allocations:

- a) Abergavenny East**
- b) Bayfield, Chepstow**
- c) Caldicot East**

- 5.32 In order to implement the RLDP's Strategy, Preferred Strategic Site Allocations have been identified for the Primary Settlements of Abergavenny, Chepstow and Caldicot. These sites have been selected from a total of 13 strategic growth options located across Abergavenny, Chepstow, Monmouth and Severnside that were previously consulted on in the 2021 Preferred Strategy. Site selection has been informed by the consultation responses received on the 2021 Preferred Strategy. To inform these Preferred Strategic Site Allocations, a high-level assessment has been undertaken to identify those sites which could contribute to delivering the level of growth (housing and jobs) required to deliver the Preferred Strategy. These sites have provided sufficient evidence of viability and deliverability that will be built on as the plan progresses. Two of the sites namely, Abergavenny East and Caldicot East, are anticipated to provide housing both within and beyond the RLDP plan period.
- 5.33 Policy S7 relates only to Preferred Strategic Site Allocations, additional sites are required to fulfil the housing requirement set out in the Strategy and these will be identified in the Deposit Plan. The final selection of sites for the Deposit Plan will be dependent on further detailed assessment work.
- 5.34 Details of the Preferred Strategic Site Allocations are provided in Figures 3 to 5 and Tables 3 to 5. Further details are set out in Appendix 5.
- 5.35 Planning Policy Wales emphasises the importance of re-using brownfield sites, however, there are limited opportunities for further significant brownfield development in Monmouthshire. The objective is to achieve sustainably located urban extensions that can be well-connected to town centres and public transport. The RLDP will seek to allocate those sites that are the best connected, most sustainable, best deliver placemaking and are least harmful, which will require balanced consideration and trade-offs at Deposit Plan stage. The same approach has been taken in identifying the Preferred Strategic Site Allocation for each primary settlement.

5.36 Following the consultation on the Preferred Strategy the Council will undertake a detailed assessment of all sites to ensure delivery of the Plan's Strategy, including the provision of:

- 50% affordable homes;
- Net zero carbon ready homes;
- Necessary supporting infrastructure;
- A masterplanning process to ensure allocations create sustainable, cohesive, well-designed places delivered through a strong placemaking approach; and
- A financial viability assessment to ensure sites are deliverable within the Plan period.

Abergavenny

Figure 3: Abergavenny East

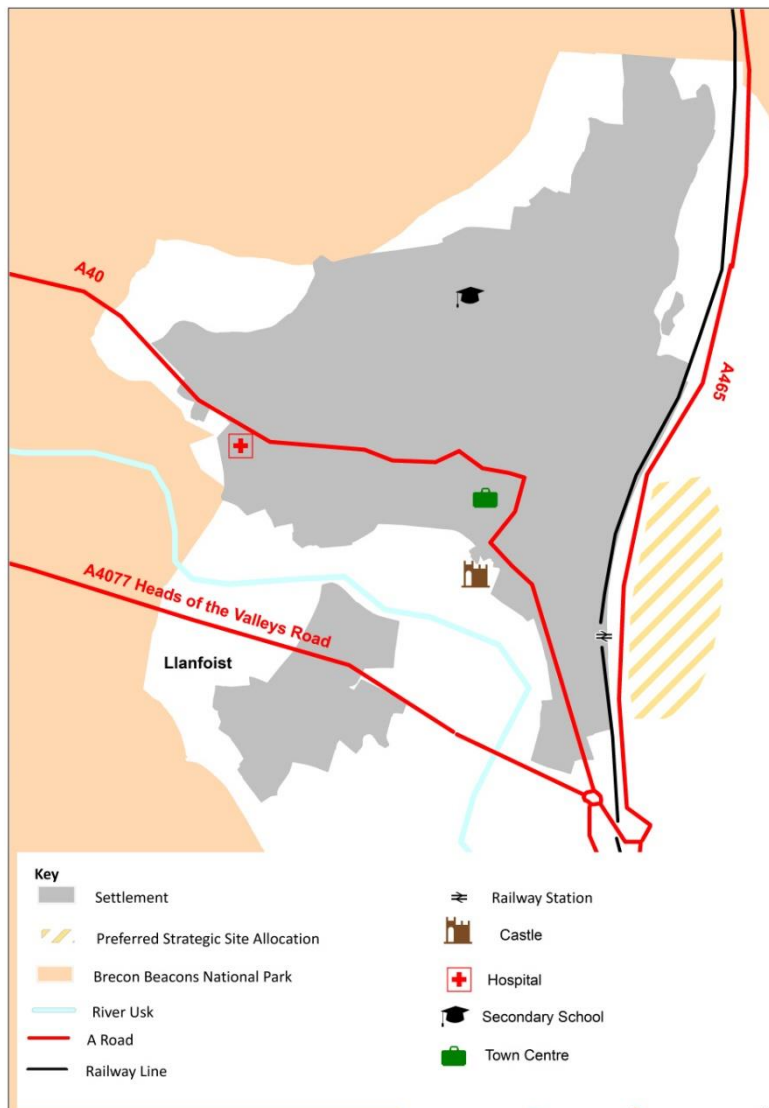


Table 3: Abergavenny East Site Details

Site Name	Size (Ha)	CS Ref	Proposed Use	No. of homes proposed in Candidate Site Submissions	Approximate No. of homes within Plan period
Abergavenny East	24.75	CS0213	Mixed Use: Residential, Employment, Retail, Leisure, Education and Community Use	635	500

Chepstow

Figure 4: Bayfield, Chepstow

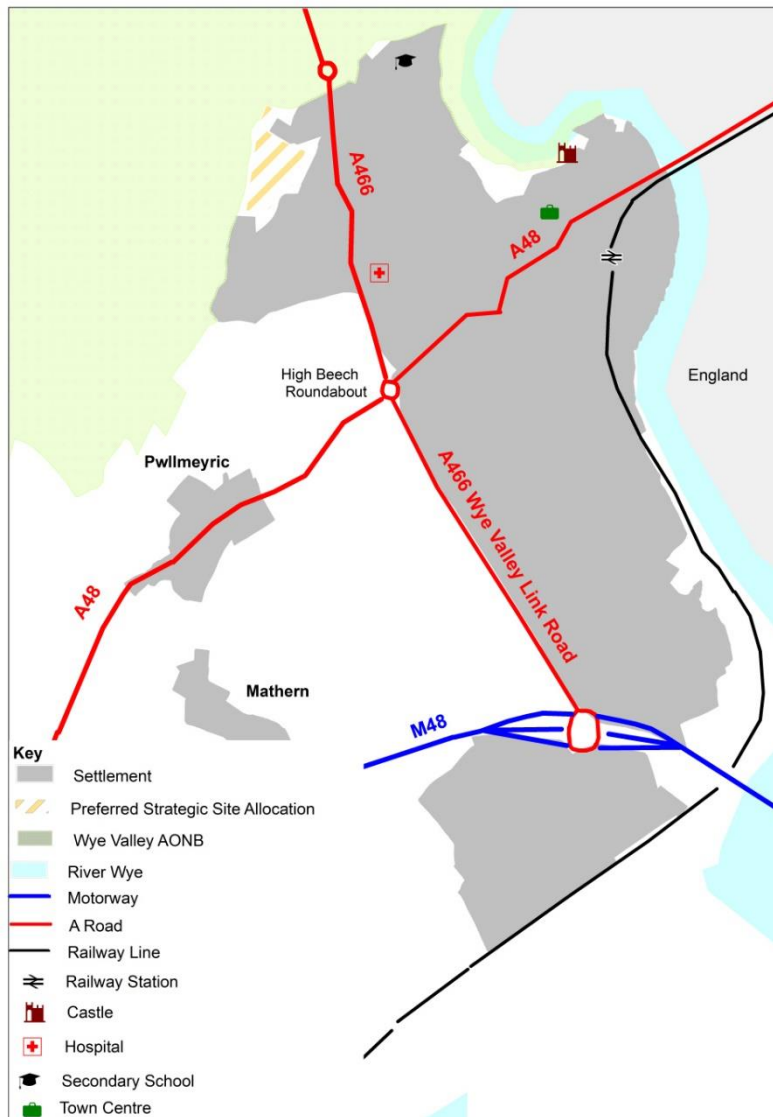


Table 4: Bayfield, Chepstow Site Details

Site Name	Size (Ha)	CS Ref	Proposed Use	No. of homes proposed in Candidate Site Submission	Approximate No. of homes within Plan period
Bayfield, Chepstow	10.07	CS0098	Residential	145	145

Severnside

Figure 5: Caldicot East

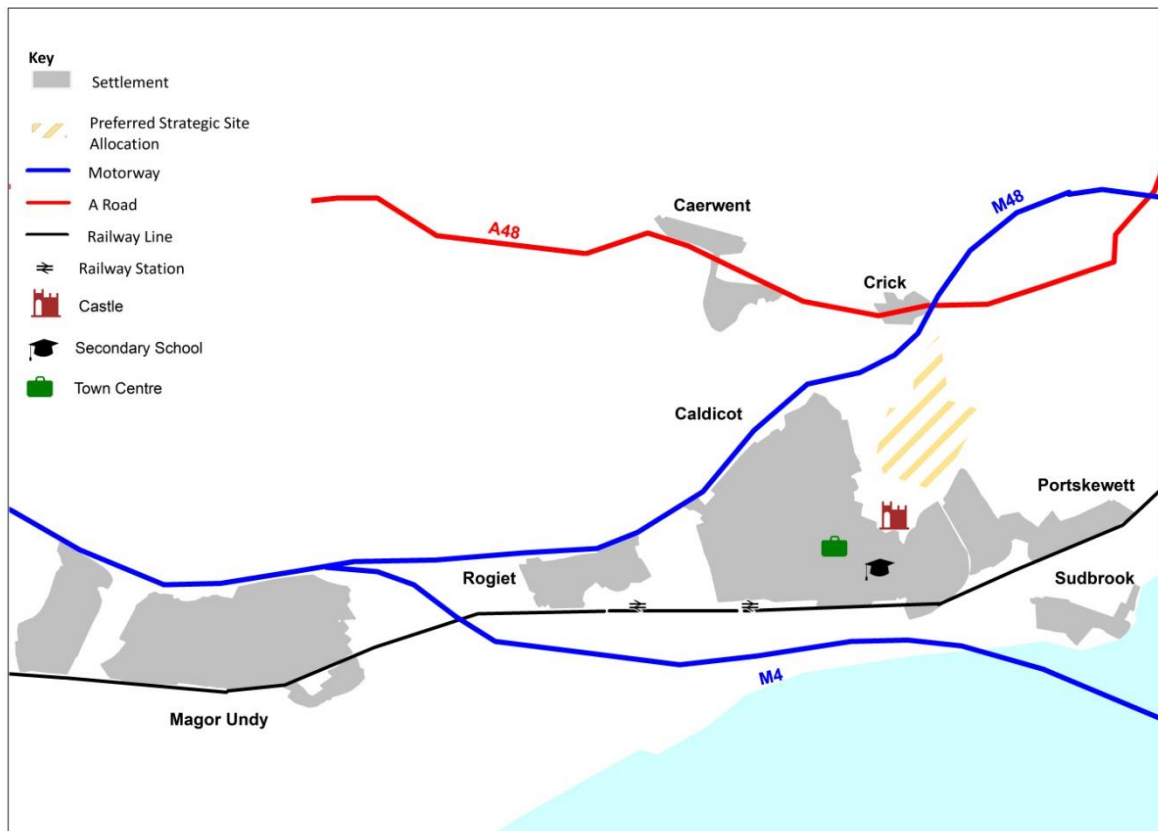


Table 5: Caldicot East Site Details

Site Name	Size (Ha)	CS Ref/s	Proposed Use	No. of homes proposed in Candidate Site Submissions	Approximate No. of homes within Plan period
Caldicot East	67.67	CS0087 CS0251	Mixed Use: Residential, Employment, Retail, Leisure	1460	925

Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth / Employment Objective 6 – Land Objective 9 – Demography Objective 10 – Housing Objective 11 – Placemaking Objective 12 – Communities Objective 14 – Infrastructure Objective 15 - Accessibility
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership Policy 4 – Supporting Rural Communities Policy 5 – Supporting the Rural Economy Policy 34 – Green Belts in the South East
Planning Policy Wales Edition 11 (WG, 2021)	Strategic and Spatial Choices Theme (Chapter 3) - Spatial Strategy and Site Search Sequence
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Staying local: creating neighbourhoods (page 14) Active Travel: exercise and rediscovered transport methods (page 16) Changing working practices: our future need for employment land (page 20)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive communities
Monmouthshire PSB Well-being Plan (MWBWP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Respond to the challenges associated with demographic change.

	<ul style="list-style-type: none"> • 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.
Monmouthshire draft Community and Corporate Plan 2022	<p>This policy supports the draft Community and Corporate Plan goals of ensuring Monmouthshire is a:</p> <ul style="list-style-type: none"> • green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency; • thriving and ambitious place, full of hope and enterprise; • connected place where people feel part of a community, are valued and connected to other.
Key Evidence	<p>Sustainable Settlement Appraisal – November 2022 Candidate Sites High-Level Assessment – September 2022 Growth and Spatial Options Background Paper – September 2022 Housing Background Paper – December 2022</p>
Monitoring	TBC
Detailed Polices	TBC in Deposit RLDP

Gypsy and Travellers

Strategic Policy S8 – Gypsy and Travellers

Land will be made available to accommodate unmet Gypsy and Traveller accommodation needs identified in the latest Gypsy and Traveller Accommodation Assessment.

- 5.37 The Housing Act requires the Assessments be updated every five years. An updated Gypsy and Travellers Needs Assessment has been prepared and was submitted to Welsh Government for approval in January 2021. This identified a need for nine residential pitches between the period 2020 – 2025 and a further four pitches for the remaining Plan period of 2026 – 2033, giving a total need of 13 pitches until the end of Plan period. The update did not identify a need for a transit pitch. Land will be identified to accommodate unmet Gypsy and Traveller accommodation need in the Deposit Plan.
- 5.38 In terms of transit sites, it is considered that these would be best considered on a regional basis, requiring collaboration with neighbouring local authorities through the SDP process.

5.39 Specific criteria-based policies to assess proposals for Gypsy and Traveller accommodation that come forward during the Plan period will be considered within the Deposit RLDP.

Links to Wider Policy Framework	
RLDP Objectives	Objective 9 – Demography Objective 10 – Housing Objective 11 – Placemaking Objective 12 – Communities Objective 13 – Rural Communities
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 7 – Delivering Affordable Homes
Planning Policy Wales Edition 11 (WG, February 2021)	Active and Social Places Theme (Chapter 4) - Gypsies and Travellers
Building Better Places (WG (July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Staying local: creating neighbourhoods (page 14)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A more equal Wales A Wales of Cohesive Communities A Wales of vibrant culture and thriving Welsh Language
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Respond to the challenges associated with demographic change.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goals of ensuring Monmouthshire is a: <ul style="list-style-type: none"> • fair place to live where the effects of inequality and poverty have been reduced; • safe place to live where people have a home they feel secure in.
Key Evidence	Gypsy and Travellers Accommodation Assessment – May 2016 Draft Gypsy and Travellers Accommodation Assessment – 2020 – 2025 (January 2021) – submitted to Welsh Government for approval in January 2021 (currently awaiting a response from WG). Housing (Wales) Act 2014 Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites TAN 6: Planning Sustainable Rural Communities (2010)
Monitoring	TBC

Detailed Policies	TBC in Deposit RLDP
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Sustainable Transport

Strategic Policy S9 – Sustainable Transport

Development proposals must promote sustainable, low carbon, safe forms of transport which reduce the need to travel by car, increase provision for walking and cycling and improve public transport (rail and bus) provision in order to deliver significant health and well-being benefits through an increase in human physical activity, and environmental benefits through reduction of transport related air and noise pollution. This will be facilitated by:

- Development that accords with the Sustainable Transport Hierarchy (as set out in PPW, Future Wales and Llwybr Newydd) of reducing the need to travel by car, and promoting walking, cycling public transport and Ultra Low Emission Vehicles (ULEVs) above private motor vehicles;
- Promoting digital and innovative infrastructure in both urban and rural areas to enable remote working and reduction in a need to travel to the workplace on a day-by-day basis;
- Promoting Active Travel (walking and cycling) connectivity through safeguarding, enhancing and expanding on the Active Travel Network Maps (ATNMs);
- Locating development close to public transport facilities and designing developments to facilitate and improve public transport infrastructure, its connections and geographical reach to rural areas;
- Ensuring developments incorporate and/or enable the use of ULEVs by providing the necessary underlying infrastructure;
- Improving travel infrastructure safety;
- Ensuring developments are served by an appropriate level of parking provision depending on the nature and location of the proposal;
- Developing the role of Monmouthshire’s Primary Settlements in accordance with the South East Wales Regional Plan and Monmouthshire’s Local Transport Plan (LTP) around which low carbon sustainable transport opportunities can be developed and linked to the South East Wales Metro, and;
- Demonstrating how proposed development in rural areas enables solutions to rural transport problems, such as improvement of links to public transport, digital infrastructure, and innovative solutions, such as car sharing schemes.

The Deposit Plan will safeguard sites necessary to deliver the key transport measures and schemes identified in National, Regional and Local Transport Plans.

- 5.40 The priority for the ‘reduction in the need to travel’ and a shift away from the private car for travel is reflected in the Welsh Government’s Future Wales: The National Plan 2040 and ‘Llwybr Newydd – The Wales Transport Strategy 2021’ which sets out priorities of:
- Improving physical and digital connectivity to support remote working and reduce the need for people to use their cars on a daily basis. This is in line with the wider Welsh Government target of 30% of the workforce to work remotely on a regular basis.³⁴
 - Investment in low carbon, accessible and efficient transport infrastructure that enable more people to walk and cycle, encouraging more sustainable and healthy lifestyles.
 - ‘Future proof’ transport infrastructure to adapt to climate change and give priority to the ‘Sustainable Transport Hierarchy’ set out in PPW11, which puts walking, cycling and public transport infrastructure above the private car. Where private cars are to be used there needs to be a move away from petrol and diesel vehicles to Ultra-Low Emissions Vehicles (ULEVs).
- 5.41 The spatial strategy of the RLDP focuses development in our most sustainable settlements of Abergavenny, Chepstow and Caldicot, including Severnside, that provide opportunities for a reduction in travel and provide opportunities for sustainable transport, particularly walking, cycling (Active Travel) and public transport. In line with the Active Travel Act 2013 and Welsh Government Travel Act Guidance (2021)³⁵, the Council has produced Active Travel Network Maps (ATMNs)³⁶, identifying the walking and cycling routes required to create fully integrated networks for walking and cycling.
- 5.42 The RLDP will promote the concept of the ‘20 minute neighbourhood’³⁷ whereby new development should be within a 20 minute walking distance of key everyday services, which in turn will promote physical activity and the health and well-being of our residents. The RLDP will also establish the foundations to encourage longer term changes to the historic high level of car usage in Monmouthshire and promote modal

³⁴ Smarter Working: a Remote Working Strategy for Wales, Welsh Government (2022)

³⁵ Welsh Government Active Travel Act Guidance (July 2021)

<https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf>

³⁶ Monmouthshire’s Active Travel Network Maps can be viewed via

<https://maps.monmouthshire.gov.uk/custom/activetravelATNM.html>

³⁷ Future Generations Commissioner for Wales (2020) Climate Week: How 20-minute neighbourhoods can help us fight the Climate Emergency and save our towns and cities

[Climate Week: How 20-minute neighbourhoods can help us fight the Climate Emergency and save our towns and cities – The Future Generations Commissioner for Wales](#)

shift as per Llwybr Newydd. Site allocations will be sustainably located and well connected to encourage active travel and public transport use. Policies will ensure that new developments provide the charging infrastructure required to support a move to ULEVs away from petrol and diesel vehicles, such as reducing parking spaces in sustainable locations.

Rural Transport

- 5.43 Monmouthshire is predominantly a rural County and as set out in Future Wales Policy 5, and it is recognised there are significant disparities between urban areas with regard to the feasibility of delivering effective and public transport systems and active travel routes. 'A rural location within the proximity of major urban areas experiences different issues compared with a more isolated rural location. It may not be appropriate for policies to be applied to both types of location equally.'³⁸ Travel by the car in some rural areas of Monmouthshire therefore may be the only realistic mode of travel.
- 5.44 Llwybr Newydd: the Wales Transport Strategy has committed to a 'Rural Pathway' which sets out how regional Corporate Joint Committees (CJCs) and Welsh Government policy makers will work together on strategies to tailor solutions to extend the geographical reach of public transport links into rural areas, and trip reduction through car sharing schemes and creation of 'local distribution networks' hubs to help manage the impacts of increasing home deliveries.³⁹ Development proposals in rural areas of Monmouthshire should therefore demonstrate innovative solutions to connect rural locations to services and facilities.

Regional Planning

- 5.45 Monmouthshire is part of the South East Region of Wales and development proposed in the RLDP will need to demonstrate how regional aspirations and opportunities can be incorporated in local plans as part of a joined up approach with transport planning and local land use planning. Future Wales 2040 policies 11 and 12 set out national and regional transport plans and initiatives for Wales and the importance to strategically plan for opportunities arising from the investment in public transport. The recent 'South East Wales Transport Commission Final Recommendations Plan 2020' recommends a 'Network of Alternatives' to solve congestion and travel reliance on the M4 travel route,⁴⁰ which sets out public transport improvement schemes and the need for a 'behavioural shift' in people to change commuting patterns. Within

³⁸ Future Wales 2040: Policy 5: Supporting the rural economy [Update to Future Wales - The National Plan 2040 \(gov.wales\)](https://gov.wales)

³⁹ Living Locally in rural Wales: RTPi Cymru 2022 explores the role the planning system can play in supporting more sustainable local living in rural Wales [Plan The World We Need \(rtpi.org.uk\)](https://rtpi.org.uk)

⁴⁰ South East Wales Transport Commission Final Recommendations <https://gov.wales/sites/default/files/publications/2020-11/south-east-wales-transport-commission-final-recommendations.pdf>

Monmouthshire the report specifically recommends enhancement of the Severn Tunnel Junction rail station and access arrangements, and development of a walkway station at Magor with Undy. Policy 36 of Future Wales: South East Metro, which Monmouthshire is a part of, further identifies the Metro as “a major strategic opportunity to improve rail, bus, cycling and walking infrastructure across the region”⁴¹ and that the local planning policy frameworks must ensure that long term strategic decisions maximise opportunities in areas that will benefit from the Metro.

- 5.46 The RLDP will therefore plan for strategic development within Monmouthshire’s most sustainable locations that have opportunities and potential to connect and link with regional travel aspirations and plans, in particular identified opportunities at Severn Tunnel Junction and the South East Wales Metro scheme. The identified preferred strategic growth areas of Abergavenny East, Bayfield, and Caldicot East will be linked to the town centre and railway stations via active travel connections.

Monmouthshire Local Transport Plan

- 5.47 The RLDP will also be accompanied by a Local Transport Plan (LTP)⁴² which will highlight several different transport measures Monmouthshire will hope to undertake to facilitate proposed development set out in the RLDP. The programmes outlined in the current LTP includes walking and cycling infrastructure, bus network, station and highways improvements, Cardiff Capital Region Metro schemes, 20mph limits and road safety schemes. The LTP is being updated and will inform the Deposit Plan. The RLDP will support the transport schemes identified within the Monmouthshire updated LTP and, where appropriate, safeguard land for key transport proposals such as the Magor Walkway Station and Severn Tunnel Junction link road and public transport interchange.

Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth/Employment Objective 8 – Health and Well-being Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 14 – Infrastructure Objective 15 – Accessibility Objective 17 – Climate Change

⁴¹ Future Wales 2040 Policy 36: South East Metro [Update to Future Wales - The National Plan 2040 \(gov.wales\)](https://www.gov.wales)

⁴² Monmouthshire Local Transport Plan – May 2015 can be viewed via <https://www.monmouthshire.gov.uk/local-transport-plan/>

Future Wales: The National Plan 2040 (W G, February 2021)	Policy 11 – National Connectivity Policy 12 – Regional Connectivity Policy 36 – South East Metro
Planning Policy Wales Edition 11 (WG, February 2021)	Active and Social Places Theme (Chapter 4) - Moving within and between places
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Staying local: creating neighbourhoods (page 14) Active travel: exercise and rediscovered transport methods (page 16)
Well-being of Future Generations Act (WBFGA) (WG 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive Communities
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Respond to the challenges associated with demographic change. • 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.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goals of ensuring Monmouthshire is a: <ul style="list-style-type: none"> • green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency; • connected place where people feel part of a community, are valued and connected to other.
Key Evidence	<ul style="list-style-type: none"> • Llwybr Newydd: The Wales Transport Strategy 2021 • Welsh Government Active Travel Act Guidance July 2021 • South East Wales Transport Commission: Final Recommendations: November 2020 • Monmouthshire Local Transport Plan and updated LTP to be prepared alongside the Deposit Plan. • ATNM’s for Monmouthshire • Living Locally in Rural Wales: Planning policy and practice RTPI discussion paper 2022
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Town, Local and Neighbourhood Centres

Strategic Policy S10– Town, Local and Neighbourhood Centres

All new or enhanced retail, commercial and social developments, including leisure, cultural and entertainment uses, will be focussed according to the hierarchy defined below. Developments should be consistent in scale and nature with the size and character of the centre and its role in the hierarchy.

Proposals must maintain or enhance the vibrancy, vitality and attractiveness of the centre. Proposals which would undermine the vibrancy, vitality and attractiveness of the centre will not be permitted.

Town Centres: Abergavenny, Caldicot, Chepstow, Monmouth

Local Centres: Magor, Raglan, Usk

Neighbourhood Centres: Abergavenny - Hillcrest Road, Rother Avenue,
(These will be reviewed as part of the Deposit RLDP) The Mardy
 Caldicot – West End
 Chepstow – Bulwark, Thornwell
 Monmouth – Overmonnow, Wyesham, The Albion

- 5.48 PPW11 requires local planning authorities to identify a hierarchy of centres which distinguishes between higher order centres which have a wider range of uses and larger catchment areas, and lower order centres which are important to communities for day-to-day needs. Policy S10 sets out this hierarchy for Monmouthshire, although this will be given further consideration as part of the Retail Study which will inform the Deposit Plan.
- 5.49 The Primary Settlements of Abergavenny, Chepstow and Monmouth are akin to market towns, providing a broad range of facilities and services, of which retailing is a key component, for residents and visitors. The centres attract significant numbers of shoppers from their respective town and rural hinterlands. The towns are also main visitor destinations in the County, providing a range of leisure, tourism and cultural facilities. Caldicot town centre has a more limited offer than the other primary settlements, although it remains an important centre serving the area with a range of facilities. Monmouthshire County Council, with the support of key stakeholders such as Caldicot Town Council, Cardiff Capital Region and Welsh Government, is implementing an ambitious town centre regeneration project in Caldicot. While the town is not a major tourist destination, Caldicot is an important local attraction and the Council is promoting nearby tourist attractions such as Caldicot Castle and Country Park, Black Rock and the Gwent Levels.

- 5.50 The County's local centres – Magor, Raglan and Usk – also provide an important role in the hierarchy serving a more local function for residents, with a prominent focus on convenience (food) shopping and an element of comparison (non-food) shopping together with some local service provision. Neighbourhood centres similarly provide an important local day-to-day function for their local communities.
- 5.51 The Monmouthshire Retail Expenditure Forecasts Update (2020)⁴³ notes that Monmouthshire's centres are performing relatively well as destinations for convenience trading, but less well as destinations for comparison shopping. Further information on the health and function of the town and local centres can also be found in the latest Retail Background Paper August 2022⁴⁴. The decline in the role of town centres as destinations for comparison goods shopping highlights the importance of attracting a diverse range of uses to commercial centres such as leisure and community uses. Given the changing role of commercial centres, the current Central Shopping Area and Primary Shopping Frontage boundaries will be reviewed in the Deposit RLDP and amended, if necessary, in recognition of the need for flexibility in maintaining occupancy and footfall and encouraging a mix of uses that will promote the overall health and vibrancy of the town centres. An update of Monmouthshire's Retail Expenditure Forecasts (2020) will also be undertaken to take account of the population growth levels established in the Preferred Strategy. If appropriate, land will be identified in the Deposit Plan for future retailing needs.
- 5.52 Given the essential role and function of these centres, it is important that a centre's position in the hierarchy is maintained and, where possible, enhanced. A key objective of the RLDP is to sustain and enhance the County's primary settlements as vibrant and attractive centres and to maintain the essential function of our other centres, by focusing new and enhanced retail, and commercial, including leisure, entertainment, cultural and community developments of an appropriate scale and nature, in designated centres. This is vital in ensuring that the centres remain attractive places to live and visit and provide a valuable role in meeting the needs of local communities and visitors.
- 5.53 Welsh Government's Building Better Places (July 2020) document recognises the economic consequences to town centres as a result of the recent pandemic. It tasks the planning system with responding to this by ensuring that town and local centres can operate as flexibly as possible. Whilst recognising the important role our town centres play, high streets will continue to change, and there is a clear need for flexible planning policies in our centres to enable a 're-imagining' of our high streets across the County. Increased agile/home working might also result in increased expenditure within our towns, with the community good-will encapsulated by the Covid-19

⁴³ Monmouthshire's Retail Expenditure Forecasts – 2020 can be viewed via <https://www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base/>

⁴⁴ The Retail Background Paper – August 2022 can be viewed via <https://www.monmouthshire.gov.uk/planning-policy/annual-monitoring/retail/>

response helping to support local businesses and retailers. In light of these changes a need for greater flexibility will be reflected in the detailed planning policy framework which will be set out in the Deposit Plan.

- 5.54 Whilst recognising the need for greater flexibility, Welsh Government in Future Wales has adopted a ‘Town Centre First’ approach. This puts the health and vibrancy of town centres as the starting point of locational decision-making. It also directs facilities and services to where intended users can easily walk, cycle and/or use public transport to access them. Developments of an appropriate scale within our town and local centres that maintain and/or enhance their vitality, attractiveness and viability will be supported in the RLDP. The future size and scale of Town Centre development is critical to the maintenance of the character and function of the County’s settlements. It is therefore important that new developments are in keeping with the scale and function of the existing centres and have regard to their position within the overall hierarchy. Inappropriate development which would undermine the vitality, viability and attractiveness of the County’s town, local and neighbourhood centres, such as out of town retail, will be strongly resisted. Detailed policies will be set out in the Deposit RLDP providing further clarification on where development will and will not be permitted, and where change of use will be limited.
- 5.55 The County’s town, local and neighbourhood centres provide retail, employment, leisure, tourism and cultural opportunities. Tourism, in particular, plays an important part in sustaining Monmouthshire’s historic town centres of Abergavenny, Chepstow and Monmouth, as well as Usk. It is essential that the role and function of these settlements as important visitor destinations is maintained and enhanced over the Plan period. The co-location of retail, commercial and leisure and tourism facilities in these centres, where they can be accessed by public transport, walking and cycling, will help to sustain and enhance their vitality, viability and attractiveness and contribute to a reduction in travel demand.

Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth/ Employment Objective 2 – Town and Local Centres Objective 8 – Health and Well-being Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 14 – Infrastructure Objective 15 – Accessibility Objective 16 – Culture, Heritage and Welsh Language
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 6 – Town Centre First

Planning Policy Wales Edition 11 (WG, February 2021)	Active and Social Places Theme (Chapter 4) - Retail and Commercial Development
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Staying local: creating neighbourhoods (Page 14) Active travel: exercise and rediscovered transport methods (Page 16) Revitalising our town centres (Page 18) Changing working practices – our future need for employment land (Page 20) Reawakening Wales’ tourism and cultural sectors (Page 21) Improving air quality and soundscapes for better health and well-being (Page 23)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and thriving Welsh language
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Respond to the challenges associated with demographic change. • Develop opportunities for communities and businesses to be part of an economically thriving and well-connected county.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goals of ensuring Monmouthshire is a: <ul style="list-style-type: none"> • thriving and ambitious place, full of hope and enterprise; • connected place where people feel part of a community, are valued and connected to other.
Key Evidence	TAN 4: Retail & Commercial Development – Nov 2016 Review of Central Shopping Area and Primary Shopping Frontage boundaries – this will support the detailed boundaries defined in the Deposit LDP. Monmouthshire Retail Study will be prepared to inform the Deposit Plan. Retail Background Paper – August 2022 Primary Shopping Frontages SPG – April 2016
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Community & Recreation Facilities

Strategic Policy S11 – Community and Recreation Facilities

Where a town or local centre location is not available or appropriate, development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining settlement boundaries subject to detailed planning considerations. Development proposals that result in the unjustified loss of community and recreation facilities will not be permitted.

- 5.56 The Council is committed to protecting and enhancing community facilities to meet the needs of residents over the Plan period. Providing a range of community facilities which are accessible to as many people as possible is essential in developing sustainable, resilient and inclusive communities. Such facilities are valuable in terms of the facilities they provide, the employment they generate and in attracting people to live within an area. As noted above, Future Wales advocates a ‘Town Centre First’ approach which puts the health and vibrancy of town centres as the starting point of locational decision making. It also directs facilities and services to where intended users can easily walk, cycle and/or use public transport to access them.
- 5.57 For the purpose of this policy, community facilities are defined as facilities used by local communities for leisure, social, health, education and cultural purposes and include village halls and shops, schools, GP surgeries / health centres, leisure centres, public houses, places of worship, cemeteries, allotments, community food growing and libraries. They can be owned by the public, private or community groups. Community facilities can be considered appropriate in residential and non-residential areas, where they satisfy the relevant policies, as they serve the needs of the wider community. Whilst there is a general presumption in favour of community facilities, they should not erode the character and appearance of the natural and built environment, nor the design qualities of their location. New facilities need to have good access to public transport and active travel routes, as well as be in walkable distance to as many homes as possible. The criteria against which proposals that involve the loss of community or recreation facilities will be assessed will be set out in Development Management policies in the Deposit Plan.
- 5.58 The recent Covid-19 pandemic has emphasised the importance of considering health and well-being throughout the planning system to ensure communities across Wales are healthy, vibrant and inclusive. Welsh Government’s Building Better Places (July 2020) document recognises that the planning system has an important role in supporting healthier lifestyles. The Council is committed to providing, protecting and enhancing open spaces in the County that are important for recreation, amenity, biodiversity, connectivity and/or heritage. Access to areas of open space is essential in enhancing the quality of life for all and promoting sustainable and resilient communities for all. It can help foster social inclusion, assist healthier lifestyles and

allow for recreation and leisure activities. It is important that an accessible network of open space is maintained and improved.

- 5.59 Recreation facilities include formal sport, recreation and leisure pursuits such as team games, children’s play facilities, as well as more informal activities such as walking in the countryside. Further details on recreation categories and standards will be provided in the Deposit Plan as well as the designation of land to be protected for such purposes. Recreation and leisure facilities are an important generator of tourism and, in practice, the difference between facilities for local residents and tourists is difficult to define. However, for the purposes of the Plan, policies which relate to recreation and community facilities refer to activities primarily undertaken by local residents as opposed to the more tourist related activities associated with visitors.
- 5.60 The provision of new community and recreation facilities and areas of open space and/or contributions towards improving existing areas of open space and recreation will be sought in connection with new residential developments where they are needed and justified. This approach will help create sustainable developments that cater for the community’s needs as well as promoting sustainable mixed use developments that facilitate access via public transport, walking and cycling.

Links to Wider Policy Framework	
RLDP Objectives	Objective 3 –Green Infrastructure, Biodiversity and Landscape Objective 8 – Health and Well-being Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 14 – Infrastructure Objective 15 – Accessibility
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking Policy 4 – Supporting Rural Communities Policy 6 – Town Centre First Policy 34 – Green Belts in the South East
Planning Policy Wales Edition 11 (WG, February 2021)	Active and Social Places Theme (Chapter 4) - Community Facilities Recreational Spaces
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Considering Health and Well-being throughout the Planning Process (page 12) Staying local: creating neighbourhoods (Page 14) Active travel: exercise and rediscovered transport methods (Page 16) Green Infrastructure, health and well-being and ecological resilience (Page 22)

Well-being of Future Generations Act (WBFGA) (WG, 2015)	A healthier Wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and thriving Welsh Language
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Respond to the challenges associated with demographic change. • Develop opportunities for communities and businesses to be part of an economically thriving and well-connected county.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goal of ensuring Monmouthshire is a connected place where people feel part of a community, are valued and connected to other.
Key Evidence	TAN 16: Sport, Recreation and Open Space Monmouthshire Amenity Open Space Audit to follow with the Deposit plan.
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

PRODUCTIVE & ENTERPRISING PLACES

- 5.61 Economic growth and resilience are key priorities for Monmouthshire County Council driven by the need to address the shrinking working age population and the high levels of out-commuting the County experiences. In order to create sustainable and resilient communities, the Preferred Strategy identifies a level of growth that aims to provide an appropriate balance of household and jobs growth. The RLDP will seek to facilitate this growth by providing a policy framework that allows Monmouthshire to attract and retain investment, create jobs, improve strategic infrastructure through the identification of sufficient employment land for traditional employment uses (B use class) and the promotion of other employment generators important to Monmouthshire's economy. Job growth will also come via the growth and retention of existing Small Medium Enterprises (SMEs) and the formation of new ones, with supportive planning policies, marketing and other interventions as required to make this happen.

Employment Sites Provision

Strategic Policy S12 – Employment Sites Provision

Provision will be made for a minimum of 38 ha of land on a suitable range and choice of sites for industrial and business development (classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987) in accordance with the Plan’s Spatial Strategy.

Existing employment land and premises that continue to be required for employment purposes will be protected from alternative forms of development.

To ensure that a range of types and sizes of employment land and premises is provided, development for the following will be permitted, subject to detailed planning considerations:

- Small units and workshops for small businesses throughout the County to assist in providing regeneration opportunities, enabling SMEs to start up and grow, and ensuring sustainable economic growth;**
- The integration of new employment opportunities in mixed-use developments.**

5.62 Monmouthshire’s economic profile is characterised by low unemployment levels, but a high economic inactivity rate, reflecting its increasing ageing population and shrinking working age population. Levels of out-commuting and the distances travelled have also been high historically. Combined, these factors are impacting on employment growth within Monmouthshire and the social sustainability of our communities. The Preferred Strategy seeks to address these issues by promoting a growth level and spatial strategy that will promote higher employment growth, supporting greater labour force retention and achieve a reduction in the net out-flow of workers. The Preferred Strategy provides the planning policy framework to enable the provision of 6,240 jobs over the Plan period (416 jobs per annum). This level of job growth aligns with the projected population and housing growth and takes account of adjustments to household membership rates for key younger age groups and a reduced level of commuting by retaining more of the resident workforce.

5.63 Securing local economic growth and prosperity are a key aim of the Plan and will be achieved through a range of mechanisms and sectors. Delivering on the growth ambition will require more than simply allocating land in the RLDP; the Economic Ambition Statement sets the Council’s direction of travel and the combination of measures required, including an Investment Prospectus, close engagement with the business sector, demonstrating a pro-business culture and land assembly interventions to ensure sites come forward. Policy interventions are also likely to be needed in terms of housing mix policies, to achieve the objective of retaining and attracting a younger demographic.

- 5.64 The RLDP has a key role in supporting the Council's vision for economic growth and will be one of the main enablers in delivering sustainable economic growth and increasing employment opportunities in existing and emerging sectors. As noted above, Monmouthshire's priorities for economic growth are set out in the 'Monmouthshire 2040: Our Economic Growth and Ambition Statement' and accompanying Investment Prospectus. The statement reflects national and regional policies including the ambitions for the Cardiff Capital Region and the Council's Corporate Plan and builds on the recommendations of the 'Economies of the Future Reports'. As detailed in Section 2, the Statement sets out Monmouthshire's economic priorities moving forward as being:
- A dynamic place to do business
 - A credible place to invest
 - An incredible place to live, visit and stay
- 5.65 Monmouthshire is geographically well connected, located in a key strategic location that benefits from good links to Cardiff, Bristol and the Midlands. With the recent removal of the Severn Bridge tolls, Monmouthshire's relationship with the West of England Combined Authority (WECA), the Bristol City Region, Forest of Dean and South Gloucestershire is also expected to strengthen and enhance the County's economic role in the region. Monmouthshire is well located to benefit from initiatives such as the Great Western Cities and the Western Power House, which aim to drive economic growth through regional collaboration.
- 5.66 As noted in the Development Plans Manual (March 2020), the aim of a strategy is to achieve a balance between homes and jobs thereby reducing the need for commuting (paragraph 5.25). The Manual recognises that the scale of economic growth to be delivered in a plan will be strongly influenced by factors including the available labour force, skills, net migration levels and commuting patterns. While these factors remain relevant and are key objectives of the Plan, 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. This has provided the opportunity for many people to live and work in the same location via a new remote working approach and aligns with Welsh Government's 'Smarter Working: a Remote Working Strategy for Wales. This sets out Welsh Government's approach to achieving 30% of the Welsh workforce working at or near to home and embedding a culture that supports remote working.
- 5.67 The benefits of this change extend beyond reducing traffic pollution and congestion: experience during the pandemic showed that people working from home spent their income locally rather than at their work-base. In many cases, despite the wider restrictions associated with the pandemic, local businesses in our market towns survived: Magor town centre is a particularly successful case study of increased local

spend. At present, data on the extent of continued home/local working is limited but factors such as the increased focus on quality of life and home environment and increasing fuel costs act as continuing levers to encourage behaviour change. The RLDP can support this by securing the provision of local shared working hubs, provision of broadband infrastructure and placemaking to ensure quality home environments.

- 5.68 In line with PPW and Building Better Places and the requirement to provide an economic development evidence base to support LDP preparation, the Council has commissioned the preparation of an Employment Land Review (ELR)⁴⁵. This has undertaken a review of employment forecasts and B-use class land requirements for the Plan period 2018 – 2033. The study recommends that a forecast scenario based on past take-up rates is adopted for the RLDP. This provides a minimum requirement of 38ha of land, including a five-year buffer to allow for choice and uncertainty in forecasting. The ELR breaks this down by individual land use types as follows:
- B1: 3.5ha
 - B2: 9.2ha
 - B8: 25.2ha
- 5.69 Providing for this level of jobs growth is part of a complex picture. A fundamental element will be the provision of a deliverable range of employment land supply, in appropriate locations and in the right quantities to attract new businesses in key growth sectors and enable our existing businesses to grow. Many of the County's businesses are SMEs and may not require new land allocations to grow.
- 5.70 Moreover, there is an increased propensity for agile and home working over the longer term, meaning demand for physical employment land or space is changing. It is acknowledged that this tends to relate more to office-based sectors, and that not all sectors are able to work from home or in an agile manner. The RLDP will provide a range of sites to meet employment needs to 2033 to support the Council's ambitions and to support the local economy, being flexible to future changes. Community-based remote working hubs support a hybrid way of working from home and remotely at a local hub, reducing the need to travel and supporting small and medium sized enterprises (SMEs) needs which are a key sector in the County. Having regard to the outcome of the evidence base set out above, the Deposit RLDP will allocate sufficient employment land (B use class) to cover the employment needs of the County in locations consistent with the Plan's spatial strategy. Details of employment land allocations and existing protected sites will be provided in the Deposit RLDP, along with criteria setting out the exceptional circumstances in which the loss of existing industrial and business sites or premises will be considered acceptable.

⁴⁵ Employment Land Review (BE Group, October 2022)

- 5.71 The ELR undertakes an assessment of the suitability and deliverability of existing LDP allocations, protected LDP employment sites along with Second Call Candidate Sites. The outcome of this work will inform the employment allocations made in the Deposit RLDP. Site allocations will also have regard to the spatial strategy and the restrictions on development in the upper River Wye Phosphates Catchment area. Site allocations and distribution will also have regard to the large existing employment allocation at Quay Point, Magor, which accounts for a significant mass of land of the available supply of employment land at one site (13.76ha). Further supply is recommended to meet the shortfall of supply and enable further flexibility in the market in terms of types of land and locations.
- 5.72 In accordance with PPW, the ELR sits alongside the Regional Employment Study⁴⁶, which covers a Larger than Local Area of Blaenau Gwent, Caerphilly, Monmouthshire, Newport and Torfaen. This related study provides a regional scale analysis of the economic evidence base and the property and employment land market in the Larger than Local Area, up to 2040 (the ELR covers the 2018 – 2033). This Study provides a regional viewpoint of demand and land requirements within the region and recognises the important role the M4 corridor plays in the region as well as the strategic function of the north of the sub-region linking to Herefordshire and the west Midlands. Strategic employment should be geographically distributed throughout the region to support this. The findings of this Study will be considered as part of the Deposit RLDP along with the ELR.
- 5.73 It should be noted that not all these jobs will be in planning B-class uses and many will be delivered through foundational sectors such tourism, leisure, food and retail and the agricultural and forestry sector, which play an important role within Monmouthshire’s economy. Future Wales recognises and supports the significant role foundational and agricultural sectors can play in the Welsh economy generally but with significant relevance to supporting the rural economy (Policy 5 of Future Wales). The RLDP plans positively for these sectors through complementary Strategic Policies including S10 – Town, Local and Neighbourhood Centres Hierarchy, S13 – Rural Enterprise and S14 – Visitor Economy.

Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth / Employment Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 14 – Infrastructure Objective 15 – Accessibility
Future Wales: The National	Policy 4 – Supporting Rural Communities Policy 5 – Supporting the rural economy Policy 6 – Town Centre First

⁴⁶ Regional Employment Study: Larger Than Local (BE Group, March 2020)

Plan 2040 (WG, February 2021)	
Planning Policy Wales Edition 11 (WG, February 2021)	Productive and Enterprising Places Theme (Chapter 5) - Economic Development
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Staying local: creating neighbourhoods Revitalising our town centres Digital Places – the lockdown lifeline Changing working practices: our future need for employment land Reawakening Wales’ tourism and cultural sectors
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more Equal Wales A Wales of cohesive communities A globally responsible Wales
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Respond to the challenges associated with demographic change • Develop opportunities for communities and businesses to be part of an economically thriving and well-connected county.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goal of ensuring Monmouthshire is a thriving and ambitious place, full of hope and enterprise.
Key Evidence	<p>Monmouthshire 2040: Our Economic Growth and Ambition Statement (November 2019)</p> <p>Vision 2040: Growing Your Own Business Monmouthshire Inward Investment Prospectus (March 2020)</p> <p>Monmouthshire Employment Land Review (October 2022)</p> <p>Regional Employment Study – Larger than Local Study – Blaenau Gwent, Caerphilly, Torfaen, Monmouthshire and Newport (BE Group) (March 2020)</p> <p>Economies of the Future Analysis – Strategic Directions Report (October 2018)</p>
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Rural Enterprise

Strategic Policy S13 – Rural Enterprise

Development to enable rural enterprise uses and the diversification of the rural economy will be permitted outside settlement development boundaries where it is of a scale and type compatible with the surrounding area and will cause no unacceptable harm to the surrounding landscape, historic and cultural heritage, biodiversity or local amenity value. Development must re-use or adapt existing buildings where possible. The exceptional circumstances in which new buildings may be permitted outside the settlement boundaries to support the rural economy will be set out in the Deposit RLDP.

- 5.74 The need to sustain and regenerate the County’s rural economy is a key objective of the Plan. In allowing for an appropriate amount of diversification and enterprise in rural areas, the Plan seeks to sustain and enhance and, where appropriate, regenerate the County’s rural settlements. The promotion of diverse economic activity is a key element of this, which is also recognised as a key objective of ‘Monmouthshire 2040: Our Economic Growth and Ambition Statement’⁴⁷, which aims to continue to support and promote rural businesses and services. Building on the work of the EU funded Rural Development Programme⁴⁸, which ceased in September 2022, the Council has been successful in securing £2.04M funding as part of the UK Community Renewal Fund⁴⁹ which was launched by central government as a precursor to the UK Shared Prosperity Fund to replace EU funding sources. The Council has been awarded £7.16 million from the [Shared Prosperity Fund](#) over the next three years.
- 5.75 Future Wales 2040 has expressed a commitment to supporting vibrant rural areas. Policy 5 – Supporting the Rural Economy – establishes the national policy approach for LDPs to plan positively to meet the employment needs of rural areas through appropriate and proportionate economic growth.
- 5.76 National policy supports rural enterprise and agricultural diversification where it is environmentally acceptable. TAN 6: Planning for Sustainable Rural Communities (2010), advises that LDPs should facilitate the diversification of the rural economy by

⁴⁷ Monmouthshire 2040: Our Economic Growth and Ambition Statement can be viewed via: <https://www.monmouthshire.gov.uk/app/uploads/2020/03/Economic-Growth-and-Ambition-Statement-November-2019.pdf>

⁴⁸ Details of the Rural Development Programme – 2014 – 2020 can be viewed via Monmouthshire’s website at [Monmouthshire Business & Enterprise | Rural Innovation | Embracing innovation and enabling big things to happen in South Wales](#) and Welsh Government via <https://businesswales.gov.wales/walesruralnetwork/wrn-support-unit/rural-development-programme-funding>

⁴⁹ Details of the UK Community Fund and UK Shared Prosperity Fund can be viewed via <https://www.gov.uk/government/publications/uk-community-renewal-fund-prospectus/uk-community-renewal-fund-prospectus-2021-22>

accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment. New enterprises should be small-scale and be located within or adjoining settlement boundaries and not have an unacceptable impact on the local community or environment. Detailed criteria for assessing rural enterprise will be set out in the Deposit Plan. Separate criteria apply to rural diversification as set out in TAN 6: Planning for Sustainable Communities. Diversification may include livestock, non-traditional livestock and crop farming, tourism projects and renewable energy proposals that help to increase the viability of the rural enterprise by reducing their operating costs (5.6.13 – PPW11). The Deposit Plan will also provide detailed policy criteria to assess rural diversification proposals.

- 5.77 The significant role tourism plays in Monmouthshire’s economy particularly in assisting in the diversification of the rural economy is also recognised. Diversification for such purposes could therefore assist in maintaining and enhancing local employment opportunities, with further details set out in Strategic Policy S14 – Visitor Economy.
- 5.78 It is recognised that an important balance exists between rural enterprise / diversification and the need to promote sustainable development and maintain the local distinctiveness and high quality of Monmouthshire’s environment. To achieve this balance, and in accordance with PPW11, priority should be given to the re-use of existing buildings rather than the development of new ones. Where this is not possible, limited new build may be acceptable in exceptional circumstances. Detailed criteria in relation to this will be set out in the Deposit RLDP.

Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth / Employment Objective 3 – Green Infrastructure, Biodiversity and Landscape Objective 6 – Land Objective 7 – Natural Resources Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 15 – Accessibility
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 4 – Supporting Rural Communities Policy 5 – Supporting the Rural Economy
Planning Policy Wales Edition 11 (WG, February 2021)	Productive and Enterprising Places Theme (Chapter 5)- Rural Economy

Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Staying local: creating neighbourhoods (page 14) Digital places – the lockdown lifeline (page19) Changing working practices: our future need for employment land (page 20) Reawakening Wales’ tourism and cultural sectors (page 21)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of Cohesive Communities
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Respond to the challenges associated with demographic change. • Develop opportunities for communities and businesses to be part of an economically thriving and well-connected county. • Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goal of ensuring Monmouthshire is a thriving and ambitious place, full of hope and enterprise.
Key Evidence	Monmouthshire 2040: Our Economic Growth and Ambition Statement (Nov 2019) Vision 2040: Growing Your Own Business Monmouthshire Inward Investment Prospectus (March 2020) TAN 6: Planning for Sustainable Rural Communities (2010)
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Visitor Economy

Strategic Policy S14 – Visitor Economy

Development proposals that provide and / or enhance sustainable forms of tourism will be permitted subject to detailed planning considerations.

Development proposals that would have an unacceptable adverse impact on features and areas of tourism interest and their settings, or that would result in the unjustified loss of tourism facilities will not be permitted.

- 5.79 Tourism plays a significant role in the Monmouthshire economy, particularly in assisting in the diversification of the rural economy and in sustaining the County’s historic town centres. Future Wales 2040 recognises that tourism and leisure is a major and growing employer and contributor to the Welsh rural economy. Policy 5:

Supporting the rural economy⁵⁰ sets out that sustainable forms of tourism including opportunities for active, green, and cultural tourism should be explored within the planning policy framework.

- 5.80 PPW11 (5.5.3) equally values the importance of tourism to economic prosperity and job creation and its ability to act as a catalyst for environmental protection, regeneration, and improvement in both urban and rural areas. In rural areas tourism related development is an essential element in providing for a healthy, diverse local economy and in contributing to the provision and maintenance of facilities for local communities. The role of tourism has also been acknowledged in the Welsh Government’s ‘Building Better Places’ policy document where tourism and visitor sectors within rural areas of Wales are noted as key areas to facilitate the Covid-19 economic recovery.
- 5.81 Monmouthshire benefits from extensive natural and cultural assets that offer considerable potential for residents and visitors to enjoy. The County is noted for its natural beauty and has a rich and diverse landscape stretching from the coastline of the Gwent Levels in the south to the uplands of the Brecon Beacons in the north and the picturesque river corridor of the Wye Valley in the east. Monmouthshire’s historic market towns and cultural/heritage assets are also key attractions.
- 5.82 The visitor economy provides jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents of Monmouthshire. According to figures supplied by tourism economic indicator STEAM (Scarborough Tourism Economic Activity Monitor), the sector brought in £245m to Monmouthshire in 2019 (latest accurate figures available pre- Covid19) and supported the equivalent of 3,119 full-time jobs (STEAM report 2019)⁵¹. The vision and priorities for the visitor economy are set out in Monmouthshire’s Destination Management Plan – 2017-2020⁵². The draft revised plan is currently in development. Given the importance of tourism to the Monmouthshire economy the need to safeguard, provide and enhance the visitor economy/tourism facilities is essential, in ensuring that Monmouthshire realises its potential as a high quality and competitive visitor destination. A recent RTPi paper on Living Locally in Rural Wales⁵³, however, highlights that ‘increased tourism visitor numbers can have an overbearing impact on smaller rural villages and therefore require careful planning and management and low value tourism puts

⁵⁰ Future Wales 2040: Policy 5: Supporting the rural economy [Update to Future Wales - The National Plan 2040 \(gov.wales\)](https://gov.wales)

⁵¹ STEAM Trend Report 10-2019

<https://www.visitmonmouthshire.com/dbimgs/STEAM%20Report%20MOM%202021.pdf>

⁵² Monmouthshire’s Destination Management Plan 2017-2020

[https://www.visitmonmouthshire.com/dbimgs/FINAL%20July%202017%20Monmouthshire%20Destination%20Plan%202017-2020\(1\).pdf](https://www.visitmonmouthshire.com/dbimgs/FINAL%20July%202017%20Monmouthshire%20Destination%20Plan%202017-2020(1).pdf)

⁵³ ⁵³Living Locally in rural Wales: RTPi Cymru 2022 [Plan The World We Need \(rtpi.org.uk\)](https://www.rtpi.org.uk)

pressure on services and infrastructure but contributes comparatively little to local business and that there is therefore ‘a balance to be found.’

- 5.83 The RLDP therefore has a key role in supporting and protecting Monmouthshire’s rural economy by enabling development that safeguards, provides and enhances tourism that both supports local communities and protects the natural and built environment, key drivers of Monmouthshire’s visitor economy. The RLDP will seek to strengthen the County’s tourism industry by encouraging and planning for sustainable forms of tourism in Monmouthshire. This is defined as tourism that is economically viable, generates local benefits, is welcomed by, and helps support local communities, reduces global environmental impacts and protects / enhances the local environment.

Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth / Employment Objective 3 – Green Infrastructure, Biodiversity and Landscape Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 16 – Culture, Heritage and Welsh Language
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 4 – Supporting Rural Communities Policy 5 – Supporting the Rural Economy
Planning Policy Wales Edition 11 (WG, February 2021)	Productive and Enterprising Places Theme (Chapter 5)- Tourism Rural Economy
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Reawakening Wales’ tourism and cultural sectors (page 21)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of Cohesive Communities
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • 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.
Monmouthshire draft Community and Corporate Plan 2022	<ul style="list-style-type: none"> • This policy supports the draft Community and Corporate Plan goal of ensuring Monmouthshire is a thriving and ambitious place, full of hope and enterprise.
Key Evidence	<ul style="list-style-type: none"> • Sustainable Tourism Accommodation SPG – Nov 2017

	<ul style="list-style-type: none"> • Rural Conversions to a Residential or Tourism Use SPG – 2017 • Monmouthshire’s Destination Management Plan 2017-2020 • Living Locally in Rural Wales: Planning policy and practice RTP1 discussion paper 2022
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Sustainable Waste Management

Strategic Policy S15 – Sustainable Waste Management	
To facilitate the delivery of sustainable management of waste the Plan will:	
i)	Ensure that proposals conform to the principles of the waste hierarchy supporting those that move waste up the hierarchy;
ii)	Support an integrated and adequate network of waste management installations that has regard to the nearest appropriate installation concept and self-sufficiency principles where necessary;
iii)	Identify suitable allocated and protected Class B2 industrial sites that are appropriate for in-building waste management treatment facilities, subject to detailed planning considerations;
iv)	Support the circular economy by encouraging the minimisation of the production of waste and the use of reused and recycled materials in the design, construction and demolition stages of development; and
v)	Ensure that provision is made for the sustainable management, sorting, storage and collection of waste in all new development.

5.84 The planning system has an important role to play in facilitating sustainable waste management. Welsh Government’s Policy for waste management is set out in ‘Towards Zero Waste’ (2010) and associated Sector Plans. Local authorities are required to develop a sustainable approach to the management of waste, including the support of proposals which move the management of waste up the waste hierarchy, with waste prevention and re-use at the top of the hierarchy, followed by preparation for re-use, recycling, recovery and finally disposal.

5.85 The Collections, Infrastructure and Markets Sector Plan (CIMSP) sets out the waste management framework considered to provide the best solutions to meet environmental, social and economic needs in Wales to 2050. The CIMSP requires the provision of an integrated and sustainable network of waste facilities. The ‘Nearest Appropriate Installation’ concept and the principle of self-sufficiency will only be

applicable in relation to mixed municipal wastes (covered by Article 16 of the revised Waste Framework Directive).

- 5.86 Future Wales recognises waste as a policy area requiring a co-ordinated framework through the preparation of a Strategic Development Plan (SDP). Progress on the preparation of an SDP for the South East Wales region will continue to be monitored as the Plan progresses. In the meantime, PPW11 and TAN 21: Waste, establish regional monitoring arrangements to inform the preparation of LDPs and assist in the determination of planning applications. The most recent Waste Planning Report for South East Wales was published in April 2016⁵⁴ and concludes that there is currently no need for additional landfill capacity within the region. In addition, the report advises that any new proposal for further residential waste treatment should be carefully assessed to ensure that overprovision does not occur within the region. As such, no specific need for such waste management facilities has currently been identified at a regional level.
- 5.87 At a local level, Monmouthshire has a number of partnerships in place to deal with its municipal waste.
- Residual Municipal Waste - Monmouthshire is a member of Project Gwyrdd, a residual waste procurement partnership made up of five local authorities, (Caerphilly, Cardiff, Monmouthshire, Newport and the Vale of Glamorgan) who have entered into a long term contract with Viridor Waste Management Ltd to treat municipal residual waste at their Energy from Waste Facility at Trident Park in Cardiff.
 - Food Waste - this is dealt with via a long term procurement partnership involving Bridgend, Blaenau Gwent, Monmouthshire and Torfaen with Severn Trent Water Anaerobic Digestion Facility at Stormy Down, near Porthcawl.
 - Garden Waste – Monmouthshire has a medium term contract with Abergavenny Green Waste Company.
 - Recycled Waste – is bulked and sent to reprocessors across the UK.
 - Residual Commercial Waste – this is bulked and treated as part of the Project Gwyrdd arrangements.
 - Trade Waste – Monmouthshire County Council also offer a trade collection service for residual waste, which is recycled in the same way as municipal recycled waste.
 - Landfill – Less than 1% of waste from Monmouthshire goes to landfill, with the facilities used depending on where the reprocessing of material takes place.
(Source: MCC Neighbourhood Services Section)

⁵⁴ The SE Wales Waste Planning Report – April 2016 can be viewed via <https://gov.wales/waste-planning-monitoring-reports>

- 5.88 TAN 21: Waste, notes that many general employment sites and major industrial areas are likely to be suitable locations for waste facilities⁵⁵. Details of those employment land allocations that are considered suitable for the provision of waste management facilities will be provided in the Deposit Plan as well as the detailed criteria against which planning applications for waste management facilities will be assessed. As required by TAN 21: Waste (2014), a ‘Waste Planning Assessment’ will be required for all applications for a waste facility classified as a disposal, recovery or recycling facility. The assessment should be proportionate to the nature, scale and size of the development proposed.
- 5.89 Developments should where possible minimise the production of waste in the development process through the use of secondary and recycled aggregates as part of the construction process in accordance with the circular economy principle.
- 5.90 It is also important that new developments facilitate sustainable waste management options for the people living in and using new developments once complete. This Policy aims to encourage the recycling of waste materials by the provision of adequate facilities for storage and collection of waste and separation at source. Waste related considerations should be taken into account in the design of the development so that they are properly integrated into it, and fully accessible to collection vehicles.

Links to Wider Policy Framework	
RLDP Objectives	Objective 5 – Minerals and Waste Objective 7 – Natural Resources Objective 14 – Infrastructure Objective 17 – Climate Change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 19 – Strategic Policies for Regional Planning
Planning Policy Wales Edition 11 (WG, February 2021)	Productive and Enterprising Places Theme (Chapter 5) -
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Climate Change and Decarbonisation: take forward measures to embed the principles of a circular economy (page 11).
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A resilient Wales A Wales of cohesive communities A globally responsible Wales

⁵⁵ Paragraph 3.19 of TAN 21: Waste (2014)

Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • 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.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goal of ensuring Monmouthshire is a green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency.
Key Evidence	Technical Advice Note 21: Waste (2014) Waste Planning Monitoring Report South East Wales April 2016 Employment Land Review – October 2022
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Minerals

Strategic Policy S16 – Minerals
<p>The Council will sustainably manage its mineral resources by:</p> <ul style="list-style-type: none"> i) Safeguarding known / potential land won sand and gravel and crushed rock resources for future possible use; ii) Maintaining a minimum 10-year land bank of crushed rock and 7 years land-based sand and gravel reserves throughout the Plan period in line with the requirements of the latest South Wales Regional Aggregates Working Party Regional Technical Statement on Aggregates; and iii) Encouraging the efficient and appropriate use of high-quality minerals and maximising the potential for the use of secondary and recycled aggregates as an alternative to primary land won resources.

- 5.91 In accordance with national and regional policy requirements, the RLDP encourages a sustainable approach to minerals planning. This seeks to ensure that valuable finite resources are safeguarded for possible future extraction and that the use of secondary and recycled aggregates is maximised in preference to primary aggregates.
- 5.92 Future Wales recognises minerals as a policy area requiring a co-ordinated framework through the preparation of a Strategic Development Plan (SDP). Progress on the preparation of an SDP for the South East Wales region will continue to be monitored as the Plan progresses. PPW11 and Minerals Technical Advice Note 1: Aggregate (2004) (MTAN1) require Local Planning Authorities to make provision for a minimum land bank of 10 years for crushed rock and 7 years for land-based sand and gravel throughout the full 15 years of a development plan period. To establish these requirements MTAN1 requires the preparation of Regional Technical Statements (RTS)

for the areas covered by both the South Wales and North Wales Regional Aggregates Working Parties (RAWPs).

- 5.93 A revised RTS – 2nd Review for South Wales⁵⁶ was published in September 2020 and endorsed by the Minister for Energy, Planning and Rural Affairs in March 2021. The revised RTS makes recommendations for the apportionments necessary to ensure an adequate supply of crushed rock, including the nationally recommended minimum provision of 7 and 10 years, are available for the entire duration of the RLDP. The total apportionments required for Monmouthshire are zero for land-won sand and gravel and 6.05 million tonnes for crushed rock. These compare with existing landbanks (excluding dormant sites) of zero for sand and gravel, and 11.25 million tonnes for crushed rock (as of 31st December 2016), reflecting the significant unworked permitted reserves of Limestone at the quarry at Ifton. When compared against the apportioned requirement as set out in the RTS2, Monmouthshire has a surplus of provision and therefore no further allocations for future working are specifically required to be identified within the RLDP when determined on a Local Planning Authority basis.
- 5.94 On a regional basis Monmouthshire forms part of the former Gwent sub-region along with Torfaen, Newport and Blaenau Gwent. Within the sub-region there is an overall shortfall of reserves. PPW11 notes that in such circumstances authorities must agree a joint approach with neighbouring authorities in line with current regional arrangements⁵⁷. Monmouthshire will work collaboratively with neighbouring authorities to consider options for satisfying regional apportionments. The latest position will be updated in the Deposit Plan.
- 5.95 Safeguarding areas for potential sources of sand and gravel and crushed rock aggregates will be identified on the Proposals Map accompanying the Deposit Plan in accordance with the National Minerals Resource Maps and the National Aggregates Safeguarding Maps for Wales.
- 5.96 The policy seeks to ensure that best use of high-quality mineral resources is achieved and is not used for a lower grade purpose than intended. The increased use of alternatives to naturally occurring minerals is also promoted. The re-use and/or recycling of construction and demolition material and industrial waste serves not only to reduce the amount of waste produced but also conserves scarce resources and minimises environmental damage.

⁵⁶ Regional Technical Statement – Second Revision main report – Final September 2020 - [1 \(swrawp-wales.org.uk\)](https://www.swrawp-wales.org.uk) and South Wales Appendix B - [1 \(swrawp-wales.org.uk\)](https://www.swrawp-wales.org.uk) and Welsh Government RTS Clarification Letter – 11th November 2021

⁵⁷ Paragraph 5.14.16 – PPW 11 – February 2021

5.97 The Deposit Plan will also set out detailed considerations for mineral planning including the criteria against which mineral applications will be assessed and the protection of buffer zones.

Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth/Employment Objective 5 – Minerals and Waste Objective 6 – Land Objective 7 – Natural Resources Objective 14 - Infrastructure Objective 17 – Climate Change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 19 – Strategic Policies for Regional Planning, identifies policy areas which cut across local planning authorities and require a regional, co-ordinated planning response through the preparation of a Strategic Development Plan, including mineral extraction.
Planning Policy Wales Edition 11 (WG, February 2021)	Productive and Enterprising Places Theme (Chapter 5) - Minerals
Building Better Places (WG, July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Climate Change and Decarbonisation: take forward measures to embed the principles of the sustainable management of mineral resources (page 11).
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A Prosperous Wales A Resilient Wales A Globally Responsible Wales
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • 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.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goal of ensuring Monmouthshire is a green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency.
Key Evidence	Minerals Technical Advice Note 1: Aggregate (2004) (MTAN1) RTS 2 nd Review published in September 2020 and endorsed by the Minister for Energy, Planning & Rural Affairs March 2021 and Welsh Government RTS Clarification Letter – 11 th November 2021 National Minerals Resource Maps National Aggregates Safeguarding Maps for Wales
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

DISTINCTIVE & NATURAL PLACES

- 5.98 Monmouthshire has significant Green Infrastructure, landscape, biodiversity and nature conservation resources, a number of which are of international or national importance.
- 5.99 Reflecting the vision, the Distinctive & Natural Places section seeks to protect, enhance and manage Monmouthshire's Green Infrastructure assets including its; natural heritage, high quality open spaces, distinctive landscapes, protected sites, habitats and species and other biodiversity interests and the ecological connectivity between them. The recent Covid-19 pandemic has emphasised the value and importance of placemaking and of the provision of locally accessible open/green spaces for health and well-being and recreation. This is an essential component of placemaking and links to the draft Community and Corporate Plan goal of ensuring Monmouthshire is a green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency.
- 5.100 The need to protect and enhance these resources is a key focus of the RLDP. A fundamental element of the RLDP Vision is to protect and enhance the distinctive character of Monmouthshire's Green Infrastructure assets. This will be achieved by preserving and enhancing the best of its high quality natural environment, distinctive character and delivering a placemaking approach.
- 5.101 Future Wales 2040 sets out a commitment to protect and enhance natural resources whereby Policy 9 'Resilient Ecological Networks and Green Infrastructure' sets out that RLDPs should identify areas to be protected and identify opportunities where Green Infrastructure can be maximised. There is also a required emphasis on biodiversity gain (net benefit) to ensure that growth is sustainable.
- 5.102 Policy 15 of Future Wales 'National Forest' also commits to the need to identify national forest sites in order to increase woodland cover throughout Wales and help build the resilience of our ecosystems. The protection and enhancement of our natural places is further reinforced in the recent Welsh Government's Building Better Places, which emphasises the importance of access to and provision of Green Infrastructure in aiding health benefits and well-being of people in the Covid-19 recovery. In addition to this Future Generations Report: Welsh Government Policy Recommendations sets out a commitment to large scale habitat restoration, creativity and connectivity as a top policy priority⁵⁸. The RLDP will provide a positive planning policy framework to support and enable this policy approach through the provision of

⁵⁸ Future Generations Report: Welsh Government Policy Recommendations
<https://www.futuregenerations.wales/wp-content/uploads/2020/06/Welsh-Government-Recommendations.pdf>

locally accessible open green space and the protection and enhancement of our natural environment.

Green Infrastructure, Landscape and Nature Conservation

Strategic Policy S17 – Green Infrastructure, Landscape and Nature Conservation

Development proposals will embrace the placemaking approach and incorporate Green Infrastructure assets and opportunities that are assessed, designed and managed to deliver a multifunctional resource; capable of delivering a wide range of social, economic, environmental and health and well-being benefits for local communities and the County as a whole, including climate change action, biodiversity action, mitigation and net gain.

Development proposals must:

Maintain, protect and enhance the integrity and connectivity of Monmouthshire’s green infrastructure, landscapes, biodiversity, public rights of ways and heritage assets through the following key functions:

- (i) Landscape setting and quality of place, by identifying, assessing, protecting and enhancing the distinctive landscape, historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;**
- (ii) Biodiversity and resilient ecosystems by protecting, assessing, positively managing and enhancing biodiversity and geological interests, including designated and non-designated sites, protected and priority species and their habitats, and the ecological connectivity between them;**
- (iii) Greenspace provision, connectivity and enjoyment by ensuring the creation of accessible multifunctional interconnected spaces that offer opportunities for recreation and health and well-being;**
- (iv) Sustainable energy use;**
- (v) Local food production; and**
- (vi) Flood attenuation and water resource management.**

Green Infrastructure

5.103 Green Infrastructure (GI) as defined by PPW11 “is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places”⁵⁹. The importance of protecting and enhancing Green Infrastructure is a key policy theme within PPW11, recognising the multi-functional roles it has in delivering the

⁵⁹ Paragraph 6.2.1 – PPW – Ed11 – February 2021

goals and objectives of the Future Generation and Wellbeing Act through; active travel, placemaking, ecosystem services, improving ecosystem resilience, climate change mitigation and improving general health and well-being.

5.104 Investment in Green Infrastructure underpins the County's ongoing economic, social and environmental success by supporting sustainable growth, improving quality of life and place, delivering ecosystem services and tackling climate change and poor water quality. Monmouthshire is a green and healthy place to live, with numerous green infrastructure assets including parks, open spaces, playing fields, trees/woodlands, hedgerows, allotments, biological and geological conservation sites, landscape and heritage features, Area of Outstanding Natural Beauty (AONB), World Heritage Site (WHS), canals, rivers, water courses, tidal coastline, cycleways, bridleways, public rights of way and open access land.

5.105 The common aim of spaces and other environmental features is to embrace a placemaking approach. This should help to create a strategically planned and delivered network of green infrastructure assets that should be designed and managed as a multifunctional resource; capable of delivering a wide range of social, economic, environmental, transport and health and well-being benefits for local communities that include:

- Avoiding damage of Green Infrastructure, biodiversity and ecological network;
- Assessing, maintaining and improving public rights of way and countryside sites;
- Tackling deprivation and disadvantage by removing barriers to active travel and to enable more participation in recreation and access to the natural environment and green space;
- Mitigating and adapting to the impacts of climate change;
- Improving health and well-being through a Green Infrastructure approach and through the approach in the Rights of Way Improvement Plan;
- Supporting and providing opportunities for community cohesion and social engagement;
- Delivering placemaking and embracing local distinctiveness; and
- Supporting the local economy through placemaking and a Green Infrastructure-led approach.

5.106 The Council recognise the role Green Infrastructure can play in sustainable energy use through efficient building and site design and construction. Concepts such as green roofs and planting of particular species to facilitate appropriate shading and cooling reinforce the role GI can play in reducing carbon emissions and providing opportunities for climate change adaptation such as flood attenuation and water resources management. The Council's Climate Emergency Strategy and Action Plan also recognises Green Infrastructure as a mechanism for addressing climate change action and mitigation and is also addressed in Strategic Policy S4 – Climate Change.

5.107 Monmouthshire has a strong rural and agricultural economy, and the contribution Green Infrastructure can play in supporting and enhancing this function, should be explored through local food production and rural diversification opportunities. This could include allotment provision, minimum garden sizes standards, the design and management of food production, planting in public realm spaces and supporting pollinating insects through enhancement of biodiversity and plant species.

Area Statements

5.108 The Environment Act (Wales) 2016 introduced a requirement to produce an Area Statement for South East Wales, which Natural Resources Wales published in March 2020. The overarching focus for the Area Statement is to review the way in which natural resources are managed and used, support ecosystem services and build resilience. Green Infrastructure provision has been recognised as a key contributor to both maintaining and enhancing the delivery of ecosystem services as well supporting the resilience of natural resources and therefore its protection and enhancement is a key mechanism in delivering national and local sustainability objectives. The RLDP will have regard to the Area Statement.

5.109 The Monmouthshire Green Infrastructure Strategy 2019 has informed the evidence base of the SE Wales Area Statement. The Strategy provides an overarching framework for positive actions by all stakeholders involved in the future protection, management and enhancement of Green Infrastructure in Monmouthshire and sets out key strategic objectives and priorities for guiding the planning management and delivery of GI in Monmouthshire. It also forms part of the baseline evidence to help inform the Strategic Regional Green Infrastructure Strategy for the Gwent Green Grid Partnership. The Adopted SPG⁶⁰ on Green Infrastructure will be reviewed as part of the RLDP process.

5.110 The Council has produced a Countryside Access Improvement Plan 2020-2030⁶¹ (also known as Rights of Way Improvement Plan) which provides a 10-year plan to manage, promote and improve access, providing for the needs of the public both now and in the future.

Landscape Character

5.111 Monmouthshire benefits from major landscape resources and areas of visual quality and is home to internationally and nationally designated landscapes. The County's key landscape attributes range from exposed upland moorlands in the northwest, to well-wooded central lowlands interspersed with good quality agricultural land,

⁶⁰ Green Infrastructure SPG April 2015 <https://www.monmouthshire.gov.uk/app/uploads/2015/07/GI-April-2015.pdf>

⁶¹ Monmouthshire Countryside Access Improvement Plan 2020- 2030 can be viewed via: <https://www.monlife.co.uk/outdoor/countryside-access/rights-of-way-improvement-plan/>

dissected by three rivers, and the historically and ecologically unique coastal landscape to the south. These provide significant environmental, economic and social benefits and help to create a sense of place.

- 5.112 Criterion (i) of Policy S17 seeks to protect, maintain and enhance the character and quality of Monmouthshire's landscape. Development Management policies in the RLDP will specifically protect the internationally designated Blaenavon Industrial Landscape World Heritage Site and the national landscape designations, the Brecon Beacons National Park, which is also a Dark Skies Reserve⁶², and the Wye Valley AONB. Other landscape features which contribute to the County's distinctive character will also be afforded appropriate levels of protection and their significance highlighted using the LANDMAP process.
- 5.113 A review of the Special Landscape Areas (SLAs) designations was undertaken as part of the evidence base for the Adopted LDP. This identified five areas that justified designation as SLAs, effectively covering the majority of Monmouthshire. It was concluded that the designation of the majority of the County as SLA may undermine the intention of the policy to protect those more special landscapes, as reflected in PPW11. Therefore, the Adopted LDP does not contain SLA designations and instead adopted a policy approach to landscape protection and management underpinned by LANDMAP. This approach is to be taken forward in the RLDP and a Landscape Character Assessment SPG for Monmouthshire will be prepared to support the RLDP landscape policies.
- 5.114 The Council has commissioned an update of the existing Landscape and Sensitivity Capacity Assessment which was prepared by Simon White Associates in 2008/2009 to inform the Adopted LDP. The update takes account of Adopted LDP allocations, development that has occurred since the adoption of the current LDP and assesses key areas submitted at the Stage 1 Call for Candidate Sites. This work focuses on the Primary, Severnside and Secondary settlements and provides an opinion on the least sensitive areas in terms of landscape in these settlements for residential growth potential. The assessment takes account of the underlying ecosystem service and resilience assets together with a range of designations.
- 5.115 The information contained within the LANDMAP Landscape Character Assessments and the Landscape Sensitivity Update Study (October 2020)⁶³ should be used to ensure that development proposals reflect the distinctiveness, qualities and sensitivities of the County's landscape.

Natural Environment/Biodiversity and Ecosystem resilience

⁶² BBNP Dark Skies <https://www.beacons-npa.gov.uk/communities/sustainability-2/subsustainable-development-fund/sdf-supported-projects/social-inclusion-education-conservation/dark-skies/>

⁶³ Landscape Sensitivity Update Study October 2020 <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/landscape-sensitivity-study/>

- 5.116 Monmouthshire is rich in biological and geological diversity, which is reflected in the range of international, national and local designations within the plan area, which include:
- Special Protection Area (SPA), Special Areas for Conservation (SACs), Ramsar [international]
 - Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) [national]
 - Local Nature Reserve (LNR) and Sites of Importance for Nature Conservation (SINCs) [local]
- 5.117 The Environment (Wales) Act 2016 introduced an enhanced Biodiversity and Resilience of Ecosystems Duty (Section 6 Duty) on public authorities in Wales. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause any significant loss of habitats or populations of species and must provide a net benefit for biodiversity. PPW11 notes that the broad framework for implementing the Section 6 Duty and building resilience through the planning system will include addressing five key themes of ecosystem resilience: Diversity, Extent, Condition, Connectivity and Adaptability to Change. Section 7 habitats and species are identified by the Welsh Ministers as those they consider are of key significance to sustain and improve biodiversity in relation to Wales.
- 5.118 The RLDP will seek to maintain and improve the biodiversity and geology of the County through the assessment, protection, restoration and enhancement of valuable ecological habitats, wildlife networks and corridors, as well as the creation of new habitats and reducing the spread and impact of invasive non-native species (INNS). This applies to both direct and indirect effects as development outside an important site can still have a damaging impact.
- 5.119 PPW11 and Technical Advice Note 5: Nature Conservation and Planning, provide for the tiered protection of designated sites and set a clear context for the relevant policy approach to these sites, with those of international and national importance being afforded more protection than those of local importance.
- 5.120 Natura 2000 sites are classified under EU Directives and as such enjoy statutory protection under European legislation. The Habitats Directive requires that development proposals likely to have a significant effect on a European site are subject to an Appropriate Assessment. National guidance and legislation is provided on this matter. A Habitats Regulations Assessment is being prepared as part of the RLDP process.
- 5.121 Development proposals affecting locally designated non-statutory sites, or undesignated sites that satisfy the relevant designation criteria, and Section 7 habitats/species of importance, will be assessed against the relevant Development Management Policies included in the Deposit Plan.

5.122 Following new evidence about the environmental impacts of phosphate in watercourses, Natural Resources Wales (NRW) has adopted tighter targets for the water quality of watercourses and have assessed the nine riverine Special Areas of Conservation in Wales. Within Monmouthshire it was identified that within the River Usk 88% of the river’s water bodies failed to meet the required target and within the River Wye 67% failed to meet the required target. As a result of this failure NRW has issued a Wales-wide river SAC phosphate compliance report⁶⁴ to ensure that the environmental capacity and water quality of the rivers does not deteriorate any further. Development proposals within the River Wye and River Usk phosphate sensitive catchment areas will have to satisfy NRW’s planning guidance in relation to evidencing that the development can demonstrate phosphate neutrality and betterment in its design and and/or contribution to the water body.

Countryside Access

5.123 As noted above the Monmouthshire Countryside Access Improvement Plan has been produced after extensive consultation and assessments. The countryside access provision in Monmouthshire is extensive. There is over 2,100km of rights of way, of which over 500km is in the Brecon Beacons National Park. Only 11% of the network is either bridleways or restricted byways which can be used by walkers, cyclists and horse riders. This network is fragmented and limited, therefore it is Monmouthshire County Council’s policy to increase access to cyclists and horse riders wherever possible. This will give more opportunities to access the outdoors near where residents live in line with the Wellbeing and Future Generations Act 2015 and complement the provisions of the Active Travel (Wales) Act and the Environment (Wales) Act. The recent Covid-19 pandemic has emphasised the value and importance of the provision of locally accessible open/green spaces for health, well-being and recreation.

Links to Wider Policy Framework	
RLDP Objectives	Objective 3 – Green Infrastructure, Biodiversity and Landscape Objective 4 – Flood risk Objective 6 – Land Objective 7 – Natural Resources Objective 8 – Health and Well-being Objective 11 – Place-making Objective 12 – Communities Objective 14 – Infrastructure Objective 17 – Climate Change
Future Wales: The National	Policy 9 – Resilient Ecological Networks and Green Infrastructure

⁶⁴ NRW’s Planning Interim Guidance <https://naturalresources.wales/evidence-and-data/research-and-reports/water-reports/compliance-assessment-of-welsh-river-sacs-against-phosphorus-targets/?lang=en>

Plan 2040 (WG, February 2021)	Policy 15 – National Forest
Planning Policy Wales Edition 11 (WG, February 2021)	Distinctive and Natural Places Theme (Chapter 6)
Building Better Places (WG July 2020)	Priorities and Actions for Places - Post Covid-19 Considerations: Green Infrastructure, health and well-being and ecological resilience (page 22) Improving air quality and soundscapes for better health and well-being (page 23)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A resilient Wales A healthier Wales A more equal Wales A Wales of cohesive communities A globally responsible Wales
Monmouthshire PSB Well-being Plan (MWBP) (February 2018)	<ul style="list-style-type: none"> • Provide children and young people with the best possible start in life. • Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
Monmouthshire draft Community and Corporate Plan 2022	This policy supports the draft Community and Corporate Plan goal of ensuring Monmouthshire is a green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency.
Key Evidence	TAN5: Nature Conservation and Planning Monmouthshire Landscape Sensitivity Update Study (White Consultants, October 2020) MCC Green Infrastructure Strategy 2019 Adopted Green Infrastructure SPG – April 2015 (to be reviewed as part of the RLDP process) Monmouthshire Countryside Access Improvement Plan 2020-2030 NRWs River SAC (phosphate) Compliance Report
Monitoring	TBC
Detailed Policies	TBC in Deposit RLDP

Next Steps

- 5.124 Following the consultation and stakeholder involvement on the Preferred Strategy, the Council will finalise the RLDP and place it on Deposit. Feedback from the Preferred Strategy consultation will be detailed in the Consultation Report on the Strategy. This report must accompany the RLDP ISA Report and the other supporting documents on Deposit, in accordance with Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015). A summary of key issues raised through the consultation and the Preferred Strategy with any necessary amendments will be reported to Council in Spring 2023 to seek approval of the Preferred Strategy. The Deposit Plan will then be prepared and considered by Council prior to statutory consultation and engagement during Spring 2024.
- 5.125 Following consultation on the Deposit Plan and consideration of the issues raised, it will be submitted to the Welsh Government who will appoint an independent Inspector to examine the RLDP. Having regard to the evidence and representations received during the Deposit consultation, the Inspector must determine whether the RLDP accords with the 'tests of soundness' set out in the Development Plans Manual.
- 5.126 Following the examination, the Inspector will issue a report recommending any necessary changes to the RLDP. The Inspector's report will be binding and the Council must accept the changes and adopt the RLDP as amended. Once adopted, the RLDP will replace the existing Adopted LDP.

Appendix 1 – RLDP Key Stages

Key Stages	Timescales	Additional Details
Delivery Agreement – establishes timetable for key stages of the plan preparation and approach to community engagement.	4-week consultation 21 st March – 18 th April 2018.	
	First revision March 2020	Amended to reflect the delays incurred up to the Preferred Strategy stage as a result of the pre-election period preceding the December 2019 General Election, the additional time and work needed to inform the Preferred Strategy and delays associated with joint working with neighbouring local authorities on joint evidence base work.
	Second revision October 2020	Update to reflect unavoidable delays relating to the Covid-19 pandemic, the review of the Issues, Vision, Objectives and Evidence Base, and publication of 2018-based population projections.
	Third Revision December 2022	Updated to reflect revised timescales following the decision to embark on a new Preferred Strategy.
Issues, Vision & Objectives - Identifies the key issues, challenges and drivers facing the County and sets out the vision and objectives for the RLDP	Consultation January – February 2019	
	Reviewed and amended June 2019.	Updated to reflect relevant feedback from targeted engagement process and the Council's declaration of a climate emergency in May 2019.
	Review undertaken in June 2020 incorporated into the RLDP Review of Issues, Vision and Objectives and Evidence Base in light of Covid 19 (September 2020 approved by Council October 2020).	Review concluded that a number of issues and objectives are now considered to have increased emphasis and importance in light of Covid-19, consistent with the priorities identified in the Welsh Government Building Better Places document published in July 2020.
	Updated December 2022	Minor updates to reflect latest position.

<p>Growth and Spatial Options – sets out a number of alternative growth and spatial strategy options for the RLDP having regard to the Plan’s evidence base and policy aspirations.</p>	<p>Non-statutory consultation for four-week period July – August 2019.</p>	<p>Undertaken based on WG 2014-based population and household projections.</p>
	<p>Growth & Spatial Options (December 2020) - Non-statutory consultation on updated options paper January – February 2021</p>	<p>Updated to take account of the 2018-based population and household projections.</p>
	<p>Progressing Monmouthshire’s RLDP Council Report – 27th September 2022</p>	<p>Approval of the proposed growth and spatial options for progressing the RLDP, having regard to a number of challenges that have arisen including the Welsh Government objection to the Preferred Strategy (June 2021) and phosphate water quality issues in the Rivers Wye and Usk.</p>
<p>Preferred Strategy (alongside the Integrated Sustainability Appraisal (ISA) – first of the statutory consultation stages, providing the strategic direction for the development and use of land for the Plan period 2018-2033. It also identifies how much growth is needed and the broad locations of where this growth is likely to be.</p>	<p>Preferred Strategy (March 2020) – Issued for six-week consultation 9th March 2020 – 22nd April 2020.</p>	
	<p>20th July 2020 – notice of cessation of the Preferred Strategy Consultation due to Covid-19.</p>	<p>Following advice issued in a letter from the Minister for Housing and Local Government (7th July 2020), the decision was made to cease the RLDP Preferred Strategy consultation. The letter also required Local Planning Authorities to undertake an assessment of the RLDP evidence base, strategy and policies in terms of sensitivity to the consequences of the Covid-19 pandemic before progressing with Plan preparation.</p>
	<p>Preferred Strategy (June 2021) – Issued for eight-week consultation 5th July 2021 – 31st August 2021.</p>	<p>Updated to take account of 2018 population projections and reviewed in light of Covid-19.</p>

	Preferred Strategy (Dec 2022)	Updated to have regard to the Welsh Government objection on the Preferred Strategy June 2021 and phosphate water quality issues in the Rivers Wye and Usk.
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Appendix 2 – RLDP Supporting Documents

Several additional supporting background documents have been prepared to inform the Preferred Strategy. These are listed below and should be read alongside the Preferred Strategy as only their main findings are highlighted in this document given the significant amount of data/information they contain. The documents are available on the Planning Policy page of the Council’s website⁶⁵. Other documents will follow as the Plan progresses.

Supporting Document	Purpose
RLDP Documents	
The Adopted LDP Review Report (approved by Council March 2018)	Evaluates the extent to which the Adopted LDP is functioning effectively.
RLDP Revised Delivery Agreement December 2022 ⁶⁶ .	The Delivery Agreement sets out how the RLDP is to be prepared and provides a timetable for Plan preparation along with a Community Involvement Scheme which outlines the Council’s principles of community engagement.
Issues, Vision and Objectives Paper (Updated December 2022)	Sets out the key issues, challenges and opportunities facing the County along with the RLDP vision and objectives to address the issues, challenges and opportunities identified.
Review of RLDP Issues, Vision and Objectives and Evidence base in light of Covid-19 (September 2020, approved by Council October 2020)	This report provides an update and review on the preparation of the Replacement Local Development Plan (RLDP) in light of the Covid-19 pandemic and in response to publication of a letter from the Minister for Housing and Local Government on 7 th July 2020 ⁶⁷ . The letter requires local planning authorities to undertake an assessment of the RLDP evidence base, strategy and policies in terms of sensitivity to the consequences of the current pandemic before progressing with plan preparation.

⁶⁵ Supporting Background Papers can be viewed via: <https://www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base/>

⁶⁶ Original Delivery Agreement was approved by Council and agreed by Welsh Government May 2018. Subsequent revisions to the Delivery Agreement were approved by Council and agreed by Welsh Government in March 2020 and October 2020.

⁶⁷ Minister for Housing and Local Government Letter to Local Authority Leaders and Chief Executives National Park Authority Chief Executives – Planning System and Covid-19, 7th July 2020

Integrated Sustainability Appraisal and Habitats Regulations Related Documents	
Integrated Sustainability Appraisal (ISA) Scoping Report (Updated December 2022)	Updated to take account of responses from a targeted consultation, this sets out the background for the ISA/SEA process that will be followed throughout the RLDP process and considers the characteristics of the RLDP area through a review of relevant plans, policies and programmes, and baseline information.
Initial Habitats Regulations Assessment (HRA) Screening Report (December 2018)	Updated to take account of responses from a targeted consultation, this outlines the requirement to undertake a HRA in respect of the RLDP and identifies the relevant European sites for consideration within the HRA process.
Initial ISA Report (AECOM, November 2022)	The Initial ISA Report is the second stage of the ISA process and appraises the social, economic, environmental and cultural effects of the RLDP Preferred Strategy. This includes the Vision, Strategic Objectives, Growth and Spatial Options and Preferred Strategy, including the Strategic Policies.
HRA of the Monmouthshire RLDP – Preferred Strategy (AECOM, November 2022)	The HRA Report provides a high level, preliminary assessment of the RLDP Preferred Strategy. At this stage, the aim of the report is to identify European sites which have the potential to be impacted by the RLDP, and to identify potential likely significant effects that the RLDP may have. It also identifies other plans, programmes and projects that may have ‘in-combination’ effects when considered alongside the effects of the RLDP.
Supporting Evidence and Background Papers	
Monmouthshire RLDP Updated Demographic Evidence Report produced by Edge Analytics (November 2021)	Edge Analytics was commissioned to prepare a range of up-dated demographic, dwelling and employment growth scenarios using the 2018-based projections as the starting point, updated to take account of the ONS 2020 MYE and housing completion figures up to 2021. The Report applies a range of sensitivity assumptions to address key issues and challenges, to provide a range of growth scenarios for the County. The potential employment growth that could be supported by the demographic and dwelling-led scenarios is also set out using key assumptions on economic activity, unemployment rates and commuting ratio linked demographic and economic change. The report provides a suite of population, housing and economic growth outcomes to consider in the formulation of the RLDP.
Sustainable Settlements Appraisal (Updated December 2022)	Assesses and identifies settlements within Monmouthshire, which are potentially suitable to accommodate future growth in terms of their location, size, role and function and sets out an initial settlement hierarchy arising from the appraisal to inform the Preferred Strategy.

Growth and Spatial Options Paper (September 2022)	Provides the background to the growth and spatial option for the Preferred Strategy together with a review of the extent to which they will achieve the RLDP objectives.
Housing Background Paper (December 2022)	This paper analyses each component of housing supply in more detail before arriving at a new housing allocations provision based on the methodology detailed within the Welsh Government Development Plans Manual Edition 3 (March 2020). It incorporates a Housing Potential Study which aims to identify where windfall sites could potentially be located within the existing settlement areas of Monmouthshire.
Local Housing Market Assessment (2020)	Provides a detailed insight into the local housing markets across the County. It includes a quantitative assessment of housing need that will be used to inform the housing policies of the RLDP in terms of affordable housing provision, tenures and types of accommodation required. An updated LHMA is being prepared using the new Welsh Government template.
Gypsy and Traveller Accommodation Assessment – January 2021.	Report assessing the accommodation needs of Gypsy and Traveller families and establish the number of pitches required to meet the identified need. Submitted to Welsh Government following Cabinet approval January 2021 – awaiting approval from Welsh Government.
Monmouthshire Employment Land Review, BE Group (October 2022)	Evidence base undertaken in line with Welsh Government Guidance. The ELR provides an assessment of the supply and demand for employment land in the County, looking at the available employment allocations and existing employment areas and reviews the property market, consults with local stakeholders and forecasts employment growth to understand employment demand requirements for the Plan period.
Regional Employment Study – Larger Than Local Study, BE Group (March 2020)	The report addresses the issues of employment land on a regional basis and covers five local authorities: - Monmouthshire, Blaenau Gwent, Torfaen, Caerphilly and Newport. It provides an economic evidence base, reviews the property and employment land market and recommends employment sites of regional significance for consideration in each of the constituent local authority areas.
MCC Economies of the Future Reports, BE Group (2018)	The MCC Economies of the Future Reports informed the development of the revised Economic Growth and Inward Investment Strategy for the Council. The analysis is also a fundamental piece of work that provides evidence to support the Monmouthshire RLDP.

Monmouthshire 2040: Our Economic Growth and Ambition Statement (November 2019)	The Economic Growth and Ambition Statement sets out the economic ambition for the County and will work alongside the RLDP in identifying suitable employment sites and premises, to enable existing businesses to grow and to attract inward investment from new businesses in key growth sectors.
Inward Investment Prospectus 2020: Growing your Business in Monmouthshire (March 2020)	This document supports the Monmouthshire 2040: Our Economic Growth and Ambition Statement (Nov 2019) noted above. The prospectus sets our aspirations to raise the economic profile of Monmouthshire with priorities to explore business opportunities and attract funding, while being sensitive to Monmouthshire's landscape.
Monmouthshire Landscape Sensitivity Update Study (White Consultants, October 2020)	An update to the Landscape Sensitivity and Capacity Study carried out in 2009 setting out detailed assessments and sensitivity evaluations of local landscape character areas and strategic candidate sites, with a view to establishing the least sensitive areas in terms of landscape for housing growth potential. The study area includes areas and defined candidate sites around primary and secondary settlements and Severnside.
Retail Background Paper (August 2022)	Provides an annual retail 'health check' of our five main towns (i.e. Abergavenny, Caldicot, Chepstow, Monmouth and Usk).
Employment Land Background Paper (May 2022)	Provides an annual assessment of employment land take up across allocated and protected employment sites as identified in the Adopted LDP.
Minerals Regional Technical Statement – 2 nd Review for South Wales (September 2020) & Welsh Government RTS Clarification Letter – 11 th November 2021	Minerals Technical Advice Note 1 (2004) requires the preparation of Regional Technical Statements (RTS) for the areas covered by both the South Wales and North Wales Regional Aggregates Working Parties (RAWPs). A revised RTS – 2 nd Review for South Wales was published in September 2020 with an accompanying Welsh Government Clarification Letter published November 2021. These make recommendations for the apportionments necessary to ensure an adequate supply of crushed rock, including the nationally recommended minimum provision of 7 and 10 years, are available for the entire duration of the RLDP.
The South East Wales Waste Planning Report – April 2016	PPW11 and TAN 21: Waste, establish regional monitoring arrangements to inform the preparation of LDPs and assist in the determination of planning applications. The report assesses the need for additional landfill capacity and waste management facilities at a regional level.
Renewable and Low Carbon Energy Assessment October 2020	Evidence base to inform the development of renewable and low carbon energy policies for inclusion in the RLDP, undertaken in accordance with the Welsh Government's <i>Practice</i>

	<i>Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners, September 2015.</i> The assessment aims to estimate the scale of renewable energy resource within Monmouthshire in order to provide some focus for setting local spatial policy and targets. Building on the findings of the 2020 report further work will be undertaken with the Carbon Trust to identify Local Search Areas and targets for renewable energy generation for inclusion in the Deposit Plan. These will be informed by industry engagement interviews, stakeholder workshops and further landscape sensitivity assessments.
Self-Assessment of the Preferred Strategy against the Tests of Soundness (December 2022)	This sets out an assessment of the Preferred Strategy against the Tests of Soundness, together with the Strategy's general conformity with Future Wales 2040; the National Plan.
Candidate Sites	
Candidate Site Register (February 2022)	Provides a log of the Candidate Sites submitted during the second call for sites, to be considered for inclusion for development, redevelopment and/or protection in the RLDP.
Candidate Sites High-level Assessment (December 2022)	Sets out a high-level assessment of Candidate sites submitted during the Second Call for Candidate Sites, based on a site's compatibility with the Preferred Strategy, insurmountable constraints to development of a site, site size threshold and site viability.

Appendix 3 – Legislative and Policy Context

The Preferred Strategy has been prepared in the context of relevant national legislation and plans, policies and strategies at the national, regional and local level, details of which are set out below.

Legislative Context	
Well-being of Future Generations Act (Wales) 2015	Sets the framework for improving the well-being of Wales by ensuring that sustainable development is at the heart of government and public bodies. The Act is underpinned by seven well-being goals and sets out five ways of working needed for public bodies to achieve these goals.
Planning (Wales) Act 2015	Sets out a series of legislative changes to deliver reform of the planning system in Wales, including strengthening the Plan-led approach to planning. The Act also introduces a legal basis for the preparation of a National Development Framework (NDF) and Strategic Development Plans (SDP).
Environment (Wales) Act 2016	Provides the legislation needed to plan and manage Wales’ natural resources in a more proactive, sustainable and joined up way, providing an iterative framework which ensures that managing Wales’ natural resources sustainably will be a core consideration in decision-making.
Active Travel (Wales) Act 2013	Seeks to instil a lasting transformation of how developments are planned to incorporate walking and cycling infrastructure from the outset as well as encouraging long term behavioural change. Makes provision for the mapping of active travel routes and related facilities in connection with Active Travel Network Maps.
A More Equal Wales - The Socio-economic Duty Equality Act 2010 (2021)	Supports the common purpose and ways of working put in place through the Well-being of Future Generations Act (Wales) 2015. Requires specified public bodies to consider how their decisions might help to reduce the inequalities associated with socio-economic disadvantage.
Policy Context	
Future Wales – The National Plan 2040 (Welsh Government, February 2021)	Sets out 11 outcomes which collectively are a statement of where the Welsh Government want Wales to be in 20 years’ time. The outcomes are intended to be inter-related and inter-dependent and are proposed to improve places and well-being across Wales. It notes growth and new development must be in the right place, undertaken in the right way and make efficient use of resources to achieve the Future Wales outcomes.
Planning Policy Wales Edition 11 (2021)	Sets out the land use planning policies and overarching sustainable development goals for Wales. 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. A strong focus on promoting placemaking is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities.
Strategic Development Plan for South East Wales	The preparation of Strategic Development Plans (SDP) is intended to provide a regional spatial framework for the future development and use of land within a defined region. 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 and comprehensive way. Monmouthshire is part of the South East Wales region. Formal commencement is awaiting resolution of a number of outstanding issues regarding the establishment of CJs.
Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery (WG, July 2020)	Sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic. It 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.
Prosperity for All: A Low Carbon Wales (2019)	Sets the foundations for Wales to transition to a low carbon nation; setting out the Welsh Government's approach to increasing efficiency and cutting emissions of greenhouse gasses by at least 80% by 2050. All Development Plans must ultimately support the strategic decarbonisation goals to facilitate clean energy and build resilience to the impacts of climate change.
Welsh National Marine Plan (2019)	Sits alongside Future Wales in identifying opportunities and guiding development both inshore and offshore. Contains plans and policies which will support the Welsh Government vision for clean, healthy, safe and diverse seas, guide future sustainable development and support the growth of marine space and natural resources ('blue growth'). Ensuring that coastal areas are planned in a socially, environmentally, culturally and economically sustainable way.
Llwybr Newydd: the Wales transport strategy 2021	Sets out the vision for how the transport system can help deliver the priorities for Wales and create a more prosperous, green and equal society. To achieve this vision it sets out three priorities that will improve health, tackle poverty and open the transport system to all, in particular for those without access to a car and those living in rural areas. This is supported by nine mini-plans explaining how these priorities will be delivered for different transport modes and sectors.

Regional Context	
Cardiff Capital Region City Deal	Comprises ten local authorities across the South East Wales region, including Monmouthshire, who are working collaboratively on projects and plans for the area to seek to tackle issues that affect the whole of the region, such as worklessness and poor transportation links. The authorities have entered into a City Deal to fund projects aimed at boosting the competitiveness of the region over the next 20 years.
South East Wales Metro	To grow its economy, there is widespread recognition that the Cardiff Capital Region needs major investment in its infrastructure to help it play a bigger role in the UK economy. A regional approach, underpinned by a transformation in public transport, will help to fulfil this ambition, enabling the region to raise its international profile and compete more effectively on the world stage.
Gwent Public Services Board (PSB) Consultation Draft Well-being Plan for Gwent (2022)	The five separate PSBs in the Gwent region began work to undertake a Gwent wide well-being assessment with local assessments for each local authority area in 2021. This was published in May 2022 and has been used to develop the consultation draft Gwent Well-being Plan. The draft Well-being Plan sets out what the PSB could do over the next five years to tackle the social, economic, environmental and cultural issues which can affect well-being in Gwent. The Plan contains three draft objectives; to create a fair and equitable Gwent for all, to create a Gwent that has friendly, safe and confident communities and to create a Gwent where the natural environment is protected and enhanced. The final Well-being Plan for Gwent will be published in May 2023.
Neighbouring Local Planning Authorities: Joint Working and Collaboration	As a border County adjoins both Welsh and English Local Authorities. Monmouthshire is committed to working collaboratively with its neighbouring authorities. As part of collaboration with neighbouring authorities, regard has been given to national guidance which requires consideration of a collaborative approach to the site selection process to promote the development of previously developed land and to the development of a joint evidence base.
Local Context	
The Monmouthshire Well-being Plan (Public Service Board) February 2018	The Monmouthshire Well-being Plan was prepared by the Public Service Board (PSB). While carried out on behalf of the Public Service Board rather than Monmouthshire County Council specifically, it identifies important issues for the County as a whole that must be considered.

The draft Monmouthshire Community and Corporate Plan 2022	The draft Community and Corporate Plan ⁶⁸ is produced by Monmouthshire County Council: our core purpose is to become a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life. It sets out the Council’s four Well-being Objectives. The RLDP will be an integral means of enabling the well-being of Monmouthshire’s communities and achieving these objectives.
Monmouthshire Climate and Nature Emergency	The Council declared a climate emergency in May 2019. More recently, this has been broadened to incorporate a strengthened emphasis on nature recovery in recognition of the Welsh Government declaration of a nature emergency and the relationship between the two. The RLDP will provide the land use policy framework to address the climate and nature emergency together, seeking outcomes that recognise the role resilient ecosystems can play in tackling carbon emissions and mitigating the impact of climate change.
Motion for Rivers and Ocean (March 2022) & Motion for Rivers and Ocean Action Plan (September 2022)	The health of our rivers and ocean is inextricably linked to climate and human health, the motion acknowledges the Council’s concerns about the declining state of the Rivers Wye and Usk and the multiple sources of phosphate and other pollutants including those originating upstream outside of the County, which are threatening biodiversity and wildlife. The Action Plan pulls together the work that is going on across many different council services in a co-ordinated way and addresses areas where the council could be doing more to protect our rivers and coast.
Vision Monmouthshire 2040: Our Economic Growth and Ambition Statement (November 2019) and Inward Investment Prospectus 2020: Growing your Business in Monmouthshire	The statement considers the kind of future the Council wishes to create, including consideration of the demographic changes, infrastructure and skills needed to support this while at the same time ensuring environmental impact is limited. A key aim is to attract investment and funding which will generate the right conditions for an ‘inclusive economy’ - one that is equitable, sustainable, stable, participatory and growing.
Monmouthshire Local Transport Plan	A new Local Transport Plan (LTP) is being produced to accompany the RLDP. It will identify the key transport issues relevant to the County, the high level interventions needed to address these and the specific priorities for Monmouthshire. Its aim is to facilitate and support the development of a modern, accessible, integrated and sustainable transport system, which increases opportunity, promotes

⁶⁸ The draft Community and Corporate Plan 2022 sets out the Council’s core purpose, principles, and priorities. It was endorsed by Cabinet on 19th October 2022 and a developed version will be reported to Council in January 2023.

	prosperity for all and protects the environment; where walking, cycling, public transport and sustainable freight provide real travel alternatives.
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Appendix 4 – RLDP Issues

Full details are set out in the Issues, Visions and Objectives Paper (Updated December 2022)⁶⁹. The table below provides an extract of the issues facing the County and how the RLDP can influence these issues. The RLDP issues were reviewed in light of the Covid-19 pandemic and endorsed by Cabinet on 17th June 2020 and Council on 22nd October 2020 as remaining relevant. A number of issues were found to have increased emphasis and importance in light of Covid-19, these are indicated in the table below using an asterisk against both the headline and relevant individual Issues. An additional section has also been included within the table to provide further detail on how the RLDP can support such issues given their increased emphasis in light of Covid-19. The latest update relates to minor amendments only. The issues have been grouped in accordance with the seven well-being goals as set out in the Well-being of Future Generations (Wales) Act 2015 to ensure that they are framed within this context. This allows for the appreciation of social, economic and environmental matters to be embedded into the Plan.

A Prosperous Wales (Well-being Goal 1)	
Employment & Economy*	
Issue	
Issue 1*	- There has been a slow uptake of employment land in the past. There is subsequently a need to consider whether existing available land is suitably located and fit for purpose for appropriate growth sectors. There is also a need to consider potential future demand for employment land along with Council aspirations for innovation across Monmouthshire in light of the ambitions and opportunities associated with the Cardiff Capital Region City Deal (CCRC) and Bristol region.
Issue 2*	- While unemployment is low there is a net-outflow of commuters, both levels of out commuting and distances travelled to work are relatively high. There is a need to provide support for inward investment and local employment growth/opportunities to reduce the need to travel to work.
Issue 3*	- Wage levels available for local jobs are lower than the average for Wales and the UK. Evidence continues to suggest that the income for economically active women who both live and work within the County is significantly lower than that of men within the same category. This coupled with high property prices makes it difficult for young people and future generations to live and work locally. Additional employment opportunities for young people are required to help reduce the numbers of this age group leaving the County.
Issue 4*	- Monmouthshire has a dual economy. The qualifications, skills and earnings of the residents are above the regional and national average, however, for those working in the area earnings are lower and employment is relatively less skilled.

⁶⁹ The Issues, Vision and Objectives Paper can be viewed via the following link: <https://www.monmouthshire.gov.uk/planning-policy/plan-preparation/issues-vision-and-objectives/>

Issue 5* - The increasingly ageing population and shrinking working age population (the relative absence of 20-40 year olds and our median age of 48 years, compared to a median age of 34 years in Cardiff) is limiting employment growth within Monmouthshire and social sustainability of communities. This is exacerbated by limited job opportunities and affordable housing availability.

Issue 6* - There is a need to sustain and regenerate the County's rural economy. There is current uncertainty regarding the impact of Brexit on agricultural subsidies.

Issue 7* - Higher levels of those in employment work at home compared to the Welsh average (2011 Census). Efficient digital infrastructure is essential to support home working and the general connectivity of the County's rural areas and to support economic growth⁷⁰.

Issue 8* - The role of high streets is changing due to out of town retail such as Cribbs Causeway, the increase in internet shopping, changing shopping habits (e.g. top-up grocery shopping), austerity, business rates and the cost of living crisis. As a result, vacancy rates in some of the County's town centres have increased. There is a leakage of expenditure out of the County and a need to protect and restore the vitality and viability of the County's town and local centres.

Issue 9* - Tourism plays a significant part in the Monmouthshire economy particularly in assisting in the diversification of the rural economy and in sustaining the County's historic town centres. In 2019 2.28 million visitors came to Monmouthshire, having an overall economic impact of £244 million. Staying visitors generate a higher economic impact than day visitors at £185million compared to £59 million in 2019 (Monmouthshire STEAM Report 2019) highlighting the continued need for visitor accommodation. The covid-19 pandemic has provided an opportunity to promote staycations. Changes relating to second homes and proposals for a tourist tax in Wales could affect this sector.

How can the RLDP Influence these Issues?

A(i) The RLDP can encourage a vibrant economy within the County, specifically by ensuring that sufficient employment sites are suitably located in attractive, accessible and sustainable locations and are of an appropriate size and type to meet the needs of the market/key employment/growth sectors, including, through support of start-up and growing businesses to help diversify the economy.

A(ii) The RLDP can aim to ensure that there is a portfolio of sites available which is appropriate to market conditions and the needs of the Monmouthshire economy along with the wider Cardiff Capital Region. Consideration can be given to using CPO powers to ensure sites come forward.

A(iii) The RLDP can ensure that, wherever possible, jobs and homes are located in close proximity to each other to provide greater opportunity for people to work and live locally. The Replacement LDP can also ensure a range and choice of homes are available, in new developments, particularly where there is a need for affordable housing, to assist in regaining a balanced population.

⁷⁰ The current situational analysis of Superfast Broadband Next Generation Access (NGA) coverage in the Cardiff Capital Region, based on the OMR/SAPC undertaken prior to the Superfast Cymru Phase 2 (SFC2) Procurement, paints a stark picture in terms of the current lack of coverage in Monmouthshire in comparison to our other nine Local Authority partners - currently 12.56% of premises in Monmouthshire are NOT covered in comparison to 3-4% in the other nine Local Authorities within the region.

A(iv) The RLDP needs to take a role in strengthening the local economy, ensuring an appropriate economic base to enable people to live and work in the County.

A(v) The RLDP can contain policies that support the diversification of the rural economy.

A(vi) The RLDP can help to address digital exclusion by seeking to support the improvement of rural broadband and delivery of high speed connections.

A(vii) The RLDP must contain policies that protect the vitality and viability of existing town centres, providing additional retail opportunities where appropriate, including in relation to the regeneration of Caldicot and Usk, and ensure that the distribution of development supports these main centres in order to retain retail expenditure.

A(viii) The RLDP will enable a review of the towns' primary shopping frontages (PSF) and related policies to have regard to the evolving role of the high street as a centre for a variety of retail, leisure and community uses. Sustainably located and well-connected development can support town centres.

A(ix) The RLDP can contain policies that encourage tourism development while at the same time ensuring that the natural and built heritage that attracts visitors to the area is preserved and enhanced.

How can the RLDP support these Issues given increased emphasis in light of Covid-19

The RLDP will provide a positive planning policy framework to support and enable sustainable economic growth, including in relation to our high streets and tourism sector, over the Plan period, making our towns attractive places for residents and visitors to spend time and money.

A Resilient Wales (Well-being Goal 2)

Air

Issue

Issue 10 - While air pollution is not a major problem throughout Monmouthshire, it can cause significant problems for people's health and there are localised problems in Chepstow and Usk, each having an Air Quality Management Area. The greatest problems associated with air quality in the County are caused by vehicle emissions.

How can the RLDP Influence these Issues?

B(i) The RLDP can seek to minimise any polluting effects that might arise from new development in the County by ensuring it is sustainably located and well-connected to amenities. This can support modal shift to reduce the usage of private vehicles and to allow for increased walking, cycling and use of public transport. It can also take measures to ensure that the location of new development does not worsen conditions in existing Air Quality Management Areas or result in new ones. It can support the provision of ultra-low emission vehicle charging infrastructure.

Green Infrastructure, Biodiversity & Landscape*
Issue
<p>Issue 11* - Monmouthshire is renowned for its beautiful landscapes and major biodiversity resources including River SACs. The best of these assets should be protected, managed and enhanced for future generations.</p> <p>Issue 12* - There is a need to improve connectivity within the landscape through protecting and improving existing wildlife networks and corridors, including both green and blue infrastructure, and creating new linkages to allow species to move and adapt to climate change impacts. GI is also beneficial to human well-being.</p>
How can the RLDP Influence these Issues?
<p>C(i) The RLDP should ensure that new development is sustainable, does not cause harm to international, national and locally protected sites and species and, that where appropriate, necessary mitigation measures are taken to avoid any such adverse effects. The River Wye and River Usk water bodies within the County are currently experiencing water quality issues, specifically in relation to phosphate levels. There is no identified strategic solution for phosphate mitigation at the Mayhill (Monmouth) WwTW (upper River Wye Catchment) at this time. Without an identified strategic solution new site allocations cannot be included in the RLDP in the upper River Wye Catchment. The RLDP must also ensure development in the River Usk catchment area does not contribute to or increase phosphate levels.</p> <p>C(ii) The RLDP must ensure biodiversity is considered in any development in order to protect any interest on the site and encourage biodiversity enhancements.</p> <p>C(iii) It will be necessary to undertake a Habitats Regulations Assessment of the RLDP to ensure that any cumulative effects of development in Monmouthshire and adjoining areas does not result in harm to internationally designated nature conservation sites.</p> <p>C(iv) The RLDP can contain policies to protect and enhance the green and blue infrastructure networks across the County.</p>
How can the RLDP support these Issues given increased emphasis in light of Covid-19
The RLDP will provide a positive planning policy framework to support and enable placemaking and the provision of locally accessible open /green space and to protect/enhance our natural environment and biodiversity.
Flooding
Issue
Issue 13 - Parts of the County are vulnerable to flooding. Climate change is likely to increase the risk of flooding, so mitigating climate change and ensuring building resilience is crucial.
How can the RLDP Influence these Issues?
D(i) The RLDP must ensure new built development is located away from flood risk areas and has a role to play in terms of reducing the risk from present day flood risk, as well as in relation to climate change adaptation and resilience. The provision of green open spaces and SUDs drainage features help reduce the risk of flooding.

Minerals & Waste
Issue
<p>Issue 14 - Monmouthshire has made good progress in the promotion of the recycling and composting of waste, and the elimination of waste to landfill. Monmouthshire also has to make an appropriate contribution to the regional requirement for waste management.</p> <p>Issue 15 - Mineral extraction plays a limited role in Monmouthshire's economy but there is a need to safeguard the County's resources in order to make an appropriate contribution to the sustainable supply of aggregates to the South Wales economy as a whole.</p>
How can the RLDP Influence these Issues?
<p>E(i) The RLDP can identify sites that are appropriate for waste management or disposal facilities to meet local or regional requirements.</p> <p>E(ii) The RLDP can ensure that mineral resources are safeguarded and exploited in a sustainable fashion that also enables Monmouthshire to meet its obligation to make a contribution to the requirements of the South Wales region.</p>
Land
Issue
<p>Issue 16 - There are limited opportunities for brownfield development within the County's existing urban areas.</p> <p>Issue 17 - Monmouthshire has a significantly high percentage of best and most versatile agricultural land (i.e. Grade 1, 2 or 3a). While there is a need to conserve these resources, there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land (i.e. Grade 3b, 4 and 5). Recent Welsh Government clarification of policy priorities of protecting BMV land over renewable energy development has implications for the findings of the Renewable Energy Assessment and for MCC's requirements to become carbon neutral by 2030.</p>
How can the RLDP Influence these Issues?
<p>F(i) The RLDP will seek to prioritise the use of previously developed land where opportunities arise.</p> <p>F(ii) The RLDP should seek to protect best and most versatile agricultural land whilst at the same time recognising that this will not always be possible where there is an overriding need for development.</p>
A Healthier Wales (Well-being Goal 3)
Human Health*
Issue
<p>Issue 18* - While Monmouthshire performs relatively well on indicators relating to health, there is a need to promote opportunities for healthy living particularly in the context of an ageing population.</p> <p>Issue 19* - While an ageing population brings many opportunities, it also brings challenges and increases in the number of people living with long term conditions can create pressures on existing health care provision.</p>

<p>Issue 20* - On the whole Monmouthshire's residents have good access to public open space, however, there are deficiencies in many of the County's communities in relation to community and recreational facilities. This can contribute to rural isolation in certain areas.</p> <p>Issue 21* - Obesity is a growing problem throughout Wales. Although obesity rates in Monmouthshire are below the Welsh average consideration should be given to promoting healthy lifestyles.</p>
<p>How can the RLDP Influence these Issues?</p>
<p>G(i) The RLDP can assist in creating a healthier Monmouthshire by ensuring sufficient policies are in place to support the provision of blue and green infrastructure and retention and/or improvement of the existing resource.</p> <p>G(ii) The RLDP can provide policies to ensure health care provision is supported.</p> <p>G(iii) The RLDP can affect the provision of public open space and recreation by protecting, where necessary, existing open space and facilities as well as requiring new development to make a contribution to the provision of additional facilities.</p>
<p>How can the RLDP support these Issues given increased emphasis in light of Covid-19</p>
<p>The RLDP will provide a positive planning policy framework to support and enable placemaking and the provision of locally accessible open /green space, leisure and healthcare provision and to protect/enhance our natural environment.</p>
<p>A More Equal Wales (Well-being Goal 4)</p>
<p>Population*</p>
<p>Issue</p>
<p>Issue 22* - Monmouthshire is a predominantly rural county with almost half (47%) of the total population living in wards defined as being in rural areas (i.e. with a population of less than 10,000).</p> <p>Issue 23* - The population of Monmouthshire has shown a steady increase over a ten year period to 2011, although more recently the rate of growth has slowed. This growth is being fuelled by in-migration.</p> <p>Issue 24* - Monmouthshire has a significantly higher proportion of older age groups (65+) and lower proportion of young adults (16 – 44) compared to the Welsh average, the sharpest decline of which is in the working age population. The relative absence of young adults is often linked to the affordability of housing across the County and has an impact on future prospects of economic growth.</p>
<p>How can the RLDP Influence these Issues?</p>
<p>H(i) The RLDP must decide on the level of growth appropriate for Monmouthshire and the spatial distribution of this growth between different urban and rural communities to address the challenges we face (including demography and affordability), balancing the greater sustainability of urban settlements with the difficulties of maintaining services in rural areas.</p> <p>H(ii) There is a need to achieve a more balanced population structure to ensure there is a sufficient population of working aged people to support the Monmouthshire economy and to provide more opportunities for young people to both to stay within and move to the area. Due to the County's population shrinking due to more deaths than births, inward migration is essential to ensure communities are socially and</p>

<p>economically sustainable. The RLDP needs to take a role in strengthening the local economy, ensuring an appropriate economic base to enable people to live and work in the County and ensuring that demand for homes is satisfied by providing good quality affordable homes for those who need them.</p> <p>H(iii) The RLDP can help to address issues surrounding the ageing population through facilitating the provision of accessible services supported by connective infrastructure to meet local population growth needs.</p>
<p>How can the RLDP support these Issues given increased emphasis in light of Covid-19</p>
<p>The RLDP growth levels will deliver positive demographic change over the Plan period that is essential to support and enable the provision of balanced communities throughout the County.</p>
<p>A Wales of Cohesive Communities (Well-being Goal 5)</p>
<p>Housing*</p>
<p>Issue</p>
<p>Issue 25* - Average house prices in the County are high at £398,859 when compared to the Welsh average of £236,439 (Hometrack, November 2022)⁷¹. The most significant increases have been experienced in recent years. There is a need to consider the potential impact on house prices arising from the removal of the Severn Bridge Tolls in 2018, the ambitions and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro, together with the economic growth of the Bristol/SW region and the opportunities for Monmouthshire as a border county and its location between Bristol and Newport and Cardiff, the ‘Great Western Cities’.</p> <p>Issue 26* - House prices are also high in relation to earnings and there is a pressing need for additional affordable housing in the County in both urban and rural areas to assist in ensuring a balanced population.</p> <p>Issue 27* - A range and choice of housing is needed to both meet the needs of an ageing population and to attract and retain the younger age groups.</p> <p>Issue 28* - There is limited scope for significant or long-term expansion of the existing urban areas within the County due to a mix of physical, environmental and policy constraints.</p>
<p>How can the RLDP Influence these Issues?</p>
<p>I(i) The RLDP will affect the amount of housing to be provided by both deciding on overall levels of growth/spatial options and by setting thresholds and proportions to determine the amount of this residential development that is affordable. It can also ensure a range and choice of homes are available in new developments and influence the type, tenure and nature of housing built within the County.</p>

⁷¹ Based on sales and valuations over six month period March 2022 – August 2022. Sales only over same period related to £351,643 for Monmouthshire and £224,101 for Wales. Data accessed on 02/11/2022.

<p>I(ii) The RLDP will have to resolve the amount of housing to be built in rural areas, balancing the need to sustain rural settlements by supporting services and enabling people to remain in their communities with the need to protect the countryside and ensure sustainable patterns of development.</p> <p>I(iii) The RLDP can provide urgently needed affordable housing within exemplar, mixed, sustainable and well-connected places.</p>
<p>How can the RLDP support these Issues given increased emphasis in light of Covid-19</p>
<p>The RLDP will ensure /enable a range and choice of homes (housing mix) in future housing developments to address affordability issues and to build sustainable and resilient communities. The Preferred Strategy allows for a level of growth and for affordable housing-led sites: this remains critical to addressing the issues and objectives. The density of development can support placemaking and ensure open greenspaces are incorporated, benefitting wellbeing.</p>
<p>Infrastructure*</p>
<p>Issue</p>
<p>Issue 29* - Poor access to community facilities and declining local service provision is a particular issue for rural communities.</p> <p>Issue 30* - Limited public transport, particularly in rural areas, makes it harder to access jobs, services and facilities, which could be exacerbated by rising fuel prices. There are nevertheless future opportunities for investment in public transport through the Cardiff Capital Region City Deal and advances in technology.</p> <p>Issue 31* - There is a need to ensure that adequate physical, digital and social infrastructure is provided to support new development. This includes: broadband infrastructure, the provision of sufficient water and sewerage infrastructure, transport infrastructure and active travel to support non-car modes of travel.</p>
<p>How can the RLDP Influence these Issues?</p>
<p>J(i) The RLDP can consider allocating land for housing and employment in rural areas in an attempt to sustain existing rural community facilities and services, weighing this against the need to avoid unsustainable travel patterns.</p> <p>J(ii) The RLDP can help ensure adequate provision of infrastructure to serve new development and can contain support policies to enable improvements or enhancements for existing development, e.g. provision of electric vehicle (EV) charging, broadband connectivity and renewable energy.</p> <p>J(iii) The RLDP will contain allocations and policies to support the priorities of the emerging local transport plan and cycling strategy.</p>
<p>How can the RLDP support these Issues given increased emphasis in light of Covid-19</p>
<p>The RLDP will ensure digital and charging infrastructure provision is in place or can be provided to accommodate new development and will support active travel opportunities.</p>
<p>A Wales of Vibrant Culture & Thriving Welsh Language (Well-being Goal 6)</p>

Cultural Heritage
Issue
<p>Issue 32 - Monmouthshire has a significant built heritage resource in terms of Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens and Archaeologically Sensitive Areas that, together with their settings, require protection and enhancement.</p> <p>Issue 33 - There is a need to protect, promote and enhance the best of our landscape and heritage which are an important part of our culture and play a key role in tourism and economic growth, along with providing support for the Welsh Language to ensure it is safeguarded and supported.</p> <p>Issue 34 - The distinctive settlement pattern of Monmouthshire relates to historic towns and villages and their relationship with the surrounding rural areas. There has nevertheless been substantial suburban expansion in the South of the County, particularly adjacent to the M4 corridor. This area is likely to receive further pressure for growth due to the removal of the Severn Bridge Tolls in 2018 and the ambitions and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro, together with the economic growth of the Bristol/SW region and the opportunities for Monmouthshire as a border county and its location between Bristol and Newport and Cardiff, the 'Great Western Cities'.</p>
How can the RLDP Influence these Issues?
<p>K(i) The RLDP can contain measures to preserve and enhance the built heritage and best of the historic environment of Monmouthshire.</p> <p>K(ii) The RLDP can help protect, promote and enhance the best of our landscape and heritage which are an important part of our culture and play a key role in tourism and economic growth, along with providing support for the Welsh Language to ensure it is safeguarded and supported.</p> <p>K(iii) Community involvement provides an opportunity to seek views on how Welsh language and culture interact with RLDP policies and proposals. The future of the Welsh language depends on a range of factors beyond the planning system, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities. The planning system can contribute to the future well-being of the Welsh language by creating conditions for well-paid employment opportunities and a range of quality housing options resulting in sustainable communities. Planning policies must not seek to control housing occupancy on linguistic grounds⁷².</p> <p>K(iv) The RLDP can play a key role in promoting good quality sustainable design that will enable new development and future growth to respect and enhance the existing distinctive character of Monmouthshire.</p>
Landscape
Issue

⁷² Technical Advice Note 20 paragraphs 1.7.3, 2.2 and 2.6.4

<p>Issue 35 - Monmouthshire has a rich and diverse landscape that brings wider benefits to the local economy particularly through tourism and health and well-being. Monmouthshire as a whole incorporates parts of the Wye Valley Area of Outstanding Natural Beauty, the Brecon Beacons National Park and the Blaenavon Industrial Landscape World Heritage Site.</p>
<p>How can the RLDP Influence these Issues?</p>
<p>L(i) The RLDP must seek to protect high quality landscapes throughout the County, paying particular attention to those contained in the Wye Valley Area of Outstanding Natural Beauty, the Blaenavon World Heritage Site and in the setting of the Brecon Beacons National Park.</p>
<p>A Globally Responsible Wales (Well-being Goal 7)</p>
<p>Climatic Factors*</p>
<p>Issue</p>
<p>Issue 36* - The volume of traffic in the County has continued to increase, up nearly 19% in the nine years to 2019 (StatsWales, April 2019). There is a pattern of relatively long travel to work distances, high levels of car ownership and reliance on the private car.</p> <p>Issue 37* - Small Scale and Local Authority wide Renewable Energy schemes are generally supported across Monmouthshire, however, a more proactive approach should be undertaken for schemes of a local authority scale (i.e. 5MW - 25MW).</p> <p>Issue 38* - Monmouthshire's rurality, limited public transport, high levels of car ownership and the subsequent reliance on the private car, combined with high energy consumption and waste management can all contribute to carbon emissions. MCC recognises that we are in a climate and nature emergency and has committed to strive to limit the increase in global temperatures to 1.5°C.</p>
<p>How can the RLDP Influence these Issues?</p>
<p>M(i) Concerns about climate change require that efforts are made to reduce the reliance on the private car and the consequent impact of carbon dioxide emissions. The RLDP needs to consider appropriate patterns of development that promote a safe, efficient, accessible and sustainable transport system that provides opportunities for walking and cycling and encourages active travel in order to support carbon reduction. The RLDP will provide a mix of employment and housing allocations with the aim of reducing the need to travel, acknowledging however that the reasons why people live where they do is complex.</p> <p>M(ii) A renewable energy assessment is in progress to identify areas of potential for local authority and strategic renewable energy development.</p> <p>M(iii) The RLDP will consider ways to support carbon reduction through a variety of measures including the use of renewable energy, the design and location of new development, encouraging balanced job and population growth to reduce out-commuting, the provision of broadband connectivity to reduce the need to travel, the provision of ultra-low emission vehicle charging infrastructure to reduce emissions and improve air quality, and the provision of quality Green Infrastructure. Proposals will be considered against our commitment to strive to limit the increase in global temperatures to 1.5°C.</p>
<p>How can the RLDP support these Issues given increased emphasis in light of Covid-19</p>

The RLDP policy framework will support and enable renewable energy generation and provide opportunities for active travel and integrated sustainable transport solutions.

** indicates the Issue has increased emphasis and importance in light of Covid-19*

Appendix 5: Preferred Strategic Site Allocations

- A.5.1 Strategic Policy S7 identifies Preferred Strategic Site Allocations for the Primary Settlements of Abergavenny (including Llanfoist), Chepstow and Caldicot (including the Severnside Area comprising of: Caerwent, Crick, Magor, Undy, Portskewett, Rogiet and Sudbrook). The Preferred Strategic Site Allocations have been selected from a total of 13 Strategic Growth Options located across Abergavenny, Chepstow, Monmouth and Severnside that were previously consulted on in the 2021 Preferred Strategy. Site selection has been informed by the consultation responses received on the 2021 Preferred Strategy.
- A.5.2 As part of the consultation in July 2021, preferences were cast by members of the public using 'Placecheck'. Although it was made clear at that time that this was not part of the formal consultation, the results provide a helpful indication of public opinion. A total of 3,179 preferences were cast in the process. Table 6 below provides further detail. The three Preferred Strategic Site Allocations identified in the new Preferred Strategy are highlighted.

Table 6: Preferences cast on Strategic Site Options at time of 2021 Preferred Strategy consultation.

Strategic Growth Area		Up Votes	Down Votes
Abergavenny A	Land north of Abergavenny	54	184
Abergavenny B	Land to the east of the A465	191	23
Abergavenny C	Land between the B4246	107	47
Chepstow D	Land north of the Bayfield Estate	51	132
Chepstow E	Land between the Bayfield Estate and A48	43	143
Chepstow F	Land between the A48 and M48	60	143
Monmouth G	Land west of Monmouth	270	175
Monmouth H	Land central Monmouth	255	189
Monmouth I	Land north east Monmouth	318	248
Severnside J	Land north east of Caldicot	74	72
Severnside K	Land north west of Caldicot	48	85
Severnside L	Land west of Caldicot/ east of Rogiet	57	100
Severnside M	Land east of Caerwent	59	51

A.5.3 Planning Policy Wales emphasises the importance of re-using brownfield sites, however, there are limited opportunities for further significant brownfield development in Monmouthshire. The objective is to achieve sustainably located urban extensions that can be well-connected to town centres and public transport. The RLDP will seek to allocate those sites that are the best connected, most sustainable, best deliver placemaking and are least harmful, which will require balanced consideration and trade-offs at Deposit Plan stage. The same approach has been taken in identifying the Preferred Strategic Site Allocation for each primary settlement.

Consideration of the Best and Most Versatile Agricultural Land

A.5.4 There is a need to protect Monmouthshire's Best and Most Versatile (BMV) agricultural land. PPW11 Paragraphs 3.58 and 3.59 clearly sets out that *'...agricultural land of grades 1, 2 and 3a is the best and most versatile and should be conserved as a finite resource for the future.'* PPW11 further states that in development plans *'...considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.'*

A.5.5 Monmouthshire is a predominantly rural County and one of the key issues that has been identified (Issue 17) is that *'...there is a significant high percentage of BMV agricultural land with limited Brownfield land development opportunities'*. Moreover, many areas of lower agricultural quality are floodplain and therefore are ruled out for that reason. The preparation of Monmouthshire's RLDP therefore needs to set out an approach to protect BMV land and minimise its loss as far as possible through its growth and spatial strategy but recognising that is unlikely to be possible in all cases.

A.5.6 A sequential approach to assessing the loss of BMV agricultural land, as set out by PPW11, has been undertaken in the assessment of all Candidate Sites. It is anticipated however, that due to the significant amount of BMV agricultural land throughout Monmouthshire it will be difficult to apply this sequential test in practice. Furthermore, at this stage the indicative grades of BMV agricultural land are primarily based on the high level predictive map and are therefore likely to be subject to change following detailed surveys. The aim at the outset nevertheless, will be to protect the higher grades of BMV land and to avoid/or minimise the loss of BMV land. The following pragmatic approach has been undertaken to date:

- A desktop assessment using the Agricultural Land Classification (ALC) Predictive Map for Wales (Version 2 2019), this provides a broad overview of the ALC for a particular area; however, it is not a detailed site assessment.

- The Second Call for Sites form included a specific question on ALC in order to gather information regarding the quality of, and potential loss of, agricultural land direct from site promoters.
- Detailed ALC field surveys have been provided for the majority of sites but further information will be required for any sites allocated in the Deposit RLDP in order to further ascertain the precise ALC and quality of the land.
- Consultation has been undertaken with relevant stakeholders/consultees including the Welsh Government Agricultural Land Use Unit.

A.5.7 It is important to note that protection of BMV agricultural land must be balanced with other considerations. For example, lower quality agricultural land is typically found in floodplains, but these areas cannot be developed for other policy reasons. Consideration must also be given to proximity to amenities and infrastructure, landscape impact, ecology and site deliverability.

A.5.8 An Agricultural Land Classification Background Paper will be produced at Deposit Plan stage. This will clearly set out the above methodology and the outcomes from the BMV land assessment.

Abergavenny including Llanfoist

A.5.9 Abergavenny is identified as a Primary Settlement in the RLDP settlement hierarchy. It has public transport links by rail and bus to Cwmbran, Newport, Cardiff and the Midlands, and road links to Cwmbran, Newport, Monmouth and the motorway system. It has a particularly important strategic role on the Heads of the Valleys road through its links to Brecon, Mid Wales and the wider Cardiff Capital Region. The A465 separates the town from Llanfoist to the south, and partly defines the town edge to the east. The built-up area to the north and west extends close to the Brecon Beacons National Park boundary, and Llanfoist adjoins the Blaenavon World Heritage Site.

A.5.10 Facilities and services score well within the sustainability appraisal, as the town centre has a relatively large number and range of shops and restaurants, a theatre, cinema, and museum, and is a vibrant focus for the surrounding area. It is also one of the most self-sufficient settlements in terms of employment with a variety of employment sites within the town.

A.5.11 Future growth of the town is constrained by a number of factors. Abergavenny's landscape sensitivity to residential development⁷³ is high and high/medium, with an area of medium sensitivity to the south of Llanfoist.⁷⁴ The areas immediately north and west of the town adjoin the Brecon Beacons National Park, and the town centre itself is a Conservation Area. The floodplain of the River Usk is a further constraint on development to the south of the town and in parts of Llanfoist.

⁷³ A standard methodology relating to the landscape sensitivity to housing development has been applied to the assessment of candidate sites in the Landscape Sensitivity Update Study – October 2020.

⁷⁴ Monmouthshire Landscape Sensitivity Update Study – October 2020 can be viewed via: <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/landscape-sensitivity-study/>

A.5.12 Abergavenny sits within the River Usk Special Area Conservation (SAC) catchment area. The Strategic Site allocation will therefore need demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. A strategic solution has been identified by Dŵr Cymru Welsh Water for implementation during AMP7 (by 2025).

Abergavenny East

A.5.13 Development here would expand the built-up area of the town beyond the A465 which currently forms a hard development boundary to the town. The site forms an urban extension to Abergavenny and provides the opportunity to provide a mixed-use development, containing a mix of residential uses alongside employment/commercial uses, facilities and services.

A.5.14 Taking into account the delay with the RLDP, the time needed to open up the site (including the provision of significant infrastructure namely a cycle footway bridge over the A465 and railway) and a realistic completion rate, the size of the candidate site means development would extend beyond the Plan period. However, its allocation could helpfully identify the long-term direction of growth for the town. This longer-term potential is advantageous. The proximity of the area to Abergavenny Railway Station offers significant benefits to maximise opportunities for a modal shift to more sustainable forms of transport and offers an opportunity for transit-oriented development. site is just an approximate 16 minute walking distance from the town centre. Vehicular access would be required from the A465 trunk road. The site has potential to offer park and ride facilities for Abergavenny train station, helping address an existing problem and supporting future modal shift alongside the increased train service frequency proposed as part of the South Wales Metro proposals.

A.5.15 The land is categorised as having high/medium landscape sensitivity to residential development in the Landscape Sensitivity Update⁷⁵. Other considerations include the area's location in an area of predictive grade 2/3a BMV agricultural land. With regard to the status of the agricultural land surrounding Abergavenny and Llanfoist it would need to be considered whether development of this area would be on 'least bad' agricultural land when considering the search sequence recommended in PPW11 given that most of the land surrounding Abergavenny is either of BMV status or within floodplain. Development will need demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body of the River Usk SAC catchment area.

⁷⁵ Monmouthshire Landscape Sensitivity Update – October 2020 can be viewed via:
<https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/landscape-sensitivity-study/>

Chepstow

- A.5.16 Chepstow is identified as a Primary Settlement in the RLDP settlement hierarchy. Chepstow is well placed on the M4 corridor at the entrance to Wales to capitalise on its strategic road and rail links to the Cardiff Capital Region and South West England and associated economic opportunities.
- A.5.17 Facilities and services score well within the sustainability assessment, as the town centre has a relatively large number and good range of shops and restaurants and is a vibrant focus for the surrounding area. The town is also one of the main focuses of employment within the County. Chepstow has a good range of employment sites within the town, with the largest being the Newhouse Farm Industrial Estate located to the south of the town on the motorway junction with the M48.
- A.5.18 Future growth of the town, however, is heavily constrained due to a range of local and national environmental and heritage designations and its location on the River Wye and border with England. Chepstow's landscape sensitivity to residential development is high and high/medium to the north and south of Chepstow with medium sensitivity recorded for an area of land to west of Chepstow, however there are various other constraints to the west. The area immediately north of the town lies within the Wye Valley AONB⁷⁶. Some parts of the historic centre benefit from flood relief measures, but other areas close to the River Wye remain at risk of flooding. The town centre itself is a Conservation Area. Land to the west of the A466 is currently protected in the Adopted LDP by a "green wedge" policy to ensure the town's physical separation from Pwllmeyric and Mathern. Current green wedge designations will be reviewed as part of the RLDP process. South of the A48, the undeveloped land is also within a Conservation Area and, in part, within a designated Historic Park and Garden.
- A.5.19 There are highway capacity issues which will need to be addressed as part of any future development proposals. A section of the A48 on Hardwick Hill is designated as an Air Quality Management Area: the A48 trunk road passes through the town and provides the main link between the southern part of the Forest of Dean and the motorway network, including the main route from parts of Gloucestershire to Bristol via the Severn Bridge. MCC recently responded to the Forest of Dean Council expressing concerns regarding the potential impacts of proposed growth in the Forest without suitable investment in transport improvements.
- A.5.20 Policy 34 – Green Belts in the South East of Future Wales indicates a green belt on land to the north of Chepstow. In assessing Candidate Sites and their relationship to Policy 34 of Future Wales consideration has been given to paragraph 3.72 of PPW11 which states that when considering a Green Belt designation, a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer term need for development land, the effects of development pressures in areas beyond the Green Belt and the

⁷⁶ Monmouthshire Landscape Sensitivity Update Study – October 2020 can be viewed via:
<https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/landscape-sensitivity-study/>

need to minimise demand for travel. This may require land to be safeguarded, and boundaries of proposed Green Belts must be carefully defined to achieve this. This will be given further consideration through the SDP process.

Bayfield, Chepstow

A 5.21 Development here would expand the existing built up area west of the A466, south of the Usk road (B4235). The site adjoins the AONB and is in close proximity to Chepstow Racecourse. PPW11 gives National Parks and AONBs equal status in terms of landscape and scenic beauty and requires that both be afforded the highest status of protection from inappropriate developments. Development in this location would need to be carefully designed to ensure that any effects on the setting of the AONB are acceptable. The land is categorised as being of medium landscape sensitivity to residential development⁷⁷.

A.5.22 The site is approximately a mile or an approximate 20 minute walking distance from the town centre and half a mile (approximately 9 minute walk) from Chepstow Comprehensive School and Leisure Centre. As outlined above, careful consideration will be required regarding the cumulative impact of development on the A466, A48 and Highbeech roundabout although it is noted that WG (as trunk roads agency) has not objected to a current planning application on this land.

A.5.23 Other considerations include the area's location in an area of predictive grade 2 BMV agricultural land. With regard to the status of the agricultural land surrounding Chepstow, development of this area would be considered to be on 'least bad' agricultural land when considering the search sequence recommended in PPW11 given that most of the land under consideration is of BMV status. In addition, other considerations will include its location in the limestone minerals safeguarding area.

Caldicot (including the Severnside area)

A.5.24 The Primary Settlement of Caldicot has functional geographic and transport links with the settlements of Magor, Undy, Rogiet, Caerwent, Portskewett, Sudbrook and Crick, which together are considered to share social, economic and environmental characteristics to make up the identifiable group of Severnside. The Severnside area, has an important role as the 'Gateway to Wales', with the area immediately adjacent to the Second Severn Bridge (Prince of Wales Bridge) crossing, and as a whole is well located for the nearby employment markets of Newport, Cardiff and Bristol. There are key rail links to these employment markets with stations at Severn Tunnel Junction and Caldicot connecting with the key settlements of Cardiff in the West and Bristol /Cheltenham/Midlands in the East, with enhancements recommended to Severn Tunnel Junction recommended in the South East Wales Transport Commission Final

⁷⁷ Monmouthshire Landscape Sensitivity Update – October 2020 can be viewed via:
<https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/landscape-sensitivity-study/>

Recommendation Plan (November 2020). There are also good road links to the M4 and M48 motorways, with the M4 Junction at Magor and Undy. The A48 also runs across the north of the Severnside region connecting settlements along the A48 with settlements in Newport to the west, and Chepstow to the east.

- A.5.25 The future growth of the Severnside area is constrained by flood plain on land to the south of the settlements of Caldicot, Magor and Undy, Rogiet and Portskewett. South of these settlements also lies the historic and archaeologically sensitive Gwent levels, which is a Site of Special Scientific Interest (SSSI). Furthermore, the area beyond the Severn Estuary is subject to significant environmental designations including a designated SSSI as well as a Special Area for Conservation (SAC), Special Protection Area (SPA) and Ramsar site (Wetland of international importance). A large proportion of the Severnside area is also located in a Limestone Mineral Safeguarding Area.
- A.5.26 In addition to these Policy 34 – Green Belts in the South East, of Future Wales indicates a green belt to the north of the M48⁷⁸ within the Severnside area. In assessing candidate sites and their relationship to Policy 34 of Future Wales consideration has been given to paragraph 3.72 of PPW11 which states that when considering a Green Belt designation, a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer term need for development land, the effects of development pressures in areas beyond the Green Belt and the need to minimise demand for travel. This may require land to be safeguarded, and boundaries of proposed Green Belts must be carefully defined to achieve this. This will be given further consideration through the SDP process.

Caldicot

- A.5.27 Caldicot achieves a high weighted score in terms of sustainability within the settlement appraisal. It has the largest physical urban area and population within the Severnside cluster. Caldicot is served by two rail stations: Caldicot station is on the Chepstow/Gloucester line and Severn Tunnel Junction is also on the London to Carmarthen line. It is well placed on the road network with the M4 located south of the settlement and the M48 running adjacent to the north of the settlement, although the junction is currently at Magor for the M4 and at Chepstow for the M48. Caldicot is served by a town centre, currently undergoing regeneration, and has numerous educational facilities. Severnside Industrial Estate and Castlegate Business Park are located to the east of the settlement, which is a significant employment base and adjoins the neighbouring village of Portskewett. To the west of the settlement is land protected by a 'Green Wedge' in the Adopted LDP, which is in place to separate Caldicot from the neighbouring village of Rogiet. Green Wedge designations will be reviewed as part of the evidence base of the Deposit Plan. South of the settlement,

⁷⁸ Ministerial letter from Julie James AM, Minister for Housing and Local Government dated 11/10/2019 refers to the M4 and M48 providing a logical, robust and defensible southern boundary for the Green Belt.

the land is constrained by flood plain. Growth in recent years has been to the north east of the settlement.

Caldicot East

A.5.28 Development here would extend the settlement of Caldicot to the north east, towards the settlement of Crick and adjacent to the adopted LDP Crick Road, Portskewett site. The site is north of the Caldicot Castle Country Park, a Conservation Area and an area currently designated as an Area of Amenity Importance under the Adopted LDP. A small part of the candidate site adjacent the former railway line is located in floodplain, built development will not be permitted within this part of the site. The former railway line has recently been purchased by MCC and is being turned into an active travel route, offering a significant benefit in terms of modal shift and leisure provision. Part of the site includes a commercial equestrian centre, with much of the remainder being on Council-owned land. The inclusion of suitable public land is encouraged by Future Wales 2040 policy 3.

A.5.29 Taking into account the delay with the RLDP, the time needed to open up the sites and a realistic completion rate, the size of the candidate sites means development would extend beyond the Plan period. However, its allocation could helpfully identify the long-term direction of growth for the town. This longer-term potential is advantageous.

A.5.30 Landscape sensitivity to residential development is high/medium⁷⁹. In terms of agricultural land, the area is classified as predictive grade 1 BMV land, which is the highest predictive grade of agricultural land⁸⁰. In terms of distance from Caldicot town centre, it is just under a mile (from a central point of the growth area) and approximately 14 minutes walking distance. Part of this site is within the limestone minerals safeguarding area.

⁷⁹ Monmouthshire Landscape Sensitivity Update – October 2020 can be viewed via:

<https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/landscape-sensitivity-study/>

⁸⁰ Agricultural land around Caldicot is currently identified as Grade 1 BMV on the predictive map, however, these grades are likely to change following detailed surveys.

Appendix 6 – Housing Supply Components

Housing Land Supply Components

- A.6.1 The provision of 5,940 homes will be delivered through a number of different housing land supply components. A detailed description of each component is set out in the Housing Background Paper⁸¹, with a brief summary set out below.
- A.6.2 The housing land supply /landbank comprises:
- Existing Commitments i.e. Dwelling completions made in the first four years of the Plan period (2018 – 2022), and sites under construction or sites with planning permission as of 1st April 2022 that will realistically be delivered and LDP ‘Rollover Allocations’, where the site does not benefit from planning permission, but progress can be evidenced.
 - Allowances i.e. Small site allowance (1-9 dwellings) and windfall allowance (10+ dwellings). Details of where windfall sites could potentially come from are set out in a Housing Potential Study (HPS). Potential sources include possible regeneration schemes within settlements and empty homes and upper floors within town centres.
- A.6.3 Once existing land supply commitments and allowances for windfall/infill sites have been taken into account, the RLDP will need to make provision for new site allocations to deliver 2,200⁸² homes over and above the existing commitments. Sites will be allocated to deliver this residual requirement with growth focused in our most sustainable settlements of Abergavenny, Chepstow and Caldicot including Severnside, in accordance with the sustainable settlement hierarchy set out in Policy S2.
- A.6.4 An indicative housing balance table is set out below and shows how the Plan’s housing provision figure is to be met through a mix of commitments, completions to date, allowances for small sites and windfalls, and new allocations. This is indicative and will be refined as the Plan progresses.

⁸¹ The Housing Background Paper can be viewed via <https://www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base/>

⁸² The new site allocations figure takes account of completions and windfall and small sites allowances as of 01/04/2022 and the application of the 10% flexibility allowance. Further information with regards to this can be found in the Housing Background Paper which can be viewed via <https://www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base/>

Table 7: Breakdown of Housing Supply

Element	Number of Homes	Notes
Housing Provision	5,940	Housing requirement under the population-led RLDP Preferred Strategy for 2018-2033 = 5,400 + 10% flexibility allowance, to be considered further in the Deposit Plan
Less Commitments:		
2018-22 Completions	1,579	Comprises 1,265 homes on large sites and 314 homes on small sites
Existing Land Supply Commitments	1,261	Sites have only been included if construction is already underway or they have planning permission or have planning permission subject to the signing of a S106 agreement as at 01/04/22, and they are expected to come forward over the Plan period. Three sites have been discounted from this element of supply due to non-delivery. *
Less Allocations:		
LDP 'Rollover Allocations'	0	Rollover Allocations are adopted LDP large site allocations which do not currently benefit from a planning permission. There are 3 sites which meet this definition, however these sites cannot proceed due to phosphate issues and do not align with the new Spatial Strategy, being located in the upper Wye catchment. *
Revised Provision	3,100	
Less Allowances:		
Windfall Allowance (>10 homes)	210	The windfall allowance is based on the number of homes estimated to be achievable on sites included within the Housing Potential Study. This excludes any settlements within the Upper River Wye Catchment Area. An allowance of 210 homes (35 homes per annum) is included for the last 6 years of the Plan period (2027 – 2033). Windfalls for the first 4 years of the plan period (2018-2022) are included within the completions. Windfall sites

Element	Number of Homes	Notes
		with current permission are included within the existing commitments. To avoid double counting the first 5 years of the remaining Plan period are excluded from the calculation (2022 – 2027).
Small Site Allowance (<10 homes)	690	<p>If the small site allowance is calculated on the basis of the remaining 11 years of the Plan period (2022-2033), an allowance of 902 homes (82 homes per annum) would need to be included based on an average of small site completions over the past 10 years (2012-2022).</p> <p>Due to the impact of phosphates on the ability of small sites to come forward in settlements in the Upper Wye Valley Catchment if these are excluded from the future extrapolation rate this results in a small site allowance of 720 homes (65 homes per annum).</p> <p>Following an appraisal of small site opportunities, the allowance for sites of less than 5 homes in rural settlements has been discounted by 20%*. This results in a small site allowance of 690 homes (63 homes per annum)</p>
Total New Allocations Provision	2,200	

*Further information can be found in the Housing Background Paper (December 2022)

Appendix 7 – Review of Adopted Local Development Plan Policies

The purpose of this assessment is to identify if the existing Adopted Local Development Plan (LDP) Development Management Policies are functioning effectively, whether any changes are likely to be required and if it is appropriate to carry forward the policies in the Replacement Local Development Plan (RLDP). It should be treated as indicative at this stage as new evidence, guidance or local factors may emerge as the Plan process progresses to justify a different approach to the one noted below. The policies will also need to be regrouped/reordered to reflect the strategic themes set out in PPW11 and Strategic Policies section of the RLDP. The assessment is outlined in the table below.

	Indicates that the Development Management policy will be carried forward possibly with minor amendments.
	Indicates that the Development Management will be carried forward as a Development Management policy with amendments to reflect updated evidence, updated national planning policy guidance or Officer Working Group comments.
	Indicates that consideration is being given to deleting the policy either in its entirety or through the combination/inclusion of the policy objective with another policy.

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Existing Development Management Policies		Commentary	Recommendation
H1	Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements	Functioning effectively – slight amendment required to refer to the correct Strategic Policy and settlement hierarchy name amendments.	Carry forward as a Development Management Policy in the RLDP.
H2	Residential Development in Main Villages	Functioning effectively – slight amendment required to refer to the correct Strategic Policy and settlement hierarchy name amendments.	Carry forward as a Development Management Policy in the RLDP.

Existing Development Management Policies		Commentary	Recommendation
H3	Residential Development in Minor Villages	Main thrust of policy is functioning effectively - amendments required in response to Officer Working Group* comments relating to a maximum of 4 dwellings, along with settlement hierarchy name amendments.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect Officer Working Group comments.
H4	Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use	Amendments required in response to Officer Working Group comments to improve clarity. Further clarity is provided in the Adopted Rural Conversions to a Residential or Tourism Use SPG, which will be amended accordingly and readopted to accompany the RLDP.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect Officer Working Group comments.
H5	Replacement Dwellings in the Open Countryside	Amendments required in response to Officer Working Group comments. Further clarity is provided in the LDP Policies H5 and H6 Replacement Dwellings in the Open Countryside and Extension of Rural Dwellings SPG which will be amended accordingly and readopted to accompany the RLDP.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect Officer Working Group comments.
H6	Extension of Rural Dwellings	Policy functioning effectively. Further clarity is provided in the LDP Policies H5 and H6 Replacement Dwellings in the Open Countryside and Extension of Rural Dwellings SPG which will be amended accordingly and readopted to accompany the RLDP	Carry forward as a Development Management Policy in the RLDP.
H7	Affordable Housing Rural Exceptions	Policy functioning effectively. Amendments required to reflect Officer Working Group comments and PPW11 guidance on Affordable Housing Exception sites being within or	Carry forward as a Development Management Policy in the RLDP with amendments to reflect Officer Working Group comments and national policy guidance.

Existing Development Management Policies		Commentary	Recommendation
		adjoining existing settlement boundaries. These changes would expand the scope of the policy.	
H8	Gypsy, Traveller and Travelling Showpeople Sites	Policy functioning effectively. Minor amendments may be required to reflect Officer Working Group comments and to align with national guidance.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
H9	Flat Conversions	Policy functioning effectively. Minor amendments may be required to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
CRF1	Retention of Existing Community Facilities	Amendments required to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect Officer Working Group comments.
CRF2	Outdoor Recreation / Public Open Space and Allotment Standards	Policy functioning effectively. Amendments may be required to reflect updated national planning policy on standards and Officer Working Group comments. The Fields in Trust standards are currently under national review.	Carry forward as a Development Management Policy in the RLDP with amendments to the standards.
CRF3	Safeguarding Existing Recreational Facilities and Public Open Space	Policy functioning effectively.	Carry forward as a Development Management Policy in the RLDP.
RET1	Primary Shopping Frontages	Principle of policy remains relevant. Amendments may be necessary to policy thresholds and Primary Shopping Frontages to reflect evidence, updated national planning policy and Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect updated evidence.
RET2	Central Shopping Areas	Principle of policy remains relevant. Amendments may be necessary to policy wording and Central Shopping Areas boundaries	Carry forward as a Development Management Policy in the RLDP with amendments to reflect updated evidence.

Existing Development Management Policies		Commentary	Recommendation
		to reflect evidence, updated national planning policy and Officer Working Group comments.	
RET3	Neighbourhood Centres	Policy functioning effectively. Minor amendments may be required to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
RET4	New Retail Proposals	Policy functioning effectively. Minor amendments may be required to reflect updated national guidance and Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
E1	Protection of Existing Employment Land	Principle of policy remains relevant. Amendments may be necessary to reflect the findings of the Employment Land Review and Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect updated evidence.
E2	Non-allocated Employment Sites	Amendments required to reflect Officer Working Group comments and limitations of current policy restricted to single user only or large employers.	Carry forward as a Development Management Policy in the RLDP with amendments.
E3	Working from Home	Delete policy as considered unnecessary and sufficiently covered by other policies.	Delete policy from the RLDP.
RE1	Employment within Villages	Policy is functioning effectively. Amendments may be necessary to reflect the findings of the Sustainable Settlement Appraisal and the findings of the Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments to reflect updated evidence.
RE2	Conversion/Rehabilitation of Buildings in the Open Countryside for Employment Use	Policy is functioning effectively. Minor amendments may be necessary to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.

Existing Development Management Policies		Commentary	Recommendation
RE3	Agricultural Diversification	Policy is functioning effectively. Minor amendments may be necessary to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
RE4	New Agricultural and Forestry Buildings	Policy is functioning effectively.	Carry forward as a Development Management Policy in the RLDP.
RE5	Intensive Livestock and Free Range Poultry Units	Amendments needed to reflect Phosphate issues in the River Usk and River Wye Catchment Areas. Amendments may be necessary to reflect Officer Working Group comments and updated Welsh Government guidance set out in Chief Planning Officer letter of 12 th June 2018.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect phosphate issues in the River Usk and River Wye Catchment Areas, Officer Working Group comments and updated national policy guidance.
RE6	Provision of Recreation, Tourism and Leisure Facilities in the Open Countryside	Amendments necessary to reflect update national planning policy and Officer Working Group comments and amendments to address the lack of clarity identified by the former Economy and Development Select Committee which the Sustainable Tourism SPG has sought to resolve.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect Officer Working Group comments and updated national policy guidance and to address the lack of clarity identified by Economy and Development Select Committee which the Sustainable Tourism SPG has sought to resolve.
T1	Touring Caravan and Tented Camping Sites	Amendments necessary to reflect update national planning policy and Officer Working Group comments and amendments to address the lack of clarity identified by the former Economy and Development Select Committee which the Sustainable Tourism SPG has sought to resolve.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect Officer Working Group comments and updated national policy guidance and to address the lack of clarity identified by Economy and Development Select Committee which the Sustainable Tourism SPG has sought to resolve.
T2	Visitor Accommodation Outside Settlements	Amendments necessary to reflect update national planning policy and Officer Working	Carry forward as a Development Management Policy in the RLDP with amendments to reflect

Existing Development Management Policies		Commentary	Recommendation
		Group comments and amendments to address the lack of clarity identified by the former Economy and Development Select Committee which the Sustainable Tourism SPG has sought to resolve.	Officer Working Group comments and updated national policy guidance and to address the lack of clarity identified by Economy and Development Select Committee which the Sustainable Tourism SPG has sought to resolve.
T3	Golf Courses	Amendments necessary to reflect update national planning policy and Officer Working Group comments and amendments to address the lack of clarity identified by the former Economy and Development Select Committee which the Sustainable Tourism SPG has sought to resolve.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect Officer Working Group comments and updated national policy guidance and to address the lack of clarity identified by Economy and Development Select Committee which the Sustainable Tourism SPG has sought to resolve.
SD1	Renewable Energy	Policy is functioning effectively. Amendments will be necessary to reflect updated national planning policy guidance and the outcome of the Renewable Energy Assessment.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect updated national planning policy guidance and evidence.
SD2	Sustainable Construction and Energy Efficiency	Policy is functioning effectively. Amendments may be necessary to reflect updated national planning policy guidance.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect contextual changes and updated national planning policy guidance.
SD3	Flood Risk	Review report recommends to delete this policy as flood risk considerations are covered by national planning policy.	Delete policy from the RLDP.
SD4	Sustainable Drainage	Policy is functioning effectively. Amendments may be necessary to reflect updated national planning policy guidance and legislation on this issue.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect updated national planning policy guidance and legislation.

Existing Development Management Policies		Commentary	Recommendation
LC1	New Built Development in the Open Countryside	Policy is functioning effectively. Minor amendments may be necessary to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
LC2	Blaenavon Industrial Landscape World Heritage Site	Policy is functioning effectively. Minor amendments may be necessary to reflect Officer Working comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
LC3	Brecon Beacons National Park	Policy is functioning effectively. Minor amendments may be necessary to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
LC4	Wye Valley AONB	Policy is functioning effectively. Minor amendments may be necessary to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
LC5	Protection and Enhancement of Landscape Character	Policy is functioning effectively. Minor amendments may necessary to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
LC6	Green Wedges	This policy and associated boundaries will be amended as necessary to reflect a review of the Green Wedges which will be completed in time for the Deposit Plan to ensure designations are justified and consistent with updated planning policy guidance. An additional policy on South East Wales Green Belt will also be required.	Policy and associated boundaries will be amended and to reflect a review of the Green Wedges and updated planning policy guidance.
GI1	Green Infrastructure	Policy is functioning effectively. Minor amendments may be necessary to reflect updated national planning policy guidance and Officer Working Group Comments. The Adopted Green Infrastructure SPG provides further clarity on the implementation of the	Carry forward as a Development Management Policy in the RLDP with minor amendments.

Existing Development Management Policies		Commentary	Recommendation
		policy which will be amended accordingly and readopted to accompany the RLDP.	
NE1	Nature Conservation and Development	Policy is functioning effectively. Minor amendments may be necessary to reflect changes to the legislative framework, national planning policy guidance and Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
EP1	Amenity and Environmental Protection	Policy functioning effectively. Minor amendments may be necessary to reflect updated national planning policy guidance.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
EP2	Protection of Water Sources and Water Environment	Policy is functioning effectively and continues to work well in the context of the recently arising phosphate water quality issue. Minor amendments may be necessary to reflect updated national planning policy guidance.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
EP3	Lighting	Policy is functioning effectively. Minor amendments may be necessary to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
EP4	Telecommunications	Policy is functioning effectively. Minor amendments may be required to reflect legislative framework and updated national planning policy guidance.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
EP5	Foul Sewage Disposal	Policy is to be reviewed. Amendments needed to reflect Phosphate issues in the River Usk and River Wye Catchment Areas.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect up to date evidence and phosphate issues in the River Usk and River Wye Catchment Areas.

Existing Development Management Policies		Commentary	Recommendation
W1	Waste Reduction	Limited application. Review Report notes the need to consider whether the policy is required. Policy has strong links to the circular economy objectives. Amendments may be required to reflect updated national planning policy guidance and MCC's climate change agenda.	Carry forward as a Development Management Policy in the RLDP with amendments to reflect contextual and national planning policy guidance.
W2	Waste Recovery Facilities: Household	Limited application. Review Report notes the need to consider whether the policy is required. Principle of policy is considered relevant and necessary, but is adequately covered by the draft Strategic Policy S15 – Sustainable Waste Management set out in the Preferred Strategy (December 2022)	Delete policy as policy objectives are addressed by the draft Strategic Policy S15 – Sustainable Waste Management as set out in the Preferred Strategy (June 2021).
W3	Waste Management Facilities	Policy is functioning effectively. Amendments are required to replace the overarching acceptability of waste management facilities on B2 sites, to list specific sites and reduce the scope of the existing policy.	Carry forward as a Development Management Policy in the RLDP with amendments to replace the overarching acceptance of B2 industrial sites for waste management facilities with a list of specific sites and reduce the scope of the existing policy.
W4	Rural Composting	Policy is functioning effectively.	Carry forward as a Development Management Policy in the RLDP.
W5	Waste Disposal by Landfill or Landraising	Policy functioning effectively. Minor amendments may be required to reflect national planning policy guidance.	Carry forward as a Development Management Policy in the RLDP.
W6	Waste Deposition on Agricultural Land for Agricultural Improvement Purposes	Policy is functioning effectively.	Carry forward as a Development Management Policy in the RLDP.

Existing Development Management Policies		Commentary	Recommendation
M1	Local Building and Walling Stone	Policy is functioning effectively.	Carry forward as a Development Management Policy in the RLDP.
M2	Minerals Safeguarding Areas	Policy is functioning effectively. Minor amendments may be required to reflect the findings of the Regional Technical Statement – 2 nd Revision and associated Mineral Safeguarding Maps.	Carry forward as a Development Management Policy in the RLDP with minor amendments necessary to reflect the updated Regional Technical Statement – 2 nd Revision.
M3	Mineral Site Buffer Zones	Policy is functioning effectively. Amendments may be necessary to reflect the findings of the Regional Technical Statement – 2 nd Revision. Buffer Zone for Livox Quarry requires deletion following a refusal of planning permission to continue mineral extraction.	Carry forward as a Development Management Policy in the RLDP with amendments necessary to reflect the updated Regional Technical Statement 2 nd Revision and planning status changes.
MV1	Proposed Developments and Highway Considerations	Policy is functioning effectively. Amendments may be required to reflect updated national planning policy guidance and to incorporate elements of Policy MV7 – Rear Access/Service Areas, which is recommended to be deleted.	Carry forward as a Development Management Policy in the RLDP with amendments necessary to reflect updated national planning policy guidance and incorporate elements of policy MV7 – Rear Access/Service Areas, which is proposed to be deleted.
MV2	Sustainable Transport Access	Policy is functioning effectively. Amendments may be required to reflect updated national planning policy guidance.	Carry forward as a Development Management Policy in the RLDP with amendments necessary to reflect updated national planning policy guidance.
MV3	Public Rights of Way	Policy is functioning effectively. Minor amendments may be required to reflect the Monmouthshire Countryside Access Draft Improvement Plan – July 2019.	Carry forward as a Development Management Policy in the RLDP with minor amendments to reflect contextual changes.
MV4	Cycleways	Policy is functioning effectively.	Carry forward as a Development Management Policy in the RLDP.

Existing Development Management Policies		Commentary	Recommendation
MV5	Improvements to Public Transport Interchanges and Facilities	Policy has had limited use to date, but the principles remain relevant.	Carry forward as a Development Management Policy in the RLDP.
MV6	Canals and Redundant Rail Routes	Policy principle remains relevant, but has had limited use. Consideration will be given to amendments or combination with another suitable policy.	Carry forward the policy principle, but with consideration to amendments or combination with another suitable policy.
MV7	Rear Access / Service Areas	Policy is functioning effectively but has limited applicability. Consideration will be given to the deletion of the policy and inclusion of its objective to Policy MV1.	Consider deletion of the policy with amendments to Policy MV1 to ensure policy objectives are addressed.
MV8	Rail Freight	Policy principle remains relevant, but has had limited applicability. Consideration will be given to combining policy objectives with another Movement related policy.	Carry forward policy principle, but with consideration to combining with another suitable policy.
MV9	Road Hierarchy	Policy is functioning effectively, but has had limited applicability. Consideration will be given to whether the policy is still required.	Consider deletion of the policy.
MV10	Transport Routes and Schemes	Policy is functioning effectively. Amendments are required to reflect updated Local Transport Plan and Active Travel Act and associated schemes including deleting reference to the M4 relief road protected route and B4245 Magor/Undy bypass.	Carry forward as a Development Management Policy with amendments to reflect the updated Local Travel Plan and Active Travel Act.
DES1	General Design Considerations	Policy is functioning effectively. Amendments are required to reflect contextual changes, updated national planning policy guidance, Officer Working Group comments and	Carry forward as a Development Management Policy with amendments to reflect contextual changes, updated national planning policy guidance, Officer Working Group comments and

Existing Development Management Policies		Commentary	Recommendation
		consideration of the suggestions from Abergavenny Civic Society.	consideration of the suggestions from Abergavenny Civic Society.
DES2	Areas of Amenity Importance	Policy is functioning effectively. Amendments are required to reflect the review of Areas of Amenity Importance which will be completed in time for the Deposit Plan, updated national planning policy guidance on associated standards and associated changes to policy CRF2.	Carry forward as a Development Management Policy with amendments to reflect updated Areas of Amenity Importance Survey and national planning policy guidance.
DES3	Advertisements	Policy is functioning effectively. Amendments may be required to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with amendments and merge with Policy DES4.
DES4	Advance Tourism Signs	Policy is functioning effectively but should be merged with Policy DES3.	Merge with Policy DES3.
HE1**	Development in Conservation Areas	Policy is functioning effectively. Minor amendments may be necessary to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
HE2**	Alterations to Unlisted Buildings in Conservation Areas	Policy is functioning effectively. Minor amendments may be necessary to reflect Officer Working Group comments.	Carry forward as a Development Management Policy in the RLDP with minor amendments.
HE3**	Design of Shop Fronts in Conservation Areas	Policy is functioning effectively.	Carry forward as a Development Management Policy in the RLDP.
HE4**	Roman Town of Caerwent	Policy is functioning effectively.	Carry forward as a Development Management Policy in the RLDP.

*Officer Working Group discussions refers to issues raised during a series of internal workshops with MCC Officers covering different topic areas. The findings of the workshops fed into the LDP Review Report (March 2018), including Table 2: Review of Development Management Policies.

**Historic Environment Policies to be further reviewed in light of the Historic Environment Act and consideration given to the need for new or amended policies particularly with regard to Buildings of Local Interest and Historic Landscapes.

Monmouthshire Replacement Local Development Plan

Summary Preferred Strategy

December 2022



monmouthshire
sir fynywy



**Monmouthshire County Council
Replacement Local Development Plan**

Summary Preferred Strategy

December 2022

Planning Policy Service

Monmouthshire County Council

County Hall, Rhadyr, Usk, Monmouthshire NP15 1GA

Tel: 01633 644429

Email: planningpolicy@monmouthshire.gov.uk

Replacement Local Development Plan Preferred Strategy – Summary

Introduction

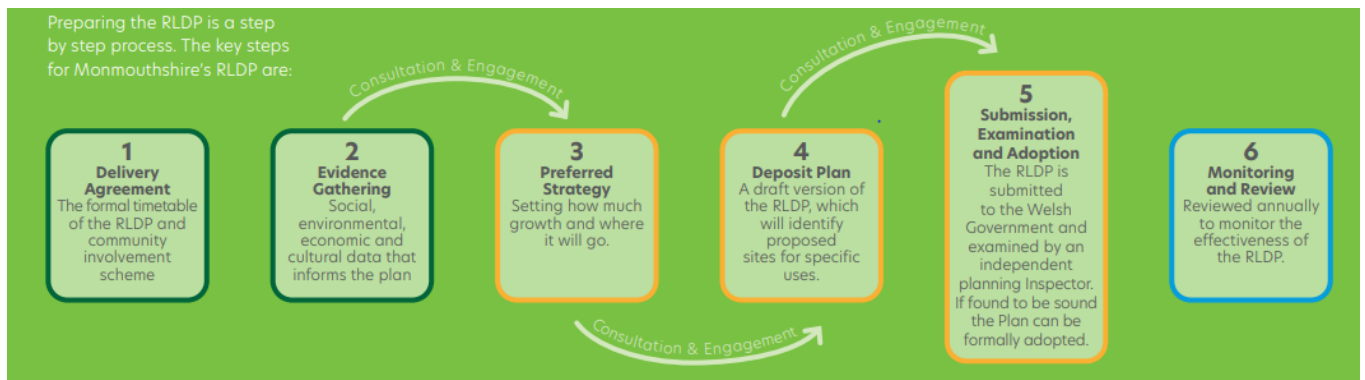
- i. Monmouthshire County Council (MCC) is preparing a Replacement Local Development Plan (RLDP) for the County (excluding the area within the Brecon Beacons National Park), covering the period 2018-2033. When adopted, it will be the statutory land use plan to support delivery of the Council's core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life¹. The RLDP will set out land use development proposals for the County and will identify how much new development will take place to 2033 and where this will be located. It will also identify areas to be protected from development and provide policies against which future planning applications will be assessed.
- ii. The RLDP will deliver the Council's objectives and address the core issues of delivering essential affordable homes at pace and scale, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.
- iii. From 5th December 2022 to 30th January 2023, we're seeking your views on the proposed Preferred Strategy. Details of [how to get involved](#) can be found on our website.

What is the Preferred Strategy?

- iv. The Preferred Strategy provides the strategic direction for the development and use of land in Monmouthshire (excluding the area within the Brecon Beacons National Park) over the Plan period 2018 to 2033. The Preferred Strategy:
 - identifies key issues, challenges and opportunities for the County (see Section 3 of the Preferred Strategy);
 - develops a vision and objectives for the RLDP that respond to the key issues, challenges and opportunities (see Section 4);
 - sets out the scale of future growth in population, housing and jobs and establish the spatial distribution of growth (see Section 4); and
 - sets out the Preferred Strategic Site Allocations and strategic policies to deliver/implement the strategy (see Section 5).
- v. This document provides a summary version of the Preferred Strategy in an attempt to make the information more accessible to a wider audience. The consultation questions refer to the paragraph numbers in the full version of the Preferred Strategy.
- vi. Figure 1 below shows how the Preferred Strategy fits into the Plan making process.

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

Figure 1: Replacement Local Development Plan Process



Supporting Documents

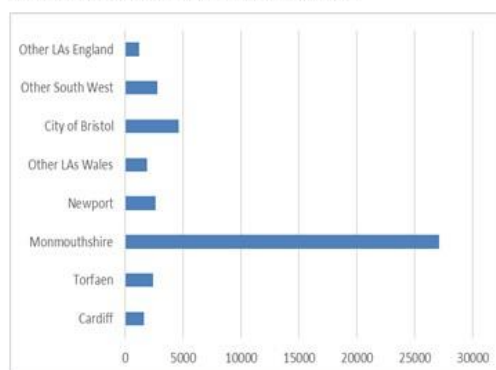
- vii. The Preferred Strategy has been subject to an Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SEA), Well-being of Future Generations Assessment (WBFGA), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh Language Impact Assessment (WLIA). The ISA assesses the extent to which the emerging proposals and policies will help to achieve the wider environmental, economic, social and cultural objectives of the RLDP. The Preferred Strategy has also been subject to a Habitats Regulations Assessment.
- viii. The [Initial Integrated Sustainability Appraisal Report](#) and [Habitats Regulations Assessment of the Preferred Strategy](#) are published alongside the Preferred Strategy. The ISA and HRA are iterative processes and will be updated as the RLDP progresses towards adoption.
- ix. The RLDP will be accompanied by an Infrastructure Plan, setting out what infrastructure is needed to support the development of the allocated sites, and will sit alongside an updated Local Transport Plan and an Economic Development Strategy. Together, these Plans will seek to deliver on the Council's economic ambition and its core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life. The RLDP is based on a wide-ranging [evidence base](#) which can be found on our website.
- x. Section 2 of the Preferred Strategy sets out a profile of Monmouthshire, and Section 3 identifies the issues, challenges and opportunities facing our communities to help inform the Plan priorities and objectives.

Context

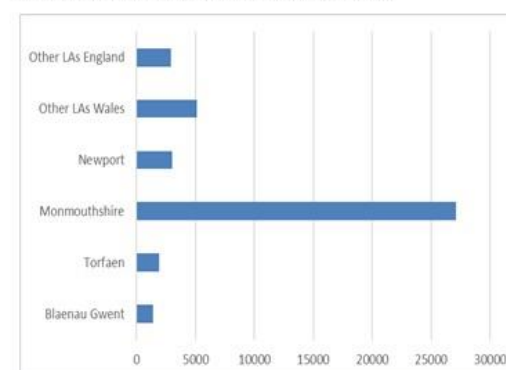
xi. A high level summary of the County’s profile (Section 2 of the Preferred Strategy) is provided below. Monmouthshire:

- occupies a strategic location at the gateway to Wales, easily accessible by rail and road from the major centres in South Wales, the South West of England, London and the Midlands;
- has a land area of approximately 88,000 hectares (880 square kilometres), of which 3% is defined as ‘built on’²;
- has an estimated population of 95,164³ of which:
 - i. 53% live within the four primary settlements of Abergavenny, Caldicot, Chepstow and Monmouth;
 - ii. the median age is 48 years compared to 34 years in Cardiff. Monmouthshire has a significantly higher proportion (26%) of older age groups (65+) and a lower proportion of young people under 16 (16%) compared to the Welsh averages (21% and 18% respectively). The proportion of our population aged 65+ and 85+ is increasing well above the Welsh average. This changing profile affects the social and economic sustainability of communities and changes future service demands;
 - iii. nearly 80% (79.7%) of the working-age population were economically active, higher than the figure for Wales (76.5%), with a lower proportion of working age people unemployed (2.9% in Monmouthshire compared to 3.8% in Wales)⁴;
- has a net out-commute of approximately 2,800 residents. 61% of residents who are employed work within the county. Of those commuting out for employment nearly 27% were commuting to the City of Bristol and a further 23% to other areas in England⁵:

Where residents of Monmouthshire Work



Where those who work in Monmouthshire live



² Corine Landcover Inventory

³ ONS Mid-year Estimates 2020

⁴ April 2021 – March 2022 ONS Annual Population Survey

⁵ ONS 2021 Annual Population Survey

- has a distinctive identity arising from its location in the borderlands between England and the industrial heartland of South Wales, with historic market towns and a rich built heritage that includes 31 Conservation Areas, 45 Historic Parks and Gardens, three Landscapes of Outstanding Historic Interest, approximately 164 Scheduled Ancient Monuments and 2,149 Listed Buildings;
 - has a diverse landscape stretching from the Gwent Levels in the south to the uplands of the Brecon Beacons National Park and Blaenavon Industrial World Heritage Site in the north-west to the Wye Valley Area of Outstanding Natural Beauty in the east;
 - is home to significant environmental designations including four Special Areas of Conservation (SACs) (the River Wye, the River Usk, the Wye Valley Woodlands and the Wye Valley Bat Sites), nationally designated Sites of Special Scientific Interest (SSSIs) and non-statutory locally identified Sites of Importance for Nature Conservation (SINCs);
 - has a strong core of agri-food, tourism, manufacturing, digital and tech businesses; According to tourism economic indicator STEAM report 2019⁶. (Scarborough Tourism Economic Activity Monitor) data, the tourism sector brought £245m into Monmouthshire in 2019 (latest figures available) and supported the equivalent of 3,119 full-time jobs.
- xii. The Preferred Strategy has been prepared in the context of relevant legislation and plans, policies and strategies at the national, regional and local levels, details of which are set out in Appendix 3 of the Preferred Strategy.

Key Issues, Challenges and Opportunities

- xiii. The key issues, challenges and opportunities/drivers facing the County (economic, environmental, social and cultural) are set out in the RLDP Issues, Vision and Objectives Paper⁷ (updated December 2022) and in Appendix 4 of the Preferred Strategy. The issues have been grouped to align with the Seven Well-being Goals as set out in the Well-being of Future Generations (Wales) Act 2015 to ensure that they are framed within this context. A high-level summary of the issues is provided below:

Access to housing:

- xiv. Average house prices in the County are the highest in Wales at £398,859 compared to the Welsh average of £236,439 (Hometrack, November 2022)⁸. In contrast, median wages are low for those working within the County, with gender inequality evident in median wages. This means a large proportion of younger people cannot afford to buy a home so either leave the County or have to live with their parents or in shared housing for longer. We have 2,200 households identified as being in need of

⁶ STEAM Trend Report 10-2019

<https://www.visitmonmouthshire.com/dbimsgs/STEAM%20Report%20MOM%202021.pdf>

⁷ The Issues, Vision and Objectives Paper can be viewed via <https://www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base/>

⁸ Based on sales and valuations over six month period March 2022 – August 2022. Sales only over same period related to £351,643 for Monmouthshire and £224,101 for Wales. Data accessed on 02/11/2022.

affordable housing⁹. The unaffordability of housing directly relates to our ageing demographic profile.

- xv. Future Wales 2040 Policy 7 *Delivering Affordable Homes* provides the framework to address this issue through affordable housing led developments. Policy 3 *Supporting Urban Growth and Regeneration - Public Sector Leadership* sets out that Welsh Government will play an active role in the delivery of growth and urban regeneration, working with local authorities to unlock the potential of public land and support local authorities to take an increased development role. These policies have shaped the RLDP requirement for 50% affordable housing provision on new site allocations, as well as influencing the spatial strategy and choice of the preferred direction for strategic sites in each principal town.

An ageing demographic

- xvi. By 2033 we will have more old people living in the County but fewer young people (see para xi above). An older population changes the kind of services our communities will need, but also reduces the economically active population making Monmouthshire a less attractive place for businesses to locate. This impacts on our future economic prospects. The Preferred Strategy seeks to ensure younger people are able to remain in or relocate to the County to live and work.

Sustaining rural communities

- xvii. There are challenges of rural isolation and sustaining rural communities, including regenerating the rural economy. The recent pandemic has emphasised the importance of locally accessible services and facilities. Policy 4 *Supporting Rural Communities* and Policy 5 *Supporting the Rural Economy* of Future Wales 2040 provide the policy framework to consider how age-balanced communities can be achieved, where depopulation should be reversed and allowing for sustainable, appropriate and proportionate economic growth. The RLDP will allow for a modest level of growth to main villages to enable to provision of essential affordable homes, as well as supporting rural diversification and sustainable tourism.

The climate and nature emergency

- xviii. The RLDP will enable renewable energy generation and will require net zero carbon ready developments. The Carbon Trust is completing a renewable energy assessment and this will accompany the Deposit Plan. Development will be located to reduce the need to travel and support modal shift in accordance with *Llwybr Newydd – The Wales Transport Strategy 2021*, will be located avoid flood risk in accordance with national planning policy, and will recognise the role resilient ecosystems can play in tackling carbon emissions and mitigating the impact of climate change. Policies will protect sites designated for biodiversity, habitats and species and require net biodiversity benefit in accordance with Section 6 of the Environment Act.
- xix. Significant investment in Active Travel is ongoing using Welsh Government funding supported by match funding. The [Active Travel Network Maps](#) reflect the June 2021 options for strategic growth around each principal settlement to consider how modal

⁹ MCC Affordable Housing Prospectus 2022

shift and behaviour change can be integrated from the outset. The Council is implementing an ambitious programme of 20mph speed limits beyond and in advance of the legislative change in September 2023. The Burns Commission and South Wales Metro projects propose public transport improvements in Monmouthshire including increased train service frequency at Abergavenny, Chepstow and Severn Tunnel Junction stations, improved inter-modal connectivity and coordination, streamlined ticketing, improved bus services and a new walkway station at Magor.

Water quality

- xx. Following new evidence about the environmental impacts of phosphates in watercourses, Natural Resources Wales (NRW) has adopted tighter targets for river water quality and has assessed the nine riverine Special Areas of Conservation in Wales. Within Monmouthshire, 88% of the River Usk's water bodies and 67% of the River Wye's water bodies failed to meet the required target. NRW has issued [detailed planning guidance](#) to ensure that the environmental capacity of the rivers does not deteriorate any further. A [plan of the affected catchment area of the rivers](#) can be found on the Council's website.
- xxi. A Motion for Rivers and Ocean was declared by Council in March 2022 with an [action plan](#) agreed by Council in September 2022 to outline steps the Council will take to protect our rivers and ocean.
- xxii. The Council is working closely with stakeholders, in particular Dŵr Cymru Welsh Water and Natural Resources Wales, neighbouring Local Authorities, the Wye Nutrient Management Board and the Usk Catchment Partnership, to identify and implement options for delivering improvements in water quality. A deliverable solution has been identified for the upper River Usk catchment to facilitate growth via improvements to the Llanfoist Wastewater Treatment Works. No such strategic solution is currently deliverable for the upper River Wye catchment: consequently, the spatial strategy proposes no new site allocations in this area. This environmental constraint means the Council cannot address its social and economic objectives in the upper Wye catchment. This is considered further at paragraph xxxvi.

Economic development

- xxiii. A range of suitably located and deliverable employment sites and supportive policies are needed to enable existing businesses to remain and to attract appropriate growth sectors. The potential increase in agile and home working in some sectors affects employment land demand/requirements and location choices and places a greater emphasis on quality of environment than travel distance. This increases Monmouthshire's attractiveness to inward investors.
- xxiv. There are opportunities associated with growth from both the Cardiff Capital Region and Bristol region. The overarching economic objectives of the Cardiff Capital Region City Deal are to create 25,000 new jobs and leverage £4 billion in private sector investment across the region. The key strategic themes present opportunities for the RLDP including:

- Connecting the Region: a Digital Strategy to create a smart region, drive innovation and attract private sector partnership and investment, improve connectivity via mobile 5G access and maximise open data.
- Regeneration and Infrastructure: the Housing and Investment Fund supports the delivery of more homes across the region and will support SMEs with loan development finance and a Customer Build Scheme releasing smaller plots of public sector land;
- Skills and Employment: the Skills for the Future Project provides careers advice, support for businesses to address barriers of participation and a commitment to support delivery of over 10,000 additional apprenticeships, graduate internships and upskilled employees in the private sector;

xxv. The Council's Economic Growth and Ambition Statement and Prospectus set out the aspirations to raise the profile of Monmouthshire as a dynamic place to do business, a credible place to invest and an incredible place to live, visit and stay. It recognises that Monmouthshire's economy needs to grow to help build sustainable and resilient communities and sets out the priorities and aims to achieve this vision.

Town centres first

xxvi. Vacancy rates in some of the County's town centres have increased due to changing shopping habits including internet shopping and economic factors such as high business rates and the cost of living crisis. The RLDP will support a town centre first approach, will review policies to ensure they suit future High Streets, and will promote connected communities and 20 minute neighbourhoods. The three Preferred Strategic Site Allocations will be supported by active travel improvements to connect them to town centres and public transport hubs.

Landscape, food supply and tourism

xxvii. The approach to selecting sites for allocation in the Deposit Plan will follow the Site Search Sequence outlined in PPW11, which prioritises the use of suitable and sustainably located previously developed land before considering greenfield sites. However, it is acknowledged that Monmouthshire has few brownfield sites.

xxviii. A key consideration in assessing the Candidate Sites will be the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire. The Council's anticipated approach to protecting BMV land and minimising loss is set out in Appendix 5 of the Preferred Strategy. All four of our primary settlements are surrounded by BMV agricultural land, so it is not possible to avoid the development of such land via a different spatial strategy.

xxix. We want to protect the landscapes and heritage that make Monmouthshire a unique and attractive place to live. The RLDP recognises the value and importance of placemaking and the provision of locally accessible open/spaces for health and well-being and recreation.

xxx. Tourism plays a significant part in the Monmouthshire economy particularly in assisting in the diversification of the rural economy and in sustaining the County's historic town centres. The RLDP will support such development.

xxxi. Policy 34 of Future Wales 2040 requires the South East Wales Strategic Development Plan (SDP) to identify a green belt to the north of Cardiff, Newport and the eastern part of the region to manage urban form and growth. An indicative plan is provided at page 163 of Future Wales 2040. While the County's main towns are situated outside of Future Wales' indicative green belt, in assessing candidate sites and their relationship to Policy 34 of Future Wales, consideration will be given to paragraph 3.72 of PPW11 which states that a proposed Green Belt designation should have regard to the longer term need for development land, the effects of development pressures in areas beyond the Green Belt and the need to minimise demand for travel. A Green Belt Study has been commissioned on a sub-regional basis to inform the evidence base of RLDPs and the South East Wales SDP.

RLDP Vision (2018-2033)

xxxii. The Vision clarifies the core purpose of the RLDP and provides a framework for developing the Preferred Strategy and future detailed policies.

By 2033 Monmouthshire will be a place where:

- (1) People are living in sustainable, resilient communities that support the well-being of current and future generations and are more inclusive, equal, safe, cohesive, prosperous, vibrant and balanced demographically. Both urban and rural communities are well-connected with better access to local services and facilities, open space and employment opportunities.**
- (2) Communities and businesses are part of an economically thriving, ambitious and well-connected County.**
- (3) The best of the County's built heritage, countryside, biodiversity, landscape and environmental assets have been protected and enhanced to retain its distinctive character.**
- (4) People enjoy healthier, more sustainable lifestyles with improved access to public transport and active travel opportunities and have a minimised impact on the global environment, supporting our ambitions for a zero carbon county.**

The implications of achieving this Vision will be that by 2033 Monmouthshire will be home to well-connected exemplar, affordable housing-led, net zero carbon ready places that provide employment and support demographically balanced sustainable and resilient communities for all.

RLDP Objectives (2018-2033): Delivering the Vision

xxxiii. In order to address the key issues and challenges and deliver the Vision, seventeen Objectives have been developed. The Objectives are sufficiently aspirational yet achievable. They have been grouped to align with the seven well-being goals as set out in the Well-being of Future Generations (Wales) Act 2015: they are not listed in priority order.

Figure 2 – RLDP Objectives

RLDP Objective Number	Headline	RLDP Objective
A Prosperous Wales (Well-being Goal 1)		
Objective 1	Economic Growth/ Employment*	To support a thriving, well-connected, diverse economy, which provides a range of good quality employment opportunities to enable and encourage indigenous business growth and attract inward investment and competitive innovative businesses in appropriate growth sectors, including through the provision of start-ups and grow on spaces.
Objective 2	Town and Local Centres*	To sustain and enhance the County’s market towns of Abergavenny, Caldicot, Chepstow, Monmouth, and local centres of Magor, Raglan and Usk as vibrant and attractive centres serving the needs of their population and those of their surrounding hinterlands, and supporting adaptation to meet the needs of the evolving role of the high street.
A Resilient Wales (Well-being Goal 2)		
Objective 3	Green Infrastructure, Biodiversity and Landscape*	To protect, enhance and manage the resilience of Monmouthshire’s natural environment, biodiversity and ecosystems and the connectivity between them, while at the same time maximising benefits for the economy, tourism, health and well-being. This includes the Wye Valley Area of Outstanding Natural Beauty, the County’s other high quality and distinctive landscapes, protected sites, protected species and other biodiversity interests.
Objective 4	Flood risk	To ensure that new development takes account of the risk of flooding, both existing and in the future, including the need to avoid inappropriate development in areas that are at risk from flooding or that may increase the risk of flooding elsewhere and the need to design development, including the use of natural flood management measures to appropriately manage flood risk and surface water run-off.
Objective 5	Minerals and Waste	To meet the County’s regional and local obligations to manage and dispose of its waste and to safeguard and exploit its mineral resource in a sustainable fashion.

RLDP Objective Number	Headline	RLDP Objective
Objective 6	Land	To promote the efficient use of land, including the need to: <ul style="list-style-type: none"> • maximise opportunities for development on previously developed land, whilst recognising that brownfield opportunities are limited in Monmouthshire. • protect the best and most versatile (BMV) agricultural land whilst at the same time recognising that this will not always be possible given high proportion of BMV land in the County and the limited opportunities for brownfield development. • support the adaptation and re-use of existing sustainably located buildings.
Objective 7	Natural resources	To promote the efficient use of natural resources including providing increased opportunities for water efficiency, energy efficiency, renewable energy, recycling and waste reduction.
A Healthier Wales (Well-being Goal 3)		
Objective 8	Health and Well-being*	To improve access for all to recreation, sport, leisure activities, open space and the countryside and to enable healthier lifestyles. To support the Health Board to improve health infrastructure to meet community needs.
A More Equal Wales (Well-being Goal 4)		
Objective 9	Demography*	To increase opportunities for the younger population to both live and work within Monmouthshire, creating a more balanced demography and socially and economically sustainable communities.
A Wales of Cohesive Communities (Well-being Goal 5)		
Objective 10	Housing*	To provide urgently needed affordable housing within exemplar, mixed, sustainable and well-connected places both for existing and future residents
Objective 11	Placemaking	To create exemplar sustainable places through design, layout and mix of uses that enhance the character and identity of Monmouthshire's settlements and landscape; create attractive, safe and

RLDP Objective Number	Headline	RLDP Objective
		accessible places to live, work and visit; and promote people's prosperity, health, happiness and well-being.
Objective 12	Communities	To build sustainable resilient communities where people have good access to employment, shops, housing, public transport, active travel, healthcare, community and cultural facilities.
Objective 13	Rural Communities	To sustain existing rural communities as far as possible by providing affordable homes and development opportunities of an appropriate scale and location in rural areas in order to assist in building sustainable rural communities and strengthening the rural economy.
Objective 14	Infrastructure*	To ensure that appropriate physical and digital infrastructure (including community and recreational facilities, sewerage, water, transport, schools, health care and broadband etc.) is in place or can be provided to accommodate new development.
Objective 15	Accessibility	To seek to reduce the need to travel by promoting a mix of land use allocations and improved internet connectivity, and where travel is required, to provide opportunities for active travel and integrated sustainable transport above use of the private car.
A Wales of Vibrant Culture & Thriving Welsh Language (Well-being Goal 6)		
Objective 16	Culture, Heritage and Welsh Language	To protect and enhance the built environment, culture and heritage of Monmouthshire for the future while maximising benefits for the economy, tourism and social well-being, including supporting and safeguarding the Welsh Language.
A Globally Responsible Wales (Well-being Goal 7)		
Objective 17	Climate and Nature Emergency *	To strive to limit the increase in global temperatures to 1.5°C, supporting carbon reduction through a variety of adaptation measures including facilitating resilient ecosystems and nature recovery, the use of renewable energy, net zero ready homes, the design and location of new development, encouraging balanced job and population growth to reduce out-commuting, the

RLDP Objective Number	Headline	RLDP Objective
		provision of broadband connectivity to reduce the need to travel, the provision of ultra-low emission vehicle charging infrastructure to reduce emissions and improve air quality, and the provision of quality Green Infrastructure.

** indicates the Objective has increased emphasis and importance in light of the Covid-19 pandemic*

Preferred Strategy

- xxxiv. The Preferred Strategy strikes a compromise between achieving our local evidence-based objectives that underpinned the June 2021 Preferred Strategy and the Welsh Government's response that objected to the level of growth proposed at that time. The spatial strategy takes account of the water quality constraint in the upper River Wye catchment.
- xxxv. The Preferred Strategy:
- **Makes provision for approximately 5,400 - 5,940 homes over the Plan period 2018-2033¹⁰** (Strategic Policy S1). This includes approximately 1,580 - 1,850 affordable homes (Strategic Policy S6). As there are currently approximately 3,740 homes in the housing landbank¹¹, **land will be allocated for approximately 1,660 - 2,200 new homes**, including 830 - 1,100 new affordable homes.
 - Sets out the planning policy framework to **enable the provision of approximately 6,240 additional jobs** (Strategic Policy S1) **by allocating sufficient employment land and by including policies to facilitate economic growth** (Strategic Policy S12). The RLDP will be supported by an Economic Development Strategy.
 - **Focuses growth in the County's most sustainable settlements of Abergavenny, Chepstow and Caldicot (including Severnside)** (Strategic Policy S2). Due to the lack of an identified strategic solution to the treatment of phosphates at the Monmouth Wastewater Treatment Works (WwTW) within the Plan period, **no new site allocations are proposed in the primary settlement of Monmouth** or within the upper River Wye catchment area north of Bigsweir Bridge.
 - Identifies **Preferred Strategic Site Allocations** in the primary settlements of Abergavenny, Chepstow and Caldicot, including Severnside.
 - Limits the impact of climate change by ensuring **new homes are net zero carbon ready and well connected with existing settlements**, providing attractive and accessible places to live and work.
 - **Sets out strategic policies** on a range of topic areas, reflecting the four placemaking themes in Planning Policy Wales (PPW)¹².
- xxxvi. It is recognised that the Preferred Strategy is unable to deliver the Council's objectives, including the delivery of new affordable homes, in those settlements in the phosphate affected upper River Wye catchment. As there are currently no identified strategic solutions to the treatment of water quality in the upper River Wye catchment area during the Plan period, this shortcoming is unavoidable. In contrast, strategic

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

¹¹ As the Plan period has already begun (2018) some of the homes in the landbank have been built, are under construction or have planning permission. The landbank figure also takes into account windfall sites and small sites.

¹² PPW edition 11, WG, February 2021.

solutions are being developed to enable the treatment of phosphates in the River Usk catchment area. This will enable sustainable growth within the most sustainable settlements within the River Usk catchment area over the Plan period. The southern part of the County where the rivers are tidal remain unaffected by this constraint.

xxxvii. If a strategic solution to water quality is secured in the Monmouth (Mayhill) Wastewater Treatment Works during the Plan period, then windfall sites within settlement boundaries could be developed. In accordance with the Development Plans Manual, these will be considered as ‘bonus sites’ and will not count towards our housing figures. It is proposed to include the following sites within the settlement boundary for Monmouth:

- Current LDP allocation at Drewen Farm, off Wonastow Road (approximately 110 homes);
- Current LDP allocation at Tudor Road, Wyesham (approximately 35 homes);
- Site with planning permission at Rockfield Road (approximately 130 homes).

The above sites have been unable to proceed at present due to the water quality constraint. In contrast, all other allocated housing sites within the adopted LDP that have not been delivered will be de-allocated.

Preferred Level of Growth and Preferred Spatial Strategy

xxxviii. Strategic Policies S1 and S2 set out the RLDP’s preferred growth strategy and preferred spatial strategy respectively.

Strategic Policy S1 – Preferred Growth Strategy

In order to meet Monmouthshire’s core purpose of building sustainable and resilient communities for all, between 2018 and 2033 the Plan will make provision for:

- **5,940* homes to meet a housing requirement of 5,400 homes**
- **6,240 new jobs**

The focus of this growth will be on the County’s most sustainable settlements, as outlined in the sustainable settlement hierarchy set out in Policy S2.

*This figure includes an indicative 10% flexibility allowance, which will be subject to further consideration and refinement at Deposit Plan stage

xxxix. The Preferred Growth Strategy is based on a demographic-led scenario with added policy assumptions¹³. It provides a level of growth (homes and jobs) that maximises the extent to which we can address our local evidence-based issues and objectives in the south of the County and River Usk catchment area, including delivery of affordable homes, sustainable economic growth, rebalancing our demography by ensuring that

¹³ Demographic-led option for the LPA area (i.e. excludes the BBNP area within Monmouthshire) using ONS 2020 MYE base and applying assumptions in relation to migration, household membership rates and commuting ratio, as set out in the Housing Background Paper.

young people can choose to live in the County, and responding to the climate and nature emergency, whilst also having regard to Welsh Government officer concerns regarding alignment with Future Wales 2040 and the water quality constraint in the upper River Wye catchment.

Strategic Policy S2 – Spatial Distribution of Development – Settlement Hierarchy				
In order to deliver sustainable and resilient communities for all, the main focus for new development will be distributed based on the following settlement hierarchy:				
Settlement Hierarchy		Indicative Distribution of Residential Growth*		Distribution of Employment Growth
		Indicative % of distribution	Indicative No. of homes	
Tier 1	Primary Settlements: <ul style="list-style-type: none"> • Abergavenny (inc. Llanfoist) • Chepstow • Monmouth (inc. Wyesham) • Caldicot (inc. Severnside Area comprising of: Caerwent, Crick, Magor Undy, Portskewett, Rogiet and Sudbrook) 	<p style="text-align: center;">24%</p> <p style="text-align: center;">13%</p> <p style="text-align: center;">5%</p> <p style="text-align: center;">44% across Severnside Area</p>	<p style="text-align: center;">1,403</p> <p style="text-align: center;">769</p> <p style="text-align: center;">275</p> <p style="text-align: center;">2,609 across Severnside Area</p>	This will be set out in the Deposit RLDP and will be consistent with the spatial strategy and commensurate to the level of housing growth.
Tier 2	Secondary Settlements: <ul style="list-style-type: none"> • Penperlleni • Raglan • Usk 	<p>6% across Secondary Settlements</p>	<p>380 across Secondary Settlements</p>	
Tier 3	Main Rural Settlements: <ul style="list-style-type: none"> Devauden Dingestow Little Mill Llandogo Llanellen Llangybi Llanishen Llanover Llanvair Discoed Llanvapley Mathern Penallt Pwllmeyric Shirenewton/ Mynyddbach St Arvans The Narth 	<p>8% across Main Rural and Minor Rural Settlements (Tiers 3 and 4)</p>	<p>504 across Main Rural and Minor Rural Settlements (Tiers 3 and 4)</p>	

	Tintern Trellech Werngifford/Pandy			
Tier 4	Minor Rural Settlements: Bettws Newydd Broadstone /Catbrook Brynygwenin Coed y Paen Cross Ash Cuckoo's Row Great Oak Grosmont Gwehelog Llanarth Llanddewi Rhydderch Llandegveth Llandenny Llangwm Llansoy Llantilio Crossenny Llantrisant Llanvair Kilgeddin Mitchel Troy Penpergwm The Bryn Tredunnoch			

Development boundaries will be defined for Settlement Tiers 1 – 3, within which the principle of development is considered to be acceptable, subject to the detailed policy considerations to be set out in the RLDP.

Within Tier 4 – Minor Rural Settlements, minor infilling between existing buildings will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP.

Outside of Tiers 1 – 4, open countryside policies will apply where planning permission will only be allowed for the following types of development, subject to satisfying detailed planning criteria:

- **Acceptable conversions of rural buildings**
- **Sub-division of existing dwellings**
- **Rural Enterprise Dwellings**
- **One Planet Development**
- **Rural diversification and rural enterprise uses**
- **Affordable housing exception sites adjoining settlement boundaries to meet local needs**
- **Gypsy and Traveller Sites**

*Figures include an indicative 10% flexibility allowance which will be subject to further consideration and refinement at Deposit Plan stage. The spatial distribution figures should be treated as indicative as they may alter following detailed Candidate Site assessment work.

- xi. Policy S2 seeks to focus housing and a commensurate level of employment development on the primary settlements of Abergavenny (including Llanfoist), Chepstow and Caldicot including the Severnside area. A lower level of growth is proposed in the most sustainable lower tier settlements to deliver much needed rural affordable homes, address rural inequality and rural isolation.
- xli. The exact distribution of development will be identified in the Deposit RLDP. Where growth cannot be met in an individual settlement, it will be directed toward a same tier or higher tier settlement within the same Housing Market Area. Further detail including a map of the Housing Market Areas is provided in the Housing Background Paper. The RLDP will seek to allocate those sites that are the best connected, most sustainable, best deliver placemaking and are least harmful, which will require balanced consideration and trade-offs at Deposit Plan stage. The same approach has been taken in identifying the Preferred Strategic Site Allocations for each primary settlement.
- xlii. The table below (Figure 3) sets out the indicative distribution of the proposed housing growth. A full breakdown of each component is set out in Table 10 of the Housing Background Paper. There are different components that contribute towards the 5,940 homes (5,400 plus 10% flexibility) including homes already built since 2018 (1,579 homes), sites with planning permission that will realistically be built (1,261 homes), small sites and windfalls (900 homes), and new site allocations (2,200 homes).

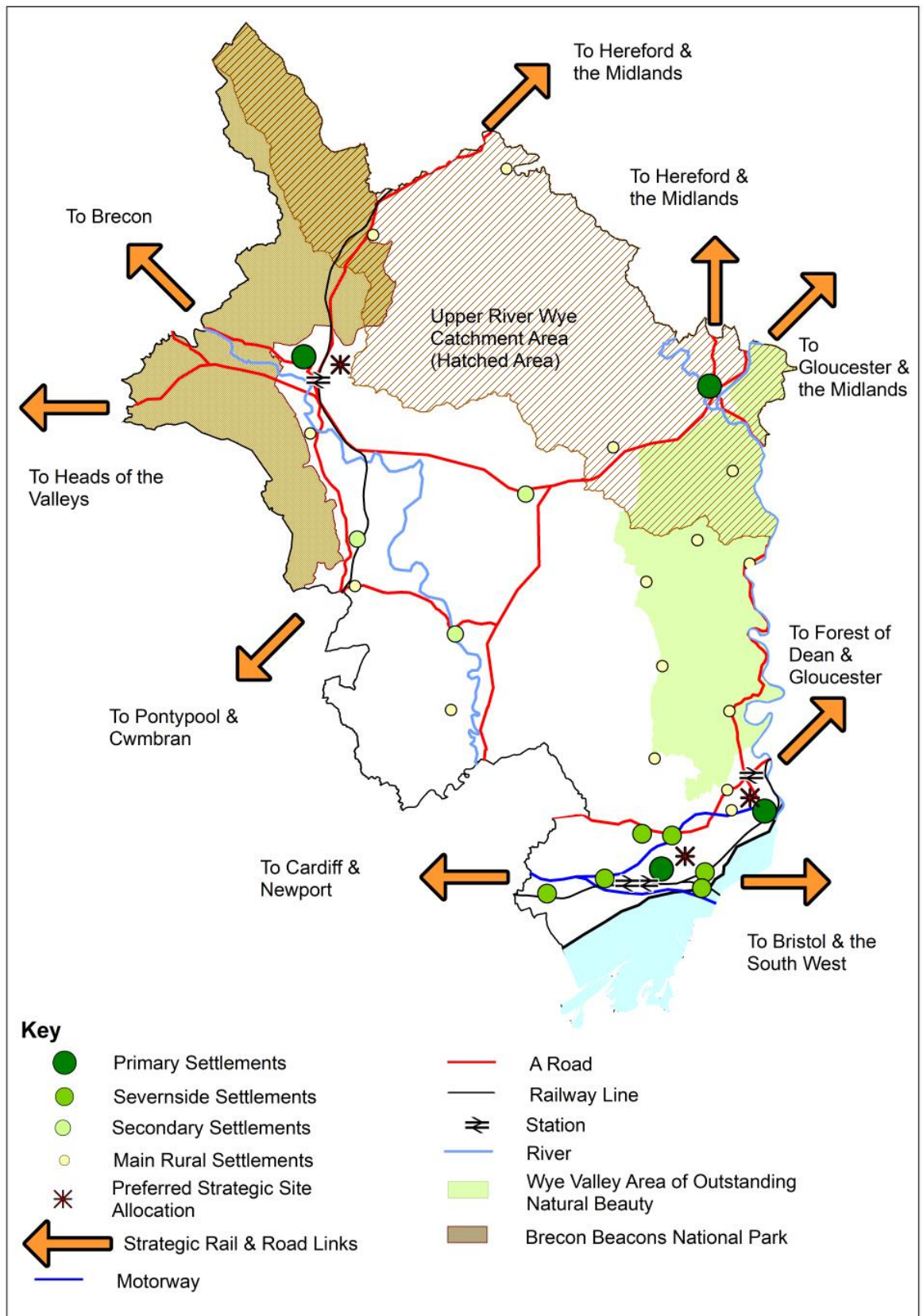
Figure 3: Summary of Indicative Spatial Distribution of Housing Provision*

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

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

xliii. The Preferred Strategy is illustrated in the Key Diagram below.

Figure 4: Key diagram of the Preferred Strategy



IMPLEMENTATION & DELIVERY - STRATEGIC POLICIES

- xliv. This section sets out the Strategic Policies which form the framework for implementing and delivering the Preferred Strategy as set out in Strategic Policies S1 and S2. The format and structure reflect PPW11's placemaking themes¹⁴ and the overarching aim of delivering sustainable development.

STRATEGIC & SPATIAL CHOICES

- xlv. These policies focus on setting out how Monmouthshire's preferred level and spatial distribution of growth will contribute to supporting sustainable and resilient communities for all. It is important that development contributes to the creation of sustainable places that focus on delivering placemaking and ensuring that Monmouthshire's communities are sustainable in the long-term and are attractive places to live, work and visit.

Sustainable Placemaking & High Quality Design

Strategic Policy S3 – Sustainable Placemaking & High Quality Design

Development will contribute to creating high quality, attractive and sustainable places that support the health and well-being of the community. In order to achieve this, development shall:

- i) Incorporate high quality, sustainable, safe and inclusive design that offers ease of access for all and provides connectivity between uses;**
- ii) Incorporate an appropriate mix of uses to minimise the need to travel and to maximise opportunities for active travel and public transport use;**
- iii) Incorporate a Green Infrastructure-led approach that respects local distinctiveness and the character of the site and its surroundings; and**
- iv) Protect and enhance the natural, historic and built environments and show an understanding of how these function together to contribute towards the quality of places.**

Climate Change

Strategic Policy S4 – Climate Change

All development proposals will be required to address the causes of, and adapt to the impacts of, climate change. Means of achieving this will include:

- i) Avoiding locating development in areas at risk of flooding, or where appropriate, minimising the risk of flooding including the incorporation of measures such as Sustainable Urban Drainage Systems and flood resilient design;**

¹⁴ Figure 6 PPW11 – Page 20

- ii) Incorporating low/zero carbon energy requirements by reducing energy demand and promoting energy efficiency;
- iii) Supporting the development of renewable and low/zero carbon energy generation and a presumption against energy generation utilising fossil fuels, fracking and methods that are not low/zero carbon;
- iv) Utilising sustainable construction techniques and local supplies through the adoption of the circular economy principles;
- v) Incorporating water efficiency measures and minimising adverse impacts on water resources and quality;
- vi) Using land efficiently and co-locating uses to minimise the overall need to travel and maximise opportunities for active travel and public transport use;
- vii) Providing ultra-low emission vehicle charging infrastructure to reduce emissions and improve air quality; and
- viii) Supporting the resilience of development through Green Infrastructure solutions including: opportunities for biodiversity and resilient ecosystems, greenspace provision and connectivity, and water resource management.

Detailed targets and measures will follow in the Deposit RLDP policies and site allocations.

- xlvi. We recognise that the climate emergency and nature emergency are intrinsically linked and that the principles of sustainable development are wide-ranging and include such aspects as transport, green infrastructure, and the natural environment. These principles are dealt with in the Plan’s other Strategic Policies, including S3 – Sustainable Placemaking & High Quality Design, S9– Sustainable Transport and S17 – Green Infrastructure, Landscape and Nature Conservation and are therefore not repeated in this policy. These policies should be considered as a whole.

Infrastructure Provision

Strategic Policy S5 – Infrastructure Provision

Where existing infrastructure is inadequate to serve the proposed development, new or improved infrastructure and facilities to remedy deficiencies must be provided as part of the proposed development. Where possible, infrastructure improvements should be provided prior to occupation. Where provision on-site is not appropriate, off-site provision, or a financial contribution towards it, will be sought.

Arrangements will be required towards the future management and maintenance of facilities provided, either in the form of initial support or in perpetuity.

Planning Obligations will be sought to secure improvements in infrastructure, facilities, services and related works, where they are necessary to make development acceptable. In identifying appropriate contributions, due regard will be paid to the overall development viability, including the cost of measures that are necessary to physically deliver a development and ensure that it is acceptable in planning terms. Such obligations may include:

- **Affordable Housing Provision**
- **Education Facilities**
- **Active Travel**
- **Sustainable Transport Measures**
- **Transport Infrastructure**
- **Recreation and Leisure Facilities including formal and informal open space**
- **Green Infrastructure**
- **Community and Cultural Facilities**
- **Ecological Mitigation and Enhancement**
- **Strategic utilities including; water and sewerage infrastructure**
- **Waste management facilities**
- **Health infrastructure**

In the event that viability considerations indicate that not all the identified contributions can be reasonably required, priority contributions will be determined on the basis of the individual circumstances of each case. In the case of housing developments, priority will be given to the affordable housing required by Policy S6 unless there is an overwhelming need for the available contribution, in whole or in part, to be allocated for some other necessary purpose/s.

ACTIVE & SOCIAL PLACES

- xlvi. The Active & Social Places theme aims to create well-connected and cohesive communities. The Strategic Policies contained within this section seek to deliver well connected, active and healthy communities that have access to good quality homes, services and community facilities. Detail relating to the required tenure split will be included in the Deposit RLDP based on the most up to date information contained in the Local Housing Market Assessment (LHMA): the current LHMA identifies that 68% of affordable housing need is for social rent, 7% for intermediate rent and 25% for low cost home ownership. An updated LHMA is being prepared using the new Welsh Government template.

Affordable Homes

Strategic Policy S6 – Affordable Homes

The affordable homes target for the Plan period of 2018 – 2033 is 1,580 – 1,850 homes.

The Council is committed to ensuring the delivery of 50% affordable homes on all new site allocations.

Further detail relating to affordable housing thresholds will be included in the Deposit RLDP to reflect the outcomes of the emerging viability work.

Preferred Strategic Site Allocations

Strategic Policy S7 – Preferred Strategic Site Allocations

Strategic Sites will be allocated to contribute to the delivery of the housing and job growth rates set out in Policy S1. The following sites are identified as Preferred Strategic Site Allocations:

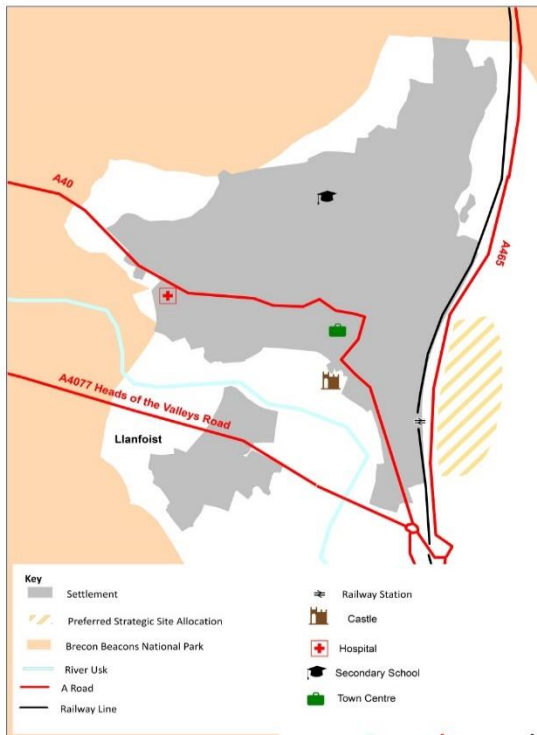
- a) Abergavenny East
- b) Bayfield, Chepstow
- c) Caldicot East

- xlvi. In order to implement the RLDP's Strategy, Preferred Strategic Site Allocations have been identified for the Primary Settlements of Abergavenny, Chepstow and Caldicot. These sites have been selected from a total of 13 strategic growth options located across Abergavenny, Chepstow, Monmouth and Severnside that were previously consulted on in the 2021 Preferred Strategy. Site selection has been informed by the consultation responses received on the 2021 Preferred Strategy. To inform these Preferred Strategic Site Allocations, a high-level assessment has been undertaken to identify those sites which could contribute to delivering the level of growth (housing and jobs) required to deliver the Preferred Strategy. These sites have provided sufficient evidence of viability and deliverability that will be built on as the Plan progresses. Two of the sites, namely Abergavenny East and Caldicot East, are anticipated to provide housing both within and beyond the RLDP plan period.
- xlvii. Following the consultation on the Preferred Strategy the Council will undertake a detailed assessment of all sites to ensure delivery of the Plan's Strategy, including the provision of:
- 50% affordable homes;
 - Net zero carbon ready homes;
 - Necessary supporting infrastructure;

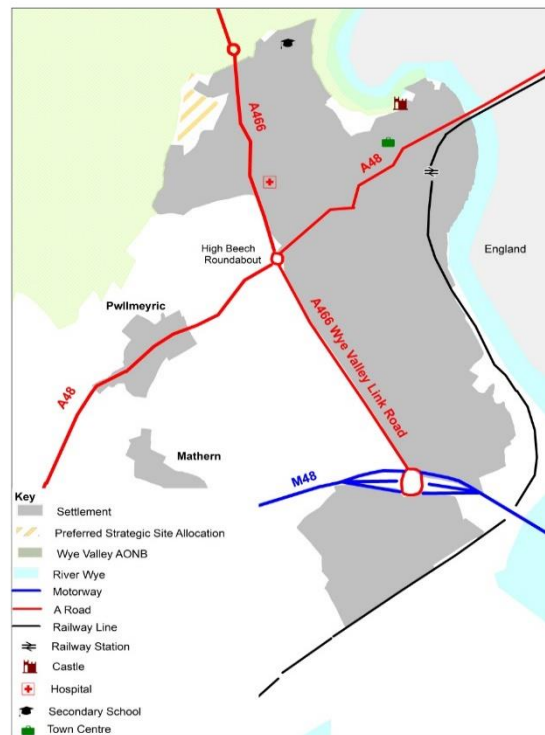
- A masterplanning process to ensure allocations create sustainable, cohesive, well-designed places delivered through a strong placemaking approach; and
- A financial viability assessment to ensure sites are deliverable within the Plan period.

Figure 5: Location of the Preferred Strategic Site Allocations

Abergavenny East



Bayfield Chepstow



Caldicot East

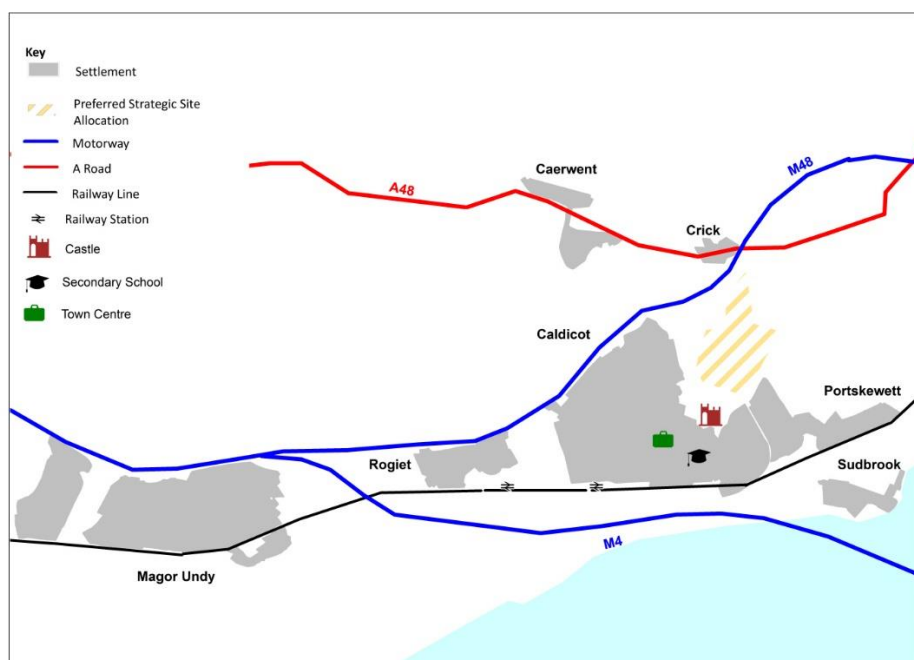


Figure 6: Details of the Preferred Strategic Site Allocations

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

Gypsy and Travellers

Strategic Policy S8 – Gypsy and Travellers

Land will be made available to accommodate unmet Gypsy and Traveller accommodation needs identified in the latest Gypsy & Traveller Accommodation Assessment.

- i. An updated Gypsy & Travellers Needs Assessment has been prepared and was submitted to Welsh Government for approval in January 2021¹⁵. This identified a need for nine residential pitches between the period 2020 – 2025 and a further four pitches for the remaining Plan period of 2026 – 2033, giving a total need of 13 pitches until the end of Plan period. The update did not identify a need for a transit pitch: this need is best considered on a regional basis through the SDP process.
- ii. Land will be identified to accommodate unmet Gypsy and Traveller accommodation need in the Deposit Plan. Specific criteria-based policies to assess proposals for Gypsy and Traveller accommodation that come forward during the Plan period will be considered within the Deposit RLDP.

¹⁵ Welsh Government approval is still awaited

Sustainable Transport

Strategic Policy S9 – Sustainable Transport

Development proposals must promote sustainable, low carbon, safe forms of transport which reduce the need to travel by car, increase provision for walking and cycling and improve public transport (rail and bus) provision in order to deliver significant health and well-being benefits through an increase in human physical activity, and environmental benefits through reduction of transport related air and noise pollution. This will be facilitated by:

- Development that accords with the Sustainable Transport Hierarchy (as set out in PPW, Future Wales and Llwybr Newydd) of reducing the need to travel by car, and promoting walking, cycling public transport and Ultra Low Emission Vehicles (ULEVs) above private motor vehicles;
- Promoting digital and innovative infrastructure in both urban and rural areas to enable remote working and reduction in a need to travel to the workplace on a day-by-day basis;
- Promoting Active Travel (walking and cycling) connectivity through safeguarding, enhancing and expanding on the Active Travel Network Maps (ATNMs);
- Locating development close to public transport facilities and designing developments to facilitate and improve public transport infrastructure, its connections and geographical reach to rural areas;
- Ensuring developments incorporate and/or enable the use of ULEVs by providing the necessary underlying infrastructure;
- Improving travel infrastructure safety;
- Ensuring developments are served by an appropriate level of parking provision depending on the nature and location of the proposal;
- Developing the role of Monmouthshire's Primary Settlements in accordance with the South East Wales Regional Plan and Monmouthshire's Local Transport Plan (LTP) around which low carbon sustainable transport opportunities can be developed and linked to the South East Wales Metro, and;
- Demonstrating how proposed development in rural areas enables solutions to rural transport problems, such as improvement of links to public transport, digital infrastructure, and innovative solutions, such as car sharing schemes.

The Deposit Plan will safeguard sites necessary to deliver the key transport measures and schemes identified in National, Regional and Local Transport Plans.

- lii. The spatial strategy of the RLDP focuses development in our most sustainable settlements of Abergavenny (including Llanfoist), Chepstow and Caldicot including Severnside. This provides opportunities for a reduction in travel and for improving sustainable transport, particularly walking and cycling (active travel) and public transport. In line with the Active Travel Act 2013 and Welsh Government Travel Act Guidance (2021)¹⁶, the Council has produced Active Travel Network Maps (ATMNs)¹⁷, identifying the walking and cycling routes required to create fully integrated networks for walking and cycling.
- liii. The RLDP will promote the concept of the ‘20 minute neighbourhood’¹⁸ whereby new development should be within a 20 minute walking distance of key everyday services, which in turn will promote physical activity and the health and well-being of our residents.

Town, Local and Neighbourhood Centres

Strategic Policy S10– Town, Local and Neighbourhood Centres	
All new or enhanced retail, commercial and social developments, including leisure, cultural and entertainment uses, will be focussed according to the hierarchy defined below. Developments should be consistent in scale and nature with the size and character of the centre and its role in the hierarchy.	
Proposals must maintain or enhance the vibrancy, vitality and attractiveness of the centre. Proposals which would undermine the vibrancy, vitality and attractiveness of the centre will not be permitted.	
Town Centres:	Abergavenny, Caldicot, Chepstow, Monmouth
Local Centres:	Magor, Raglan, Usk
Neighbourhood Centres: <i>(These will be reviewed as part of the Deposit RLDP)</i>	Abergavenny - Hillcrest Road, Rother Avenue, The Mardy Caldicot – West End Chepstow – Bulwark, Thornwell Monmouth – Overmonnow, Wyesham, The Albion

¹⁶ Welsh Government Active Travel Act Guidance (July 2021)
<https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf>

¹⁷ Monmouthshire’s Active Travel Network Maps can be viewed via
[Proposed Routes for Walking and Cycling - Monmouthshire](#)

¹⁸ Future Generations Commissioner for Wales (2020) Climate Week: How 20-minute neighbourhoods can help us fight the Climate Emergency and save our towns and cities
[Climate Week: How 20-minute neighbourhoods can help us fight the Climate Emergency and save our towns and cities – The Future Generations Commissioner for Wales](#)

- liv. Policy S10 adopts a ‘Town Centre First’ approach in accordance with Future Wales 2040 and PPW11. This puts the health and vibrancy of town centres as the starting point of locational decision-making. It also directs facilities and services to where intended users can easily walk, cycle and/or use public transport to access them. Developments of an appropriate scale within our town and local centres that maintain and/or enhance their vitality, attractiveness and viability will be supported in the RLDP. Inappropriate developments which would undermine the vitality, viability and attractiveness of the County’s town, local and neighbourhood centres such as out of centre retail will be strongly resisted.

Community & Recreation Facilities

Strategic Policy S11 – Community and Recreation Facilities

Where a town or local centre location is not available or appropriate, development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining settlement boundaries subject to detailed planning considerations. Development proposals that result in the unjustified loss of community and recreation facilities will not be permitted.

- lv. For the purpose of this policy, community facilities are defined as facilities used by local communities for leisure, social, health, education and cultural purposes and include village halls and shops, schools, GP surgeries / health centres, leisure centres, public houses, places of worship, cemeteries, allotments, community food growing and libraries. Recreation facilities include formal sport, recreation and leisure pursuits such as team games, children’s play facilities, as well as more informal activities such as walking in the countryside.

PRODUCTIVE & ENTERPRISING PLACES

- lvi. Economic growth and resilience are key priorities for the Council, driven by the need to address the shrinking working age population and the high levels of out-commuting historically experienced. The Preferred Strategy aims to provide an appropriate balance of household and jobs growth. The RLDP policy framework will seek to attract and retain investment, create jobs, improve strategic infrastructure through the identification of sufficient employment land for traditional employment uses (B use class) and the promotion of other employment generators important to Monmouthshire’s economy. Job growth will also come via the growth and retention of existing Small Medium Enterprises (SMEs) and the formation of new ones, with supportive planning policies, marketing and other interventions as required to make this happen.

Employment Sites Provision

Strategic Policy S12 – Employment Sites Provision

Provision will be made for a minimum of 38 ha of land on a suitable range and choice of sites for industrial and business development (classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987) in accordance with the Plan's Spatial Strategy.

Existing employment land and premises that continue to be required for employment purposes will be protected from alternative forms of development.

To ensure that a range of types and sizes of employment land and premises is provided, development for the following will be permitted, subject to detailed planning considerations:

- Small units and workshops for small businesses throughout the County to assist in providing regeneration opportunities, enabling SMEs to start up and grow, and ensuring sustainable economic growth;
- The integration of new employment opportunities in mixed-use developments.

- lvii. The Preferred Strategy provides the planning policy framework to enable the provision of 6,240 jobs over the Plan period (416 jobs per annum). This level of job growth aligns with the projected population and housing growth and takes account of adjustments to household membership rates for key younger age groups and a reduced level of commuting by retaining more of the resident workforce.
- lviii. The Council has commissioned an Employment Land Review (ELR)¹⁹ to assess employment forecasts and B-use class land requirements for the Plan period 2018 – 2033. The study recommends a minimum requirement of 38ha of employment land based on past take-up, including a five-year buffer to allow for choice and uncertainty in forecasting. The ELR breaks this down by individual land use types as follows:
- B1: 3.5ha
 - B2: 9.2ha
 - B8: 25.2ha
- lix. Providing for this level of jobs growth is part of a complex picture. A fundamental element will be the provision of a deliverable range of employment land supply, in appropriate locations and in the right quantities to attract new businesses in key growth sectors and enable our existing businesses to grow. Many of the County's businesses are SMEs and may not require new land allocations to grow. Moreover, there is an increased propensity for agile and home working in some sectors over the longer term, meaning demand for physical employment land or space is changing. Community-based remote working hubs support a hybrid way of working from home and remotely at a local hub, reducing the need to travel and supporting small and medium sized enterprises (SMEs) needs which are a key sector in the County.

¹⁹ Employment Land Review (BE Group, October 2022)

Rural Enterprise

Strategic Policy S13 – Rural Enterprise

Development to enable rural enterprise uses and the diversification of the rural economy will be permitted outside settlement development boundaries where it is of a scale and type compatible with the surrounding area and will cause no unacceptable harm to the surrounding landscape, historic and cultural heritage, biodiversity or local amenity value. Development must re-use or adapt existing buildings where possible. The exceptional circumstances in which new buildings may be permitted outside the settlement boundaries to support the rural economy will be set out in the Deposit RLDP.

- ix. In allowing for an appropriate amount of diversification and enterprise in rural areas, the Plan seeks to sustain and enhance and, where appropriate, regenerate the County's rural settlements. The 'Monmouthshire 2040: Our Economic Growth and Ambition Statement'²⁰ aims to continue to support and promote rural businesses and services. Building on the work of the EU funded Rural Development Programme²¹, which ceased in September 2022, the Council secured £2.04M funding as part of the UK Government's Community Renewal Fund²² and has been awarded £7.16 million from the [Shared Prosperity Fund](#) over the next three years.

Visitor Economy

Strategic Policy S14 – Visitor Economy

Development proposals that provide and/or enhance sustainable forms of tourism will be permitted subject to detailed planning considerations.

Development proposals that would have an unacceptable adverse impact on features and areas of tourism interest and their settings, or that would result in the unjustified loss of tourism facilities will not be permitted.

²⁰ Monmouthshire 2040: Our Economic Growth and Ambition Statement can be viewed via: <https://www.monmouthshire.gov.uk/app/uploads/2020/03/Economic-Growth-and-Ambition-Statement-November-2019.pdf>

²¹ Details of the Rural Development Programme – 2014 – 2020 can be viewed via Monmouthshire's website at [Monmouthshire Business & Enterprise | Rural Innovation | Embracing innovation and enabling big things to happen in South Wales](#) and Welsh Government via <https://businesswales.gov.wales/walesruralnetwork/wrn-support-unit/rural-development-programme-funding>

²² Details of the UK Community Fund and UK Shared Prosperity Fund can be viewed via <https://www.gov.uk/government/publications/uk-community-renewal-fund-prospectus/uk-community-renewal-fund-prospectus-2021-22>

Sustainable Waste Management

Strategic Policy S15 – Sustainable Waste Management

To facilitate the delivery of sustainable management of waste the Plan will:

- i) Ensure that proposals conform to the principles of the waste hierarchy supporting those that move waste up the hierarchy;
- ii) Support an integrated and adequate network of waste management installations that has regard to the nearest appropriate installation concept and self-sufficiency principles where necessary;
- iii) Identify suitable allocated and protected Class B2 industrial sites that are appropriate for in-building waste management treatment facilities, subject to detailed planning considerations;
- iv) Support the circular economy by encouraging the minimisation of the production of waste and the use of reused and recycled materials in the design, construction and demolition stages of development; and
- v) Ensure that provision is made for the sustainable management, sorting, storage and collection of waste in all new development.

- lxi. Local authorities are required to develop a sustainable approach to the management of waste and promote the waste hierarchy of re-use, recycling, recovery and finally disposal.
- lxii. Technical Advice Note (TAN) 21: Waste notes that many general employment sites and major industrial areas are likely to be suitable locations for waste facilities²³. Details of those employment land allocations considered suitable for waste management facilities will be provided in the Deposit Plan as well as the detailed criteria against which planning applications for waste management facilities will be assessed.

Minerals

Strategic Policy S16 – Minerals

The Council will sustainably manage its mineral resources by:

- i) Safeguarding known / potential land won sand and gravel and crushed rock resources for future possible use;
- ii) Maintaining a minimum 10-year land bank of crushed rock and 7 years land-based sand and gravel reserves throughout the Plan period in line with the requirements of the latest South Wales Regional Aggregates Working Party Regional Technical Statement on Aggregates; and
- iii) Encouraging the efficient and appropriate use of high-quality minerals and maximising the potential for the use of secondary and recycled aggregates as an alternative to primary land won resources.

²³ Paragraph 3.19 of TAN 21: Waste (2014)

- lxiii. PPW11 and Minerals Technical Advice Note 1: Aggregate (2004) (MTAN1) require Local Planning Authorities to make provision for a minimum land bank of 10 years for crushed rock and 7 years for land-based sand and gravel throughout the full 15 years of a development plan period. A revised Regional Technical Statement – 2nd Review for South Wales²⁴ was published in September 2020 and endorsed by the Minister for Energy, Planning and Rural Affairs in March 2021. The total apportionments required for Monmouthshire are zero for land-won sand and gravel and 6.05 million tonnes for crushed rock. These compare with existing landbanks (excluding dormant sites) of zero for sand and gravel, and 11.25 million tonnes for crushed rock (as of 31st December 2016), reflecting the significant unworked permitted reserves of Limestone at the quarry at Ifton. Consequently, no further allocations for future working are required to meet Monmouthshire’s needs. Collaborative working with neighbouring authorities will consider options for satisfying regional apportionments. The latest position will be included in the Deposit Plan.

DISTINCTIVE & NATURAL PLACES

- lxiv. Reflecting the vision, the Distinctive & Natural Places section seeks to protect, enhance and manage Monmouthshire’s Green Infrastructure assets including its natural heritage, high quality open spaces, distinctive landscapes, protected sites, habitats and species and other biodiversity interests and the ecological connectivity between them. This is an essential component of placemaking.

Green Infrastructure, Landscape and Nature Conservation

Strategic Policy S17 – Green Infrastructure, Landscape and Nature Conservation

Development proposals will embrace the placemaking approach and incorporate Green Infrastructure assets and opportunities that are assessed, designed and managed to deliver a multifunctional resource; capable of delivering a wide range of social, economic, environmental and health and well-being benefits for local communities and the County as a whole, including climate change action, biodiversity action, mitigation and net gain.

Development proposals must:

Maintain, protect and enhance the integrity and connectivity of Monmouthshire’s green infrastructure, landscapes, biodiversity, public rights of ways and heritage assets through the following key functions:

- (i) Landscape setting and quality of place, by identifying, assessing, protecting and enhancing the distinctive landscape, historical,**

²⁴ Regional Technical Statement – Second Revision main report – Final September 2020 - [1 \(swrapw-wales.org.uk\)](https://www.swrapw-wales.org.uk) & South Wales Appendix B - [1 \(swrapw-wales.org.uk\)](https://www.swrapw-wales.org.uk) & Welsh Government RTS Clarification Letter – 11th November 2021

- cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;
- (ii) **Biodiversity and resilient ecosystems by protecting, assessing, positively managing and enhancing biodiversity and geological interests, including designated and non-designated sites, protected and priority species and their habitats, and the ecological connectivity between them;**
 - (iii) **Greenspace provision, connectivity and enjoyment by ensuring the creation of accessible multifunctional interconnected spaces that offer opportunities for recreation and health and well-being;**
 - (iv) **Sustainable energy use;**
 - (v) **Local food production; and**
 - (vi) **Flood attenuation and water resource management.**

Next Steps

- lxv. Following the consultation and stakeholder involvement on the Preferred Strategy, the Council will finalise the RLDP and place it on Deposit. Feedback from the Preferred Strategy consultation will be detailed in the Consultation Report on the Strategy. This report must accompany the RLDP ISA Report and the other supporting documents on Deposit, in accordance with Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015). A summary of key issues raised through the consultation and the Preferred Strategy with any necessary amendments will be reported to Council in Spring 2023 to seek approval of the Preferred Strategy. The Deposit Plan will then be prepared and considered by Council prior to statutory consultation and engagement during Spring 2024.
- lxvi. Following consultation on the Deposit Plan and consideration of the issues raised, it will be submitted to the Welsh Government who will appoint an independent Inspector to examine the RLDP. Having regard to the evidence and representations received during the Deposit consultation, the Inspector must determine whether the RLDP accords with the 'tests of soundness' set out in the Development Plans Manual.
- lxvii. Following the examination, the Inspector will issue a report recommending any necessary changes to the RLDP. The Inspector's report will be binding and the Council must accept the changes and adopt the RLDP as amended. Once adopted, the RLDP will replace the existing Adopted LDP.

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Monmouthshire Replacement Local Development Plan

Delivery Agreement

Revised December 2022





**Monmouthshire County Council
Replacement Local Development Plan**

Delivery Agreement

Revised December 2022

Planning Policy Service

Monmouthshire County Council

County Hall, Rhadyr, Usk, Monmouthshire NP15 1GA

Tel: 01633 644429

Email: Planningpolicy@monmouthshire.gov.uk

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1.0 Introduction

Revised Delivery Agreement December 2022

- 1.1 The Replacement Local Development Plan (RLDP) Delivery Agreement was first approved by Welsh Government on 14th May 2018. Since then, several challenges have arisen meaning that progress on the preparation of the RLDP has been delayed. These challenges include the publication of updated Welsh Government 2018-based population projections, the Covid-19 pandemic, an objection from Welsh Government to the July 2021 Preferred Strategy, and phosphate water quality issues in the River Wye and River Usk catchment areas.
- 1.2 The Council is proceeding with a new Preferred Strategy that responds to the Welsh Government objection and unresolved water quality constraint in the upper River Wye catchment. As a consequence, there is a need to further amend the Delivery Agreement timetable as set out in this document.

LDP Review

- 1.3 A full review of the Monmouthshire Local Development Plan 2011 – 2021 (adopted 27th February 2014) has been undertaken, the findings of which are set out in the LDP Review Report (March 2018). The Review Report provides an overview of the issues that have been considered as part of the full review process and subsequently identified any changes that are likely to be needed to the LDP, based on evidence. It concludes by recommending that the Council commences the preparation of a RLDP following the full revision procedure. The final Review Report was published alongside the Draft Delivery Agreement (May 2018). The Council has commenced preparation of the Replacement LDP which will cover the Plan period 2018-2033.
- 1.4 The adopted Monmouthshire Local Development Plan (February 2014) covers the period 2011-2021. The risks associated with the LDP expiry date legislation for the adopted LDP have dissipated following the publication of a letter from the Minister received in September 2020¹. This clarified that the provisions in the Planning (Wales) Act 2015 relating to LDP expiry dates do not apply to LDPs adopted prior to that Act coming into force (4th January 2016). This means that our current LDP, adopted in February 2014, remains an extant development Plan for decision-making purposes until the RLDP is adopted. Although policies in the Adopted LDP may be superseded by more recent national policy or evidence after December 2021, the Minister's clarification provides much needed clarity to all stakeholders and removes a considerable risk of having a policy vacuum. This clarification does not, however, change the urgent need for the Council to make timely progress on its RLDP and to get

¹ Minister for Housing and Local Government Letter to Local Authority Leaders and Chief Executives National Park Authority Chief Executives 24th September 2020

the new Plan adopted as soon as realistically possible to address our key issues to ensure a Plan-led system is in place.

Purpose of a Delivery Agreement

1.5 The RLDP will cover the 2018-2033 period. Preparation of a Delivery Agreement² is a key requirement in preparing a replacement Plan. This document provides details of the various Plan-making stages, the time each part of the process is likely to take, and the resources that the Council will commit to Plan preparation. It also sets out the way in which the Council proposes to involve the local community and other stakeholders in the preparation of the RLDP. The RLDP will be examined by an independent Inspector to test whether the Plan is sound and has been prepared in accordance with its Delivery Agreement.

1.6 The Delivery Agreement is split into two key parts:

- The **Timetable** for producing the RLDP. This provides a clear indication of when each stages of Plan preparation will take place. Definitive dates are provided up to the deposit stage with indicative dates for later stages. A project management approach will continue to be taken to ensure that the Plan is adequately resourced and delivered on time. The timetable is included in *Part 2* of this Revised Delivery Agreement and has been updated to reflect the delays detailed above.
- The **Community Involvement Scheme** outlines the Authority's principles of community engagement; its approach in relation to who, how and when it intends to engage with the community and stakeholders, how it will respond to representations and how these representations will inform later stages of Plan preparation. This is included as *Part 3* of this Revised Delivery Agreement.

1.7 A glossary of terms can be found in Appendix 4.

Preparation of the Replacement LDP

1.8 In preparing the RLDP the Council will aim to achieve the following key outcomes³:

- Support sustainable development and quality places based around the National Sustainable Placemaking Outcomes, be aligned with national policy set out in Planning Policy Wales (PPW) and Future Wales: the National Plan 2040 and integrated with an SA/SEA/HRA, including Welsh language and the requirements of the Well-being of Future Generations Act 2015.
- Be based on and underpinned by early, effective and meaningful community involvement in order to understand and consider a wide range of views, with the aim of building a broad consensus on the spatial strategy, policies and proposals of the RLDP.

² Section 63 (1) Planning and Compulsory Purchase Act 2004 & Regulations 5 – 10 LDP (Wales) Regulations (as amended 2015)

³ Welsh Government Development Plans Manual (Edition 3, March 2020).

- Be based on a robust understanding of the role and function of the Monmouthshire area including the functional linkages to areas beyond our administrative boundaries.
- Be distinctive by having plans setting out clearly how Monmouthshire will develop and change, giving certainty for communities, developers and businesses.
- Be resilient to climate change, reflecting the Council’s climate emergency declaration and Community and Corporate Plan priority. We will adhere to the principles of Placemaking, the Sustainable Transport Hierarchy and the Energy Hierarchy as set out in PPW.
- Ensure the sustainable management of natural resources in accordance with the Environment (Wales) Act 2016 and other relevant legislation.
- Deliver what is intended through deliverable and viable plans, taking into account necessary infrastructure requirements, financial viability and other market factors.
- Be proactive and responsive, kept up-to-date and flexible to accommodate change.

1.9 The RLDP will be prepared with regard to a wide range of legislation, policies and other initiatives at the European, national, regional and local level. The Gwent Well-Being Plan (GWBP) will be of particular importance at the local level. The GWBP relates to the economic, social, environmental and cultural well-being of the sub region and has clear links with the RLDP where it relates to land use planning.

Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SA/SEA)

1.10 An Integrated Sustainability Appraisal⁴, (ISA) incorporating Strategic Environmental Assessment⁵ (SEA), is a statutory requirement of LDP preparation in order to assess the environmental, social and economic implications of the Plan’s strategy and policies. The ISA process fulfils the requirements and duties for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA), Welsh Language Impact Assessment (WLIA) and Well-being of Future Generations (WBFGE) and is utilised to ensure that policies in the LDP reflect sustainable development principles and take into account the significant effects of the Plan on the environment.

1.11 The Council will continue to adopt an integrated approach to the SA/SEA of the RLDP, ensuring that the Plan is internally consistent, with economic and social issues considered alongside other matters. The appraisal process will run concurrently with the Plan making process and forms an iterative part of plan preparation.

1.12 The ISA, incorporating the SEA, will be undertaken as follows:

- An Integrated Sustainability Appraisal Scoping Report identifies the existing sustainability issues in the Monmouthshire area and provides baseline information

⁴ Section 62 (6) Planning and Compulsory Purchase Act 2004

⁵ European Union Directive 2001/42/EC & Environmental Assessment of Plans and Programmes (Wales) Regulations 2004

along with a review of plans, policies, programmes and strategies. The existing SA indicators and objectives will be revised and updated as necessary. A revised Sustainability Framework will be produced.

- An Initial Integrated Sustainability Appraisal Report (ISAR) predicts and evaluates the effects of the LDP options, spatial strategy and strategic policies on the social, environmental and economic objectives as set out in the Scoping Report. The Initial ISAR will be published at the same time as the Preferred Strategy and updated when the Deposit Plan is prepared.
- A Final Integrated Sustainability Appraisal Report will bring together all elements of the ISA and take into account the binding recommendations of the Planning Inspector. The Final ISAR will be published following receipt of the Inspector's Report.
- An Integrated Sustainability Appraisal Adoption Statement will be published to explain how the sustainability considerations and the Sustainability Assessment have been taken into consideration in the production of the RLDP.

Habitats Regulations Assessment (HRA)

1.13 The Habitats Directive⁶ requires that land use plans, including LDPs, are subject to an additional Habitats Regulations Assessment where there are sites of European significance for nature conservation purposes. Monmouthshire contains a range of international nature conservation designated sites such as Special Areas of Conservation and a RAMSAR site. Habitats Regulations Assessment will be undertaken alongside ISA/SEA to ensure an integrated approach to assessment. It is intended that the process will again run concurrently with the Plan making process and form an iterative part of Plan preparation.

1.14 There are two stages of Habitats Regulation Assessment:

- Screening
- Habitats Regulations Assessment

Evidence Base Assessments

1.15 As outlined in each of the published Annual Monitoring Reports, and the Review Report, there is a need to update and undertake various evidence base assessments throughout the preparation of the RLDP which will include:

- Needs assessments in relation to population, housing, employment and retail
- Additional land allocations to meet the chosen growth strategy for the new Plan period
- Affordable Housing Viability Assessment
- Local Housing Market Assessment Update
- Sustainable Settlement Assessment

⁶ 92/43/EC

- Employment Land Review and Regional Employment Study
- Amenity Open Space Survey
- Settlement Boundary Review
- Renewable Energy Assessment
- Infrastructure Plan
- Green Wedge Review
- Landscape Sensitivity Study Update

This is not a definitive list and additional evidence base update requirements may emerge as the replacement Plan progresses.

Well-being of Future Generations Act

- 1.16 The Well Being of Future Generations (Wales) Act (WBFG) gained Royal Assent in April 2015. The Act aims to make a difference to lives of people in Wales in relation to seven well-being goals and also sets out five ways of working. The seven well-being goals relate to; a prosperous Wales, a resilient Wales, a healthier Wales, a more equal Wales, a Wales of cohesive communities, a Wales of vibrant culture and Welsh language, and, a globally responsible Wales. The five ways of working are long-term, integration, involvement, collaboration and prevention. Given that sustainable development is the core underlying principle of the LDP (and SEA), there are clear associations between both the LDP and the WBFG Act. As a requirement of the Act a Well-being Plan (WBP) must be produced, which considers economic, social, environmental and cultural well-being and has clear links with the RLDP. Both the WBFG Act and the WBP will be considered fully throughout the preparation of the RLDP, which will follow the five ways of working.

Tests of Soundness

- 1.17 ‘Soundness’ is an integral part of the LDP system and is an important principle by which it may be demonstrated as to whether the LDP shows good judgement and is able to be trusted. If the RLDP is found not to be sound then the Welsh Government could require the Council to take necessary action to remedy the situation. This may involve returning to the very early stages of Plan preparation thereby causing considerable delay in the preparation of the Plan.
- 1.18 The Council must submit the RLDP to the Welsh Government for examination. An independent Inspector is appointed by the Welsh Government to undertake this examination to determine whether the Plan is fundamentally sound. The Inspector will assess whether the preparation of the Plan has been undertaken in accordance with legal and regulatory procedural requirements, and, complies with the Community Involvement Scheme. The Inspector must also determine whether the Plan meets the three soundness tests⁷:

⁷ Development Plans Manual Edition 3 (Welsh Government, March 2020)

- **Test 1 – Does the Plan fit?** (i.e. is it clear that the RLDP is consistent with other Plans?)
- **Test 2 – Is the Plan appropriate?** (i.e. is the Plan appropriate for the area in the light of the evidence? Does it address the key issues? Is the vision and strategy positive and sufficiently aspirational?)
- **Test 3 – Will the Plan deliver?** (i.e. is it likely to be effective?)

1.19 The conclusions reached by the Inspector will be binding and, unless the Welsh Government intervenes, the Council must accept the changes required by the Inspector and adopt the RLDP.

2.0 Timetable

- 2.1 The Council established a timetable in the original Delivery Agreement (May 2018) summarising the key stages in Plan preparation (Table 1), which while challenging, was considered to provide a realistic timeframe for preparation of the RLDP having regard to the resources available. In preparing the timetable, regard was had to the WG's expectation that a replacement Plan can be prepared in considerably less than 4 years, taking into account the resources available and the extent of changes required (Planning Policy Wales Edition 9, November 2016 provided the relevant guidance at that time). Moreover, it had regard to the fact that the current LDP was due to expire in December 2021 and there was a pressing need to maintain plan coverage. However, as noted above, a recent Ministerial letter has confirmed that the LDP end date legislation will not apply to those LDPs adopted prior to 4th January 2016 meaning that the Adopted LDP will remain in force until the RLDP is adopted.
- 2.2 Work commenced at pace on the RLDP following the approval of the original Delivery Agreement in May 2018, however, since that time several challenges have arisen which have impacted on the progress of the RLDP. This includes the publication of updated Welsh Government 2018-based population projections, the Covid-19 pandemic, an objection from Welsh Government to the June 2021 Preferred Strategy, and phosphate water quality issues in the River Wye and River Usk catchment areas.
- 2.3 The Council is proceeding with a new Preferred Strategy that responds to the Welsh Government objection and unresolved water quality constraint in the upper River Wye catchment. As a consequence, there is a need to further amend the Delivery Agreement timetable as set out in this document. The revised RLDP timetable is set out in Table 1 and Appendix 2.
- 2.4 Table 1 is split into definitive and indicative stages:
- **Definitive Stages** – This part of the timetable provides information up to and inclusive of the statutory Deposit stage. The progress of the Plan over this period is under the direct control of the Council (subject to external risks such as the recent pandemic) and therefore the revised target dates, while still challenging, are considered realistic and every effort will be made to adhere to these dates.
 - **Indicative Stages** – This part of the timetable provides for the stages of Plan preparation beyond the statutory Deposit stage. These stages are increasingly dependent on a wide range of external factors (e.g. the number of representations received, number of examination hearing sessions, time taken to receive Inspector's Report) over which the Council has limited control. Those dates will be reconsidered after reaching the Deposit stage when definitive timings for the remaining stages will be prepared and submitted to the Welsh Government for agreement and publication.

Table 1 - Key Stages in Replacement Plan Preparation (Revised December 2022)

Key Stages	Timescale
Definitive	
Revised Delivery Agreement (4) (December 2022)	December 2022
	Full Council – December 2022 Submission to Welsh Government for agreement – December 2022
Pre-Deposit Participation	June 2022 - November 2022
	Report to Council on draft Preferred Strategy – December 2022
Preferred Strategy (Pre-Deposit) Consultation.	December 2022
	Preferred Strategy – statutory 8 week consultation (December 2022 – January 2023) Informal consultation on the Candidate Site Register (December 2022 – January 2023) Report to Council with summary Consultation Report to endorse the Preferred Strategy (Spring 2023)
Statutory Deposit Plan Consultation	April-May 2024
	Report to Council on draft Deposit Plan – March 2024 Deposit Plan - 6 week statutory consultation Analyse consultation responses and prepare consultation report – Summer 2024 Report to Council on focused changes and submission of Deposit Plan to Welsh Government – October 2024
Stages	Timescale
Indicative	
Submission of RLDP to Welsh Government	October 2024
Independent Examination	Late 2024/early 2025
Inspector's Report	June 2025
Adoption	July 2025 (must be adopted within 8 weeks of receiving the Inspector's binding report)

- 2.5 A revised detailed project Plan outlining the timescale for each of the stages of Plan preparation is included in Appendix 2.

Resources

- 2.6 The Head of Placemaking, Regeneration, Highways and Flooding and Head of Planning will be responsible for the overall delivery of the RLDP, with the Planning Policy Manager responsible for the day-to-day project management. The Planning Policy Team will lead in the preparation and delivery of the RLDP with Member engagement and political reporting at appropriate stages. The existing staff resources are set out in Table 2 below, approximately 80% of officer time will be dedicated to the RLDP to account for day to day involvement in liaison with colleagues in development management and also to account for regional working. Additional time will be dedicated by the Head of Placemaking, Regeneration, Highways and Flooding and the

Head of Planning to ensure the efficient delivery of the RLDP. It will also be necessary to call upon staff resources from other internal departments to assist in undertaking various evidence base updates/assessments. This is likely to include officer support from: Development Management, Heritage, Housing, Highways, Business and Enterprise, Green Infrastructure, Education, Democratic Services and Legal Services.

Table 2 – Planning Policy Staff Resources

Officer Job Title	Number of posts
Planning Policy Manager	1
Principal Planning Policy Officer	1
Senior Planning Policy Officer	3*
Planning Policy Officer	1

*One post holder is retiring in December 2022 and this post will be deleted

- 2.7 The Council recognises that additional professional specialist services will also be required to progress and establish a robust evidence base to inform the RLDP. While it is anticipated that a considerable amount of evidence base work will be undertaken by MCC officers, predominately Planning Policy, the use of external consultants will be necessary, particularly in relation to highly technical/specialist elements of the evidence base. Financial resources have been secured accordingly.
- 2.8 The Delivery Agreement has been prepared on the basis of a Monmouthshire RLDP only. Work is, however, on-going on a regional basis and collaboration with neighbouring authorities will continue to be fundamental to the preparation of the RLDP, particularly with regard to a joint evidence base, where appropriate. The South East Wales Strategic Planning Group (SEWSPG) has, and continues to, progress a set of regionally agreed methodologies for key topic areas to ensure a consistent evidence base throughout the Cardiff Capital Region. In addition, Monmouthshire, Torfaen, Blaenau Gwent, Newport and Caerphilly Councils have jointly procured a number of joint evidence base studies. Liaison also continues with our neighbours in England as they progress their Development Plans.
- 2.9 A sufficient budget is available to progress the RLDP to adoption within the proposed timetable. It is anticipated that this will cover expenditure relating to all elements of preparation of the RLDP and the Independent Examination.

Risk Management and Analysis

- 2.10 While the original timetable for preparation of the RLDP was considered to be realistic, it was acknowledged that it would also be challenging. It was recognised that there are a number of factors that could result in Plan preparation deviating from the proposed timetable. The original timetable allowed for flexibility through a degree of tolerance of up to 3 month delay, before a formal revision to the Delivery Agreement is required. Appendix 3 sets out a risk assessment including a number of potential issues that could cause difficulties in keeping to the proposed timetable, together with the Council’s proposed approach to managing them.

2.11 The unavoidable delays to the Plan preparation process experienced as a consequence of the numerous challenges set out above, and the decision to embark on a new Preferred Strategy, has necessitated a further revision to the RLDP timetable, which has been updated to reflect a realistic timescale for further key stages of the RLDP process. The revised timetable identifies the RLDP being adopted in Summer 2025 and is set out in Appendix 2.

Supplementary Planning Guidance (SPG)

2.12 The RLDP will contain sufficient policies to provide the basis for determining Planning applications. However, SPG has an important supporting role in providing more detailed or site-specific guidance on the way in which RLDP policies will be applied. While SPG does not form part of a Development Plan it should be derived from and be consistent with the relevant LDP. The SPG should also be clearly cross referenced to the policies and proposals it supplements.

2.13 Since the adoption of the current Adopted LDP, a total of nine Supplementary Planning Guidance documents and one Planning Advice Note have been prepared and adopted to support existing LDP policies. The SPG cover the following topic areas:

- Green Infrastructure, April 2015
- Conversion of Agricultural Buildings Design Guide SPG April, 2015
- LDP Policies H5 & H6 Replacement Dwellings in the Open Countryside and Extension of Rural Dwellings SPG, April 2015
- Affordable Housing SPG, July 2019
- Renewable Energy and Energy Efficiency SPG, March 2016
- Primary Shopping Frontages Supplementary Planning Guidance, April 2016
- Sustainable Tourism Accommodation SPG, November 2017
- Rural Conversions to Residential or Tourism Use, November 2017
- Infill Development SPG, November 2019
- Planning Advice Note – Archaeology, August 2020
- Conservation Area Appraisals (to date 18 appraisals have been approved as Supplementary Planning Guidance).

2.14 It is anticipated that the SPG topics listed above will continue to be necessary and relevant, and so will be carried forward with any amendments necessary to support the RLDP, and/or the updated evidence base.

2.15 For example it is recognised that updated viability testing is essential to inform the RLDP which could result in changes to existing policy, particularly affordable housing. Accordingly it is likely that the Affordable Housing SPG will need to be revised to reflect such changes. It is anticipated that this will be revised alongside the preparation of the RLDP. It should nevertheless be noted that SPG to the RLDP cannot be formally adopted until after the Inspector's Report has been received and it is clear that there are no changes to the policy approach set out in the Replacement Plan. It is not

anticipated that any new/additional SPG will be prepared or consulted on in parallel with the RLDP, primarily due to the challenging timescales.

Monitoring and Review

- 2.16 The Council will continue to monitor and regularly review progress of the RLDP against the requirements of the Delivery Agreement to ensure the timetable is being adhered to and the public engagement as set out in the CIS is being met. As noted in paragraph 2.10 the timetable allows for a marginal degree of flexibility, however, any significant amendments to the DA will require approval by the Council prior to Welsh Government agreement. The DA may need to be amended if the following circumstances, which are beyond the LPA's control, occur:
- Significant change to the resources available to undertake preparation of the RLDP.
 - Preparation of the RLDP falls behind schedule by more than 3 months at a key stage.
 - Significant changes to European, UK or Welsh legislation directly affecting the RLDP preparation process.
 - Any other change in circumstances that will materially affect the delivery of the RLDP in accordance with the DA.
 - Significant changes to the Community Involvement Scheme.
- 2.17 Given the unavoidable delays incurred during the Plan preparation process to date (as detailed above), the Delivery Agreement timetable has been further revised to reflect a more realistic timescale for future key stages of the RLDP process.
- 2.18 An updated timetable will be submitted to the Welsh Government following the Deposit stage. This will provide certainty of the timescales for the remaining stages (i.e. replacing indicative stages with definitive stages). The indicative timetable will be redefined within 3 months of the close of the formal Deposit period and submitted to the Welsh Government for agreement.

3.0 Community Involvement Scheme

- 3.1 The Community Involvement Scheme sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP. While ultimately it is the Council that is responsible for the content of the RLDP, one of the aims of the LDP system is that Plan production is based on effective community involvement in order that a range of views can be considered as part of a process of building a wide consensus on the Plan's strategy and policies. The five ways of working prescribed by the Well-Being of Future Generations (Wales) Act are integral to the CIS, namely long-term, integration, involvement, collaboration and prevention. The CIS describes the ways in which the community can influence the RLDP at the different stages of the Plan preparation process.
- 3.2 In light of the recent pandemic, the Council has reviewed digital involvement options to provide our communities and stakeholders with information and the ability to engage with the RLDP consultation in a virtual manner. Further details are set out below.
- 3.3 Monmouthshire County Council's core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life⁸ is intrinsically linked to land use Planning and is therefore key to the delivery of the RLDP. Accordingly, the CIS is based on Monmouthshire County Council's five values; openness, fairness, flexibility, teamwork and kindness.

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 '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.*

⁸ The Community and Corporate Plan 2022 sets out the Council's core purpose, principles, and priorities

***Kindness:** We will show kindness to all those we work with putting the importance of relationships and the connections we have with one another at the heart of all interactions.*

3.4 Monmouthshire County Council is also committed to ensuring the ten national principles for public engagement in Wales are utilised. Public engagement in the preparation of the RLDP will take place in accordance with the guidelines set out in the CIS. The Council recognise that engagement must be designed to make a difference. The main objectives for involving the community in the RLDP preparation process can be identified as:

- To involve people at the earliest opportunity, in time to shape Plan preparation work
- That consultation takes place before decisions are made and that such decisions are made in an open and transparent manner
- To provide an accessible consultation process and adapt this as necessary to account for individual needs
- To encourage and enable everyone with the opportunity to be involved, if they so choose
- Adopt alternative approaches to ensure seldom heard groups are involved from the outset
- Draw on local knowledge to improve decision making and help the realistic implementation of decisions
- That the planning system should help implement the community's vision for the area
- To seek consensus and strengthen community involvement
- To engage as full a spectrum of the community as possible in strategic issues
- To provide two way dialogue by responding to and publishing comments received at formal consultation stages (Preferred Strategy and Deposit) in a report of consultation.

Welsh Language and Bilingual engagement

3.5 The Welsh Language Standards place a legal duty on Councils to make it easier for people to use services through the medium of Welsh. The Council has published a Welsh Language Strategy for 2022 - 2027; the requirements of both the corporate strategy and Welsh Language Standards will be maintained at each stage of the RLDP. Bilingual engagement will be carried out in the following ways:

- We welcome correspondence in both Welsh and English. Where correspondence is received in Welsh and a reply is necessary, this will be sent in Welsh.
- All comments forms, public notices (including site notices) and Easy Read documents will be bilingual. Stakeholders on the RLDP database will be sent RLDP correspondence in their preferred language.
- Any pages on the Replacement Local Development Plan website and social media posts published on twitter will be bilingual.
- Any public meetings will be conducted bilingually where a request has been made ahead of time. Prior notification is required in order to provide a translation service.
- Draft RLDP documents can be made available in Welsh if requested. The Adopted RLDP will be available in both Welsh and English format.

How will we involve you?

3.6 We will seek to publicise the RLDP process at every stage and reach as much of the community as possible, as well as other stakeholders, to advise people about the RLDP and how they can get involved. This will be done by:

- Direct contact with statutory consultees and those stakeholders who have asked to be included on the RLDP database (1000+ contacts) (contact and language preference are as indicated by the stakeholder through consultation).
- Through use of **Twitter**, by utilising both the corporate @MonmouthshireCC account and the @MCCPlanning account.
- Via **Facebook** on the Monmouthshire County Council page.
- Engagement with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings.
- Engagement with Town and Community Councils
- All RLDP information and documents will be made available on the Council's website, which will be updated regularly.
- Deposit of documents at the Council's headquarters, libraries and Community Hubs where possible⁹.
- Press releases for the local media, where appropriate.
- Producing Easy Read summary documents for key stages of the RLDP process.
- Public information exhibitions, engagement sessions ('drop-in sessions') and meetings in accessible and neutral locations.
- Virtual engagement and consultation via web based technological tools.
- Site notices will be displayed regarding proposed land allocations at Deposit stage and letters will be sent to adjacent properties (excluding Candidate Sites submitted as these relate to submissions for consideration rather than proposals).

Who will we involve?

Individuals who have registered an interest through the RLDP Database

3.7 A database has been maintained to include members of the public, interested persons and any individual organisations who have requested to be kept informed at each stage of the RLDP process. The primary purpose of this database is to allow for those who are not included on the Welsh Government list of consultees for Local Development Plans to be involved and informed throughout the RLDP process. Anyone can request for their details to be included on the database. Anyone who makes representations at any of the stages of RLDP process will be automatically added to the database in order for them to receive updates on progress and allow them to be adequately informed of further opportunities to participate at a later date. It should be noted that the General Data Protection Regulation (GDPR) came into force in May 2018. By commenting on the RLDP,

⁹ If some of these venues are temporarily closed during a consultation period we will endeavour to identify alternative outlets and communicate this to all stakeholders via the means set out here.

individuals and stakeholders give their consent for their details to be held by the Council throughout the RLDP process and for a period of 6 years following adoption.

- 3.8 If you wish for your details to be added to the RLDP database, please contact the Planning Policy Team by email, phone or in writing using the contact details as set out in paragraph 3.29.

County Councillors

- 3.9 It is recognised that the involvement of Members of Monmouthshire County Council throughout the RLDP preparation will be of key importance. Members have a unique position as not only do they represent the communities within their individual ward, they also represent public interest and are involved in decisions for the wider benefit of the County as a whole. Accordingly, Members will play an essential role in the RLDP process by providing information to local residents, informing us of issues/opportunities within their local area and more fundamentally making decisions on matters affecting the Monmouthshire area as a whole.
- 3.10 The Cabinet Member for Sustainable Economy, Deputy Leader has responsibility for Planning policy, including the RLDP. Liaison with the Cabinet Member and all other Members is essential throughout the process. All-Member workshops will be when deemed necessary, particularly at key stages of the RLDP including but not limited to; the Growth and Spatial Options, Preferred Strategy, Deposit RLDP and at Adoption. Topic-specific Member workshops will also be held throughout the Plan preparation process. Key stages of Plan preparation will go to the Place Scrutiny Committee for pre-decision scrutiny. Members will be fully informed throughout the process and notified prior to every participation/consultation stage.

Town and Community Councils

- 3.11 Town and Community Councils also play a key role in disseminating information to the residents within their area on matters of local importance and will be a key link to communities across Monmouthshire. Town and Community Councils will be consulted at every stage of the RLDP process and through their individual communication methods will help raise awareness of the RLDP to local communities. They also have the ability to provide up to date local information, opinions on any proposals within their areas and more importantly are able to provide detail of any land use based aspirations they have for their community.

Partnership Groups

- 3.12 Existing partnership groups are seen as an important means of engaging the wider community in the preparation of the RLDP, particularly in the early stages of public participation when structured discussion is desirable.
- 3.13 Liaison with the Gwent Public Service Board and partners will be of particular importance to ensure the RLDP aligns with the Gwent Well-being Plan. We will also work closely with the Council's Community Development Team who operate as a bridging mechanism between

partners, Town & Community Councils and the community. The Community Development Team is also central to the delivery of the Gwent Wellbeing Plan.

Members of the Public, Businesses, Land Owners, Developers and Agents

- 3.14 As outlined previously extensive engagement will be undertaken at each key stage of the RLDP process. Efforts will be made to engage with the business community at an early stage which could be achieved through liaison with the individual Chambers of Commerce across the County. We will also engage with planning agents who are regular customers of Monmouthshire's Planning Service. As noted above, anyone can request for their details to be included on the RLDP database. Landowners, agents and prospective developers who wish to put land forward to be considered for development will therefore also be included on the RLDP database.
- 3.15 The Candidate Site process provided the opportunity for those who have an interest in land to submit sites to be considered for development. A common methodology has been established across the South East Wales region for local planning authorities to utilise for their respective RLDPs. Reflecting this, we adopted a two-stage Call for Candidate Sites. The Initial Call for Candidate Sites took place over a 16-week period from the 30th July 2018 to 19th November 2018. The Second Call for Candidate Sites took between 5th July 2021 to 31st August 2021, alongside consultation on the 2021 Preferred Strategy. The dates for these calls for site were advertised extensively using the methods set out above. This ensured submissions were made at the appropriate time.

Additional Consultation Bodies

- 3.16 Appendix 1 provides a list of the specific and general consultation bodies along with UK Government departments and other consultees. The specific consultees¹⁰ comprise of the Welsh Government and those bodies with specific functions that apply to the revised Plan area, for example the Aneurin Bevan Health Board who cover the Monmouthshire area and Dŵr Cymru Welsh Water, the local water undertaker. The Authority must also consult UK Government Departments where aspects of the Plan appear to affect their interests. These consultation bodies will be engaged throughout the RLDP process at each of the formal stages and informally, as appropriate.

Seldom Heard Groups

- 3.17 Seldom heard groups are those who have not traditionally taken part or been included in the Plan preparation process. Additional effort will therefore be required to ensure these groups are engaged in the RLDP process. A flexible approach will need to be undertaken in relation to engagement with these groups, albeit within the parameters of the specified participation/consultation periods. Engagement with these groups may be achieved by using existing partnerships and groups wherever possible. It is nevertheless recognised that the very principle of a seldom heard group is that they may not be involved in existing groups and that this may not therefore always be achievable. Trusted

¹⁰ As defined in LDP Regulation 2. Full list provided in Appendix 1.

intermediaries will also be used, as appropriate, in order to gain the views of particular groups of people who do not have the confidence to engage directly in the process.

3.18 The following groups are identified as not having been sufficiently engaged in Plan preparation previously and will subsequently be actively encouraged to participate in the RLDP process:

- Young People – Monmouthshire Youth Council¹¹ will be invited to participate as appropriate in the RLDP process. This will ensure the voices of young people are heard and enable young people to share their views on a wide range of issues that they consider important to them and their local area.
- Disabled People – we will seek to engage with an appropriate stakeholder group(s) at relevant stages, in order to gain the views of those living with disabilities in Monmouthshire. We understand that the Access for All forum was recently disbanded but we will seek input from relevant stakeholders to offer an opportunity for people with disabilities to influence the policies and decisions that affect them.
- Gypsy and Travellers – we will seek to engage with an appropriate stakeholder group(s) at relevant stages to ensure the Gypsy and Traveller community are engaged. Work is underway via the People Scrutiny Committee and led by the Council's Housing team to identify sites for inclusion in the RLDP to meet the County's identified site need. This work includes Gypsy and Traveller community representatives.

3.19 In addition to the above groups, there are other seldom heard voices who are considered to have been under-represented previously in LDP preparation. This includes (but is not exclusive to) those seeking affordable housing in the County, small house-builders and small and medium-sized enterprises. Accordingly, we will endeavour to reach out to these groups by utilising existing mutual points of contact wherever possible.

What we expect from you

3.20 In order to ensure any comments and representations on the RLDP are considered, they must be submitted within the prescribed timescales. The Delivery Agreement sets out the timetable of relevant stages and provides a guideline of when we will seek your involvement. This will ensure that individual views are considered and taken into account throughout the RLDP preparation process.

3.21 It is also of importance that stakeholders notify the Planning Policy team should their contact details change during the RLDP process in order for us to keep them fully informed of progress. With regard to Candidate Sites, it is noted that land ownership changes may also occur during the process and it is imperative that these are communicated to the Planning Policy team in order to ensure progress is not delayed.

¹¹ Youth Workers and pupils from King Henry VIII School, Caldicot School, Chepstow School and Monmouth School

Building Consensus

- 3.22 The Council will seek to build consensus through the various engagement and consultation methods set out within the CIS. Consensus building can only be achieved if the community and other interested parties are kept fully informed and effectively engaged throughout the preparation of the RLDP, which will be of particular importance in the early stages of Plan preparation. Elected Member support is essential in achieving this. It is nevertheless recognised that there will be occasions where consensus cannot be achieved and a difference in opinion between certain parties occurs. A clear audit trail of decisions will be maintained in order to ensure that there is transparency in the decision making process, and, to provide assurances to those that disagree that the decisions have been made in an informed and balanced way. However, decisions made will not be revisited via subsequent consultation opportunities, so participants are requested to focus their input on the matter being considered at that stage.

Late representations

- 3.23 Responses are required by the specified deadline of the specific consultation period in order for them to be considered. Any late comments/representations will not be logged as 'duly made' as they were not made in accordance with the published timescales. There may be exceptional circumstances where a representation is submitted late and it will be at the Council's discretion as to whether such late representations can be accepted. Evidence will be required to highlight why the representation was delayed and that a genuine attempt was made to submit within the prescribed deadline. The timescale to produce the RLDP continues to be challenging, the acceptance of late representations could result in further delay which would not be acceptable.

Availability of Documents

- 3.24 The RLDP documents will be made available at each of the relevant stages. All documents will be available electronically on the Planning Policy pages of the Council's website at <http://www.monmouthshire.gov.uk/Planning-policy>. Public access computers are available at our Community Hubs listed below.
- 3.25 In addition to online availability, the documents will also be available in paper copies in the following locations:
- Planning Reception, Monmouthshire County Council, County Hall, The Rhadyr, Usk, NP15 1GA (open to the public Monday to Thursday)
 - Abergavenny Community Hub, Market Hall, Cross Street, Abergavenny, NP7 5HD
 - Caldicot Community Hub, Woodstock Way, Caldicot, NP26 5DB
 - Chepstow Community Hub, Manor Way, Chepstow, NP16 5HZ
 - Monmouth Community Hub, Rolls Hall, Whitecross Street, Monmouth, NP15 3BY
 - Usk Community Hub, 35 Maryport Street, Usk, NP15 1AE
 - Gilwern Library, Common Road, Gilwern, NP7 0DS

- 3.26 Other than in exceptional circumstances, paper copies of documents will not be sent out during the RLDP process as they will be made publicly available in the locations listed above, as well as being made available electronically. Exceptional circumstances will be assessed on a case by case basis depending on the specific needs of the relevant individual. If one of the buildings listed above is temporarily closed during a consultation period, we will endeavour to identify alternative outlets and communicate this to all stakeholders. Where alternative outlets are not available, we will seek to provide information to stakeholders via electronic means.

Timetable and proposed Methods of Engagement

- 3.27 The following table sets out the detailed timetable for community engagement and the proposed engagement methods for the key stages in the RLDP preparation process. The list is not exhaustive and may be adapted to ensure the community and stakeholders are suitably involved at each stage. The proposed methods of engagement will vary dependent on the stage of Plan preparation, subject matter, preference of those involved and the resources available at the time, recognising that the proposed timetable and methods should not hinder Plan preparation.
- 3.28 Further details on the precise nature of the consultation and engagement arrangements for future key consultation stages will be detailed on the Planning Policy website and in future correspondence to all those on the RDLP database prior to the start of any consultation process. A mixture of public events and virtual engagement mechanisms will be utilised throughout the remainder of the Plan preparation process.

Table 3 - Community involvement timetable and proposed methods of engagement.

Definitive Stage: Delivery Agreement						
Summary of key steps	ISA/SEA & HRA	Who will be involved	Methods of engagement	Outcome	Type of reporting required	LDP Regulations
<ul style="list-style-type: none"> • Prepare timetable for the RLDP process • Preparation of Community Involvement Scheme • Consultation on Draft DA • Submission of Final DA to Welsh Government following Council approval 	<ul style="list-style-type: none"> • Provide details of integration of the Integrated SA (ISA)/SEA process in the timetable 	<ul style="list-style-type: none"> • Internal Consultees • Members • Specific consultation bodies 	<ul style="list-style-type: none"> • Consultation with Members via Council Meeting • Consultation with Democratic Services Committee • Targeted consultation with specific consultation bodies via direct correspondence • Information by letter or email 	<ul style="list-style-type: none"> • A realistic timeframe for preparation of the revised LDP • Details of risk management • Community involvement proposals specified • Collaborative working • Formal commencement of LDP revision 	Full Council - Revised Delivery Agreement (4) (December 2022)	The Town and Country Planning (Local Development Plan) (Wales) Regulations 9 & 10 (2004) and Regulation 2 (5) (2015)

Definitive Stage: Pre-Deposit Participation						
Summary of key steps	ISA/SEA & HRA	Who will be involved	Methods of engagement	Outcome	Type of reporting required	LDP Regulations
<ul style="list-style-type: none"> Review and update existing LDP evidence base Initial Call for Candidate Sites (including call for brownfield sites) – for a 16 week period Engage with consultees to develop consensus on vision, issues and objectives. Engage with consultees to develop consensus on options, including, growth levels and spatial distribution Obtain Member approval on Preferred Strategy 	<ul style="list-style-type: none"> Integrated Sustainability Appraisal Scoping Report Update baseline information, indicators and objectives. Produce revised sustainability framework. HRA Screening of pre-deposit proposals for likely significant effects (stage 1). 	<ul style="list-style-type: none"> Internal Consultees Members Specific & General consultation bodies (Including Aneurin Bevan Health Board) Other consultees (including Public Service Board) Seldom heard groups Town and Community Councils All others on RLDP database 	<ul style="list-style-type: none"> Drop-in sessions, exhibitions and meetings as appropriate. Virtual engagement and consultation via web based technological tools such as webinars. Engage with Members through workshops and report to Council meetings. Publication of each participation/consultation stage on Council's website Twitter via Planning policy and corporate account Facebook via corporate account Press Release Involve relevant community groups. Information by letter or email as appropriate Preparation of Easy Read Summary document 	<ul style="list-style-type: none"> Awareness raising of RLDP Involvement of those who do not normally participate Seek consensus on vision, issues and objectives Collaborative working Seek consensus on options, including, growth levels and distribution Receipt of Candidate Sites Draft SA/SEA Scoping Report Draft Preferred Strategy 	<p>Full Council – proposal for progressing the RLDP, September 2022 Full Council to report on draft Preferred Strategy – May 2021.</p> <p>Full Council – Draft Preferred Strategy endorsement for consultation and engagement, December 2022</p> <p>Log details of involvement for inclusion within Report of Consultation.</p>	<p>The Town and Country Planning (Local Development Plan) (Wales) Regulation 14 (2004) and Regulation 2 (10) (2015)</p>

Definitive Stage: Pre-Deposit Consultation - Preferred Strategy and Initial Integrated Sustainability Appraisal Report (ISAR)						
Summary of key steps	ISA/SEA & HRA	Who will be involved	Methods of engagement	Outcome	Type of reporting required	LDP Regulations
<ul style="list-style-type: none"> • Formal consultation on Preferred Strategy • Formal consultation on ISAR • Further Call for Candidate Sites/Request for submission of detailed site information for those sites submitted during the initial candidate site call that are compatible with the Preferred Strategy • Publication of Candidate Sites Register • Preparation of Initial Report of Consultation providing feedback and comments on representations received. • Preparation of Deposit RLDP • Obtain Member approval on Deposit RLDP 	<ul style="list-style-type: none"> • Formal consultation on ISAR and HRA • HRA of Deposit Plan. Revisit HRA Screening to determine whether the policies and proposals have potential to lead to likely significant effects, beyond those considered in Stage 1 screening. 	<ul style="list-style-type: none"> • Internal Consultees • Members • Specific & General consultation bodies • Other consultees • Seldom heard groups • Town and Community Councils • All others on RLDP database 	<ul style="list-style-type: none"> • Engage with Members through workshops and reports to Council meetings. • Public engagement sessions, exhibitions and meetings as appropriate. • Virtual engagement and consultation via web based technological tools such as webinars. • Publication of each consultation stage on Council's website • Twitter via Planning policy and corporate account • Facebook via corporate account • Press Release • Involve relevant community groups. • Information by letter or email as appropriate 	<ul style="list-style-type: none"> • Preferred Strategy • Initial Integrated Sustainability Appraisal Report • Candidate Site Register • Draft Deposit Plan 	<p>Full Council - Deposit Plan for endorsement for consultation and engagement, March 2024</p> <p>Details of responses received to be incorporated into Report of Consultation.</p>	<p>The Town and Country Planning (Local Development Plan) (Wales) Regulations 15 & 16 (2004) and Regulation 16a (2015)</p>

			<ul style="list-style-type: none"> Preparation of Easy Read Summary document 			
Definitive Stage: Deposit Consultation - Deposit Plan, Sustainability Appraisal Report (SAR) and Habitats Regulations Assessment (HRA)						
Summary of key steps	SA/SEA & HRA	Who will be involved	Methods of engagement	Outcome	Type of reporting required	LDP Regulations
<ul style="list-style-type: none"> Deposit of RLDP for public inspection Formal consultation on Deposit RLDP, ISAR, HRA and any relevant supporting documents Preparation of Report of Consultation providing feedback and comments on representations received 	<ul style="list-style-type: none"> Formal consultation on ISAR Formal consultation on HRA 	<ul style="list-style-type: none"> Internal Consultees Members Specific & General consultation bodies Other consultees Seldom heard groups Town and Community Councils All others on RLDP database 	<ul style="list-style-type: none"> Engage with Members through workshops and reports to Council meetings. Public engagement sessions, exhibitions and meetings as appropriate. Virtual engagement and consultation via web based technological tools such as webinars. Publication of each consultation stage on Council's website Twitter via Planning policy and corporate account Facebook via corporate account Press Release Update relevant community groups Information by letter or email as appropriate 	<ul style="list-style-type: none"> Deposit Plan Final Sustainability Appraisal Report Habitats Regulations Assessment Representations and comments on Deposit Plan, SA/SEA, HRA to be included in Report of Consultation 	<p>Details of responses received to be incorporated into Report of Consultation.</p>	<p>The Town and Country Planning (Local Development Plan) (Wales) Regulations 17, 18 & 19 (2004)</p>

			<ul style="list-style-type: none"> Preparation of Easy Read Summary document 			
Indicative Stage: Submission of RLDP to Welsh Government						
Summary of key steps	SA/SEA & HRA	Who will be involved	Methods of engagement	Outcome	Type of reporting required	LDP Regulations
<ul style="list-style-type: none"> Consider any representations made on Deposit proposals and update Deposit Plan & Report of Consultation accordingly Potential Focused Changes consultation Submit Deposit RLDP, Report of Consultation, Integrated Sustainability Appraisal Report (ISAR), Community Involvement Scheme and any relevant supporting documents (including the evidence base) to the Welsh Government and PEDW. 	<ul style="list-style-type: none"> Consider any implications of representations on ISAR & HRA Submit ISAR Submit HRA 	<ul style="list-style-type: none"> Members Internal Consultees Specific & General consultation bodies Other consultees Town and Community Councils All others on RLDP database 	<ul style="list-style-type: none"> Notify Members via email Publication on Council's website Twitter via Planning policy and corporate account Facebook via corporate account Press Release Information by letter or email as appropriate Provide copies of documents in the following locations: County Hall, Libraries and Community Hubs 	<ul style="list-style-type: none"> Submission of Deposit RLDP and supporting documents to Welsh Government for formal examination 	Full Council to report on responses received on Deposit Plan, any Focused Changes and to seek endorsement for submission – October 2024	The Town and Country Planning (Local Development Plan) (Wales) Regulation 22 (2004) and Regulation 2 (17) (2015)
Indicative Stage: Independent Examination						
Summary of key steps	SA/SEA & HRA	Who will be involved	Methods of engagement	Outcome	Type of reporting required	LDP Regulations
<ul style="list-style-type: none"> Publish details of Hearing Sessions and notify all interested 	<ul style="list-style-type: none"> Appraise any MACs utilising 	<ul style="list-style-type: none"> Members Internal Consultees 	<ul style="list-style-type: none"> Notify Members via email 	<ul style="list-style-type: none"> Ensure examination is open to all who wish to observe 	Statements of common ground, as necessary	The Town and Country Planning

<ul style="list-style-type: none"> parties specifying dates and location • Seek common ground with objectors to focus hearing sessions • Update Matters Arising Changes (MACs) as appropriate • Consult on Matters Arising Changes 	<ul style="list-style-type: none"> the ISA/SEA as appropriate • Appraise any MACs utilising the HRA as appropriate 	<ul style="list-style-type: none"> • Specific & General consultation bodies • Other consultees • Town and Community Councils • All others on RLDP database 	<ul style="list-style-type: none"> • Publication on Council's website • Twitter via Planning policy and corporate account • Facebook via corporate account • Press Release • Information by letter or email as appropriate 			(Local Development Plan) (Wales) Regulation 23 (2004)
Indicative Stage: Inspector's Report						
Summary of key steps	SA/SEA & HRA	Who will be involved	Methods of engagement	Outcome	Type of reporting required	LDP Regulations
<ul style="list-style-type: none"> • Publish Inspector's Report following receipt (within prescribed 8 week period) • Inform interested parties of receipt and publication of Inspector's Report 		<ul style="list-style-type: none"> • Members • Internal Consultees • Specific & General consultation bodies • Other consultees • Town and Community Councils • All others on RLDP database 	<ul style="list-style-type: none"> • Notify Members via email • Publication on Council's website • Twitter via Planning policy and corporate account • Facebook via corporate account • Press Release • Information by letter or email as appropriate • Provide copy of Inspectors Report in the following locations: County Hall, Libraries and Community Hubs 	<ul style="list-style-type: none"> • Binding Inspector's Report 	None	The Town and Country Planning (Local Development Plan) (Wales) Regulation 24 (2004)

Indicative Stage: Adoption						
Summary of key steps	SA/SEA & HRA	Who will be involved	Methods of engagement	Outcome	Type of reporting required	LDP Regulations
<ul style="list-style-type: none"> • Obtain Member approval to formally adopt • Inform all on RLDP database of adoption of the RLDP • Produce adoption statement • Produce the adopted RLDP bilingually 	<ul style="list-style-type: none"> • Publish ISA Report • Publish HRA Report 	<ul style="list-style-type: none"> • Members • Internal Consultees • Specific & General consultation bodies • Other consultees • Town and Community Councils • All others on RLDP database 	<ul style="list-style-type: none"> • Engage with Members via an all Member Workshop and Council Meeting • Once adopted publication on Council's website • Once adopted, notification via Twitter utilising Planning policy and corporate account • Once adopted, notification via Facebook utilising corporate account • Once adopted, Press Release will be published • Once adopted, notification via letter or email • Once adopted, provide copy of Adopted LDP in the following locations: County Hall, Libraries and Community Hubs 	<ul style="list-style-type: none"> • Formal adoption of the RLDP 	Full Council prior to formal Adoption – July 2025	The Town and Country Planning (Local Development Plan) (Wales) Regulation 25 (2004) and 2(19) (2015)

Contact details

3.29 You can contact the Planning policy team using any of the following methods:

Email: Planningpolicy@monmouthshire.gov.uk

Telephone: 01633 644429

Post:

Planning Policy

Monmouthshire County Council

County Hall

The Rhadyr

Usk

NP15 1GA

Appendix 1 – List of Consultation Bodies

The Council will consult the following specific consultation bodies at all stages in the preparation of the RLDP.

Specific Consultation Bodies¹² (including UK Government Departments):

- Welsh Government (Planning division will co-ordinate consultations)
- Natural Resources Wales
- Network Rail
- Office of Secretary of State for Wales
- Telecommunication Operators - EE, Vodaphone and O2, Openreach, Virgin Media
- Aneurin Bevan Health Board
- Gas and Electricity Licencees - National Grid, Wales & West Utilities
- Sewerage and Water undertakers – Dŵr Cymru Welsh Water
- Department for Transport (including Secretary of State for functions previously exercised by the Strategic Rail Authority)
- UK Government Departments- Department of Business, Energy and Industrial Strategy
- Home Office
- Ministry of Defence

Neighbouring local authorities:

- Blaenau Gwent County Borough Council
- Brecon Beacons National Park Authority
- Bristol City Council
- Cardiff Capital Region and, once established, the Corporate Joint Committees¹³
- Forest of Dean District Council
- Gloucestershire County Council
- Herefordshire County Council
- Newport City Council
- Powys County Council
- South Gloucestershire Council
- Torfaen County Borough Council

Town and Community Councils in the Monmouthshire area:

- Abergavenny Town Council
- Caerwent Community Council
- Caldicot Town Council
- Chepstow Town Council
- Crucorney Community Council
- Devauden Community Council
- Gobion Fawr Community Council
- Goetre Fawr Community Council
- Grosmont Community Council
- Llanarth Fawr Community Council

¹² As defined in LDP Regulation 2.

¹³ Once established.

- Llanbadoc Community Council
- Llanelly Community Council
- Llanfoist Fawr Community Council
- Llangybi Fawr Community Council
- Llantilio Pertholey Community Council
- Llantrisant Fawr Community Council
- Magor with Undy Town Council
- Mathern Community Council
- Mitchel Troy United Community Council
- Monmouth Town Council
- Portskewett Community Council
- Raglan Community Council
- Rogiet Community Council
- Shirenewton Community Council
- Skenfrith Community Council
- St Arvans Community Council
- Trellech United Community Council
- Usk Town Council
- Whitecastle Community Council
- Wye Valley Community Council

General Consultation Bodies

The Council will consult the following general consultation bodies, where appropriate, in accordance with this Delivery Agreement. This list is not exhaustive and may be added to as appropriate:

(i) Voluntary bodies whose activities benefit any part of the authority's area, including:

- Age Concern Gwent
- Gwent Association for the Blind
- Gwent Association of Voluntary Organisations Monmouthshire (GAVO)
- Gwent Wildlife Trust
- Royal Voluntary Service (RVS)

(ii) Bodies representing the interests of different racial, ethnic or national groups in the authority's area, including:

- Citizen's Advice Cymru
- Ethnic Minority Foundation
- Friends, Families and Travellers
- Travelling Ahead Wales

(iii) Bodies which represent the interests of different religious groups in the authority's area, including.

- The Representative Body of the Church in Wales

(iv) Bodies which represent the interests of disabled persons in the authority's area.

- Downs Syndrome Association
- Gwent Association for the Blind
- Mencap Cymru
- Mind Cymru
- Royal National Institute for Deaf People
- Wales Council for Deaf People
- Wales Council for the Blind
- Wales Council for the Disabled

(v) Bodies which represent the interests of persons carrying on business in the authority's area, including.

- Abergavenny Community Enterprise
- British Wind Energy Association
- Confederation of British Industry (Wales)
- Homemakers Community Recycling
- South East Wales Energy Agency
- Viridor Waste Management

(vi) Bodies which represent the interests of Welsh culture in the authority's area, including.

- Cadw
- Glamorgan Gwent Archaeological Trust Ltd
- Royal Commission on Ancient and Historic Monuments
- Mentrau Iaith Cymru

Other Consultees

The Council will consult the following other consultees, where appropriate, in accordance with the Delivery Agreement. This list is not exhaustive and may be added to as appropriate:

- Abergavenny Local History Society
- Abergavenny Transition Town
- Arriva Trains Wales
- British Aggregates Association
- British Geological Survey
- Business Resilience Forum
- Business Wales (South Wales Regional Centre)
- Campaign for Real Ale (Camra)
- Campaign for the Protection of Rural Wales (CPRW)
- Caldicot Town Team
- Cardiff Capital Region City Deal
- Chambers of Trade & Commerce – Abergavenny, Chepstow, Monmouth and Usk
- Charter Housing Association
- Chartered Institute of Housing (Cymru)
- Chartered Institution of Waste Management Wales
- Chepstow Society

- Civic Societies – Abergavenny & District, Monmouth and Usk
- Community Land Advisory Service Cymru (CLAS)
- Country Landowners and Business Association Cymru (CLA)
- Design Commission for Wales
- Disability Advice Project
- Disability Rights Commission Wales
- Disability Wales
- Disabled Persons Transport Advisory Committee
- Energy Saving Trust Wales
- Farmers Union of Wales (FUW)
- Federation of Master Builders Cymru
- Federation of Small Businesses in Wales
- Fields in Trust
- Freight Transport Association
- Friends of the Earth – Abergavenny & Crickhowell and Chepstow
- Gwent Badger Group
- Gwent Police
- Gwent Young Farmers Clubs
- Health and Safety Executive (Wales)
- Home Builders Federation
- Institute of Directors Wales
- Joint Council for Wales
- Llanarth Estate
- Llangybi Estate
- Llanover and Coldbrook Estate
- Member of Parliament for Monmouth
- Member of Parliament for Newport East
- Member of Senedd for Monmouth
- Member of Senedd for Newport East
- Magor with Undy Sports and Leisure Association
- Mineral Products Association
- Monmouth Archaeological Society
- Monmouth, Brecon and Abergavenny Canals Trust
- Monmouthshire Bat Group
- National Air Traffic Services
- National Farmers Union Cymru (NFU)
- National Trust
- National Health Service (NHS) Wales
- Newport Harbour Commissioners
- One Voice Wales
- Open Spaces Society
- Planning Aid Wales
- Pontypool Park Estate Office
- Public Health Wales

- Rail Freight Group
- Ramblers Cymru
- RSPB Cymru
- Rural Housing Enabler
- Shelter Cymru
- Shirenewton and Mynyddbach Fields Association Ltd
- Society for the Protection of Ancient Buildings
- South Wales Fire and Rescue Service
- Sports Council for Wales
- Sustrans Cymru
- The Canal and River Trust
- The Chepstow Society
- The Coal Authority
- The Gypsy Council
- The National Library of Wales
- PEDW
- The Theatres Trust
- Transition Chepstow
- Transition Monmouth
- Transport for Wales (TfW)
- Wales Co-operative Centre
- Wales Council for Voluntary Action (WCVA)
- WEA Cymru (Adult Learning Wales)
- Wales Environment Link
- Welsh Environmental Services Association
- Welsh Health Estates
- Welsh Historic Gardens Trust
- Welsh Language Commissioner
- Woodland Trust Wales (Coed Cadw)
- Wye Valley AONB
- Wye Valley Society

Appendix 2 – Revised RLDP Timetable (December 2022)

Key Stage Revised Date

	2021												2022												2023												2024												2025														
Key Stage - Definitive	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Delivery Agreement (DA)																																																															
Preparation of Revised DA																																																															
Political Reporting																																																															
Submission to WG for agreement																																																															
Update Evidence Base																																																															
Review Evidence Base																																																															
ISA: Review/Update ISA baseline and ISA framework - Update																																																															
Pre-Deposit Participation																																																															
Key Stage - Definitive	2021												2022												2023												2024												2025														
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Candidate Sites - Initial Call and Filter - July - December 2018																																																															
Identification & assessment of vision, issues and objectives - Updated 2021																																																															
Candidate Sites - Second Call																																																															
Candidate Sites - Assessments																																																															
Identification/assessment of revised growth and spatial options																																																															
Preparation of revised Preferred Strategy, Initial ISA Report & HRA																																																															
Revised Preferred Strategy Political Reporting																																																															
Pre-Deposit Consultation																																																															
Consultation on revised Preferred Strategy (PS)																																																															
Consultation on revised Initial ISA Report and HRA																																																															
Analyse PS consultation responses and prepare Initial Consultation Report																																																															

Key Stage - Definitive	2021												2022												2023												2024												2025											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Prepare Deposit Plan, update ISA/HRA																																																												
Deposit Plan Political Reporting																																																												
Statutory Deposit																																																												
Consultation on Deposit Plan, ISA Report & HRA																																																												
Analyse consultation responses & prepare Consultation Report																																																												
Key Stage - Indicative	2021												2022												2023												2024												2025											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Submission of RLDP to WG																																																												
Examination																																																												
Inspector's Report - Preparation																																																												
Inspector's Report - Publication																																																												
Adoption																																																												

Appendix 3 – Risk Assessment

Issue	Potential Risk(s)	Mitigation	Probability and Impact
Gap in major applications coming forward until the RLDP is adopted.	While the 2020 Ministerial letter has confirmed that the Adopted LDP will remain in force until the RLDP is adopted, there will be a delay in major applications coming forward until RLDP adoption. This will impact on the Council's ability to address/deliver the RLDP issues and objectives, including the demographic and affordability challenges facing the County, until the RLDP is adopted, and puts pressure on the deliverability of the housing and employment figures over the Plan period, with more reliance on delivery towards the end of the Plan period.	Progression of the RLDP in a timely manner will ensure that the Council has an adopted RLDP in place as soon as possible in 2025, minimising the negative implications associated with the delay in major applications coming forward.	Medium Likelihood
			Medium Impact
Objection from Welsh Government to the Preferred Strategy and/or Deposit Plan	Programme slippage	Collaboration with WG officials in accordance with WBFGA five ways of working.	Low Likelihood
			High Impact
Change in staff resources available to assist with RLDP preparation.	Programme slippage.	Consider additional resources (including support from other sections within the Council) and ensure robust structure.	Medium Likelihood
			High Impact

Issue	Potential Risk(s)	Mitigation	Probability and Impact
Staff turnover in small team.	Programme slippage.	Ensure RLDP process maintains highest level corporate priority.	Medium Likelihood
			High Impact
Reduction and lack of financial resources.	Programme slippage. Delay in securing information required to progress Plan.	Ensure Plan preparation process is adequately costed with in-built capacity for unforeseen costs.	Medium Likelihood
			High Impact
Council decision making structure/ political reporting cycle.	Programme slippage.	Streamline decision-making procedures and ensure timetable is realistic.	Medium Likelihood
			Medium Impact
Political Change/ Elections.	Programme slippage.	Early Member training.	Low Likelihood
			Medium Impact
Lack of consensus throughout the organisation and/ or lack of support from officers/other departments	Programme slippage.	Ensure organisation wide support of Plan process and timetable from outset.	Low Likelihood

Issue	Potential Risk(s)	Mitigation	Probability and Impact
in production of the evidence base.			Medium Impact
Challenging timetable to prepare RLDP due to greater than anticipated workload (e.g. greater number of representations received, ISA/SEA/HRA requirements).	Programme slippage.	Realistic timetabling for each stage of Plan preparation, adequate resources and careful project management with adequate contingencies/flexibility. If appropriate reconsider timetable and resources.	High Likelihood
			High Impact
National Issues			
Additional requirements arising from the issue of new legislation and/or national guidance. e.g. general conformity with the adopted NDF, alignment with revised Planning Policy Wales and	Programme slippage.	Monitor emerging legislation/guidance; report and respond early to changes as necessary. Continued collaboration with key partners.	High Likelihood
			High Impact

Issue	Potential Risk(s)	Mitigation	Probability and Impact
LDP Manual, revised TAN15, water quality.			
Involvement in preparation of Strategic Development Plan (SDP)	Programme slippage. Resource implications, extent of input to the SDP currently unknown.	Ensure sufficient resources are available and corporate support of SDP process and timetable from outset.	Medium Likelihood Medium Impact
Direction from Welsh Government Cabinet Secretary to prepare a Joint Plan.	Work on individual LDP to date would be abortive.	Cannot be mitigated, full justification of the Council's approach to produce an individual Monmouthshire LDP has been provided.	Low Likelihood High Impact
Ability of statutory consultees and/or PEDW to respond within set timescales.	Programme slippage. Key milestones are not met. Examination and/or Receipt of Inspectors Report delayed.	Maintain close liaison with statutory consultees and PEDW to ensure early identification of potential problems.	Medium Likelihood Medium Impact

Issue	Potential Risk(s)	Mitigation	Probability and Impact
Local Issues			
Insufficient information to undertake ISA/SEA.	Programme slippage.	Identify expectations of consultation bodies. Consider additional resources.	Low Likelihood
			Medium Impact
Large volume and /or highly significant levels of objection to proposals e.g. site allocations.	Programme slippage. Plan cannot be submitted for examination without significant work.	Ensure close liaison and early/continued involvement of the community, statutory bodies & stakeholders throughout the Plan preparation process.	Medium Likelihood
			Medium Impact
Review of RLDP resulting from a requirement to align with a Strategic Development Plan.	Programme slippage.	Ensure involvement in progress of regional work. Early response to potential local implications.	Low Likelihood
			Low Impact
Plan fails the test of 'soundness'.	Programme slippage. Part of the Plan is excluded or changed. Additional work needs to be carried out before the Plan can be adopted. The Plan could be withdrawn.	Ensure RLDP has a robust evidence base, properly subjected to ISA/HRA, with well audited community and stakeholder engagement.	Low Likelihood

Issue	Potential Risk(s)	Mitigation	Probability and Impact
		Maintain liaison with Welsh Government on preparation procedures.	High Impact
Legal Challenge.	Programme slippage. Adopted Plan quashed in whole or part. Additional work/time/ financial requirements.	Good knowledge of statutory requirements to ensure compliance.	Low Likelihood Medium Impact

Appendix 4 – Glossary of terms

Adopted Plan	The final version of the RLDP.
Adoption	The final stage of Local Development Plan preparation where the RLDP becomes the statutory development plan for the area it covers.
Annual Monitoring Report (AMR)	A yearly report to monitor the effectiveness of the RLDP and ultimately determines whether any revisions to the Plan are necessary. It assesses the extent to which the RLDP strategy and objectives are being achieved and whether the RLDP policies are functioning effectively.
Baseline	A description of the present state of an area.
Candidate Site	A site nominated by an individual with an interest in land (i.e. landowner, developer, agent or member of the public) to be considered for inclusion in the LDP. All Candidate Sites will be assessed for suitability for inclusion as potential allocations.
Community	People living in a defined geographical area, or who share other interests and therefore form communities of interest.
Community Involvement Scheme (CIS)	The Community Involvement Scheme forms part of the Delivery Agreement. It outlines the principles of engagement and provides detail on how the local planning authority will involve communities and stakeholders (including businesses and developers) in the preparation of the Local Development Plan.
Consensus Building	A process of dialogue with the community and other interested parties to understand relevant viewpoints and to seek agreement where possible.
Consultation	A formal process in which comments are invited on a particular topic or draft document usually within a defined time period.
Council	Monmouthshire County Council (excluding for planning purposes the Brecon Beacons National Park administrative area that falls within Monmouthshire).
Delivery Agreement (DA)	A document comprising the local planning authority's timetable for the preparation of a Local Development Plan, together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.
Deposit Consultation	A formal stage in which individuals and organisations can make representations on the RLDP. Representations that relate to whether the Plan is 'sound' can then be examined by an Inspector.
Deposit Plan	This is a full draft of the RLDP which undergoes a formal consultation period prior to it being submitted to the Welsh Government for public examination.
Duly Made	Representations to the development plan which are made in the correct manner and within the specified consultation time period.
Engagement	A proactive process that seeks to encourage the involvement and participation of the community and other groups in the decision making process.
Evidence Base	Information and data that provides the basis for the preparation of the RLDP vision, objectives, policies and proposals and justifies the soundness of the policy approach of the LDP.
Examination	The examination involves public examination of the Deposit RLDP, the Deposit representations, the report of consultation, evidence base/background documents and the Integrated Sustainability Appraisal Report. This is carried out by the PEDW on behalf of the Welsh Government.
Habitat Regulations	Habitats Regulations Assessment (HRA) relates to the assessment of the impacts of a Plan (or project) against the nature conservation objectives of

Assessment (HRA)	European designated sites for any likely significant effects. HRA also ascertains whether the proposed Plan would adversely affect the integrity of the site.
Indicator	A measure of variables over time, often used to measure progress in the achievement of objectives, targets and policies.
Inspector's Report	The Report prepared by an independent Inspector who examines the RLDP. The Inspector's Report contains recommendations on the content of the final RLDP and is binding upon the Council. The Council must adopt the RLDP in the manner directed by the Inspector.
Involvement	Generic term relating to community involvement that includes both participation and consultation techniques.
Local Development Plan (LDP)	A land use plan which includes a vision, strategy, area wide policies for development types, land allocations, and policies and proposals for key areas of change and protection. Allocations and certain policies are shown geographically on the Proposals Map forming part of the Plan. The LDP is a statutory development plan that each local planning authority area is required to produce in Wales.
Local Planning Authority (LPA)	In the case of Monmouthshire, this is Monmouthshire County Council (excluding the Brecon Beacons National Park administrative area where the local planning authority is the National Park).
Monmouthshire County Council (MCC)	This is the name of the Local Planning Authority preparing the RLDP.
Objective	A statement of what is intended, specifying the desired direction of change in trends.
Participation	A process rather than a single event that provides opportunity for direct engagement with the community and stakeholders to input into decision making.
Partners	Other local authority departments and statutory bodies where the RLDP will help to deliver some of the objectives of their strategies. Partners may be expected to contribute in the formulation of relevant parts of the Plan.
Planning and Environment Decisions Wales (PEDW)	PEDW are an independent body who will be responsible for the formal examination of the RLDP.
Planning Policy Wales (PPW)	Planning policy guidance for Wales produced by the Welsh Government is set out in this document
Pre-Deposit	Stages of preparation and consultation of the RLDP before the Deposit Plan is finalised and approved by the Council.
Preferred Strategy	This sets out the broad strategic direction for the RLDP. This includes the preferred level of growth along with the spatial strategy for distributing the growth. It also includes the vision, issues and objectives of the Plan.
Press Releases	Sent to Welsh media, including newspapers, radio and television news stations as appropriate. Media may choose not to print or broadcast an item.
Regulation	Regulations are set out in Welsh Statutory Instruments. They provide the framework for the preparation of the RLDP.

Report of Consultation	A Consultation Report is one of the documents required to be submitted for independent examination. An initial consultation report is also required for the pre-deposit stage.
Representations	Comments received in relation to the RLDP, either in support of, or in opposition to.
Review Report	The Review Report provides an overview of the issues that have been considered as part of the full review process and identifies changes that are likely to be needed to the RLDP, based on evidence. It also sets out the type of revision procedure to be followed in revising the LDP.
Scoping	The process of deciding the scope and level of detail of an integrated sustainability appraisal (SA), including the sustainability effects and options which need to be considered, the assessment methods to be used and the structure and contents of the SA Report.
Soundness Tests	In order to adopt a RLDP it must be determined to be 'sound' by the Planning Inspector. The Tests of Soundness are set out in the Development Plans Manual (Edition 3, March 2020). There are three tests to make that judgement in relation to the Plan as a whole. A framework for assessing the soundness of LDPs has been developed by the Planning Inspectorate.
Stakeholders	People whose interests are directly affected by a RLDP (and/ or Integrated Sustainability Appraisal/ Strategic Environmental Assessment) and whose involvement is generally through representative bodies.
Strategic Environmental Assessment (SEA)	Generic term used internationally to describe environmental assessment as applied to policies, Plans and programmes. The European Strategic Environmental Assessment Directive (2001/42/EC) requires a formal "environmental assessment of certain Plans and programmes, including those in the field of planning and land use".
Strategic Development Plan (SDP)	A Strategic Development Plan is a tool for regional planning to cover cross-boundary issues such as housing and transport. It will be prepared by a Strategic Planning Panel across a region. LPA's must have regard to the SDP when developing their RLDPs.
Submission	When the RLDP, ISAR and HRA are formally submitted to the Welsh Government for independent examination by a Welsh Government appointed Inspector.
Supplementary Planning Guidance (SPG)	Provide more detailed or site specific guidance on the application of RLDP Policies. They provide supplementary information in respect of the policies in a LDP. SPG does not form part of the RLDP and is not subject to independent examination.
Integrated Sustainability Appraisal (ISA)	Tool for appraising policies, including LDPs, to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each LPA is required by Section 62(6) of the Act to undertake SA of their Local Development Plan. This form of sustainability appraisal fully incorporates the requirements of the Strategic Environmental Assessment Directive.
Integrated Sustainability Appraisal Report (SAR)	A document required to be produced as part of the Integrated Sustainability Appraisal process to describe and appraise the likely significant effects on sustainability of implementing a LDP, which meets the requirements for the Environmental Report under the SEA Directive. Section 62(6) of the Act

	requires each LPA to prepare a report of the findings of the SA of the LDP. It is an integral part of the development Plan making process.
Timetable	Sets out the dates by which key stages and processes of RLDP preparation are expected to be completed. These are definitive for stages up to the deposit of the RLDP and indicative for the remaining stages after.
Well-being of Future Generations (Wales) Act (2015)	The Well-being of Future Generations (Wales) Act 2015 is legislation that requires public bodies, such as local authorities, to put long term sustainability at the forefront of their thinking to make a difference to lives of people in Wales. Local authorities must work towards the seven well-being goals and enact the five ways of working set out in the Act.



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>Seek Place Scrutiny Committee’s pre-decision scrutiny of the Replacement Local Development Plan (RLDP) new Preferred Strategy, prior to it being reported to Council on 1st December 2022 to seek endorsement to commence statutory consultation/engagement and stakeholder involvement in December 2022-January 2023.</p>
<p>Name of Service area</p> <p>Planning (Planning Policy)</p>	<p>Date 01/11/2022</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.

[Type here]

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	<p>The Preferred Strategy aims to have a positive impact on people of all ages, particularly through increasing opportunities for the younger population to both live and work within Monmouthshire to assist in ensuring a balanced demography whilst also supporting the needs of the older population socially, economically and by ensuring an appropriate housing mix to meet different needs. This would benefit younger people but not to the detriment of older age groups.</p>	<p>Opportunities to deliver on these objectives, in particular delivering affordable homes and job opportunities, are limited in the upper River Wye catchment due to the need for the Spatial Strategy to respond to the environmental constraint of water quality in the River Wye, for which no deliverable strategic solution has yet been identified.</p>	<p>The Preferred Strategy seeks to provide a more balanced demographic profile for Monmouthshire. It provides the strategic direction for development and use of land in Monmouthshire (excluding the area within the Brecon Beacons National Park) and identifies how much sustainable growth is needed and where this growth will broadly located for Monmouthshire up to 2033. The recent Covid-19 pandemic has demonstrated the importance of sustainable communities and a balanced demography to support the older age groups.</p> <p>Consideration is given to how currently stalled sites in Monmouth and the upper River Wye catchment could come forward in the future should a water quality solution be identified and implemented.</p> <p>Placemaking is embedded throughout the Plan, with detailed masterplanning and design policies to be set out in the Deposit Plan ensuring that exemplar places are created that are safe, accessible and pleasant for all.</p>

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	<p>The Preferred Strategy recognises the need to ensure the provision of a wide-ranging choice of homes including meeting affordable and accessible housing needs as far as possible. It also recognises the importance of the health and well-being of people and aims to create attractive, safe and accessible places to live, work and visit. The recent Covid-19 pandemic has emphasised the importance of place-making and Green Infrastructure for the provision of open spaces in close proximity to homes for physical and mental wellbeing.</p>	<p>Opportunities to deliver on these objectives, in particular delivering a wide-ranging choice of homes including affordable and accessible homes and job opportunities, are limited in the upper River Wye catchment due to the need for the Spatial Strategy to respond to the environmental constraint of water quality in the River Wye, for which no deliverable strategic solution has yet been identified.</p>	<p>The Preferred Strategy aims to support the well-being of current and future generations that are more inclusive, cohesive, prosperous and vibrant. It provides the strategic direction for development and use of land in Monmouthshire (excluding the area within the Brecon Beacons National Park) and identifies how much sustainable growth is needed and where this growth will broadly be located for Monmouthshire up to 2033.</p> <p>Consideration is given to how currently stalled sites in Monmouth and the upper River Wye catchment could come forward in the future should a water quality solution be identified and implemented.</p> <p>Placemaking is embedded throughout the Plan, with detailed masterplanning and design policies to be set out in the Deposit Plan ensuring that exemplar places are created that are safe, accessible and pleasant for all.</p>

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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?
Gender reassignment	None.	None.	Placemaking is embedded throughout the Plan, with detailed masterplanning and design policies to be set out in the Deposit Plan ensuring that exemplar places are created that are safe, accessible and pleasant for all.
Marriage or civil partnership	None.	None.	N/A
Pregnancy or maternity	None.	None.	Placemaking is embedded throughout the Plan, with detailed masterplanning and design policies to be set out in the Deposit Plan ensuring that exemplar places are created that are safe, accessible and pleasant for all.
Race	.None.	None.	Placemaking is embedded throughout the Plan, with detailed masterplanning and design policies to be set out in the Deposit Plan ensuring that exemplar places are created that are safe, accessible and pleasant for all.

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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?
Religion or Belief	None.	None.	Placemaking is embedded throughout the Plan, with detailed masterplanning and design policies to be set out in the Deposit Plan ensuring that exemplar places are created that are safe, accessible and pleasant for all.

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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	<p>One of the challenges facing the County is the imbalance between male and female earnings, although this situation is improving. The Preferred Strategy aims to provide economic growth and employment provision, which could indirectly impact on wage equality and therefore access to housing and quality of life.</p>	<p>The jobs in the foundation economy are disproportionately occupied by females. This sector is vital to support our communities, as are jobs in tourism. Neither sectors are generally well-paid, although they often offer flexible working conditions that can assist work-life balance. Wage levels are not within the remit of planning policy and policies to try to seek only high paid jobs could be to the detriment of this vital economic sector.</p> <p>Opportunities to deliver on these objectives, including delivering job opportunities, are limited in the upper River Wye catchment due to the need for the Spatial Strategy to respond to the environmental constraint of water quality in the River Wye, for which no deliverable strategic solution has yet been identified.</p>	<p>The Preferred Strategy aims to support economic growth and prosperity. It provides the strategic direction for development and use of land in Monmouthshire (excluding the area within the Brecon Beacons National Park) and identifies how much sustainable growth is needed and where this growth will broadly be located for Monmouthshire up to 2033. Other policy tools beyond the RLDP are available to the Council could assist with securing well-paid employment opportunities within the County.</p> <p>Consideration is given to how currently stalled sites in Monmouth and the upper River Wye catchment could come forward in the future should a water quality solution be identified and implemented.</p> <p>Placemaking is embedded throughout the Plan, with detailed masterplanning and design policies to be set out in the Deposit Plan ensuring that exemplar places are created that are safe, accessible and pleasant for all.</p>

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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?
Sexual Orientation	None.	None.	Placemaking is embedded throughout the Plan, with detailed masterplanning and design policies to be set out in the Deposit Plan ensuring that exemplar places are created that are safe, accessible and pleasant for all.

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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?
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Socio-economic Duty and Social Justice	<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 Preferred Strategy seeks to tackle house price unaffordability, which currently prevents some of our communities accessing suitable housing within the County, by maximising affordable housing delivery on new housing allocations, reflecting the Council's commitment to deliver 50% affordable homes on new housing sites. This is likely to benefit younger people in particular, which in turn will make our ageing communities more socially sustainable. Good quality and affordable housing is important in achieving poverty reduction and equitable prosperity, and supporting the best start in life. Good spatial planning helps to build cohesive communities. The provision of affordable housing combined with policy interventions in relation to the requirement of a mix of market housing will increase opportunities for those in poverty to access</p>	<p>People in poverty or on low incomes might not be able to access digital opportunities to work from home and/or are more likely to be employed in roles that cannot work from home.</p> <p>Opportunities to deliver on the local evidence-based objectives, in particular delivering affordable homes and job opportunities, are limited in the upper River Wye catchment due to the need for the Spatial Strategy to respond to the environmental constraint of water quality in the River Wye, for which no deliverable strategic solution has yet been identified.</p>	<p>The Preferred Strategy sets out the strategic planning policy framework to assist in addressing these key issues. The Preferred Strategy sets out our commitment to maximising the provision of affordable homes on new housing allocations and to deliver net zero carbon ready new homes.</p> <p>We will consider the need for planning policies in the Deposit Plan to control the housing mix of the market housing on development sites, to ensure it helps create mixed communities and supports the retention of younger people who can afford an open market home were there sufficient supply of 2 and 3 bedroom homes.</p> <p>We will consider the need for small affordable housing schemes in rural settlements similar to the current LDP's 60/40 sites in the Deposit RLDP.</p> <p>We will consider a range of policies in the</p>
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safe, secure and suitable housing. Requiring new homes to be net zero carbon ready will improve energy efficiency for new build properties which will reduce the cost of living. The provision of suitable employment land, planning policy tools to support business and the use of other (non-planning) tools to stimulate economic activity will increase employment opportunities within the County. In accordance with the WFGA, the RLDP also seeks to prevent future problems and will therefore continue to avoid new development in flood risk areas and will seek net zero carbon ready development to help address the climate emergency and also tackle issues such as fuel poverty.

Deposit RLDP around the climate change theme to minimise the carbon footprint of new development, and therefore mitigate negative impacts associated with the proposed growth.

A policy requirement for broadband infrastructure provision will maximise opportunities for all to access the technology to work from home where possible, reducing commuting and associated costs.

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3. Policy making and the Welsh language.

<p>How does your proposal impact on the following aspects of the Council's Welsh Language Standards:</p>	<p>Describe the positive impacts of this proposal</p>	<p>Describe the negative impacts of this proposal</p>	<p>What has been/will be done to mitigate any negative impacts or better contribute to positive impacts</p>
<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>The Welsh language is a material planning consideration and is included within the RLDP Objective relating to Culture, Heritage and Welsh Language to ensure there is no negative impact. Any level of growth for the County relies on in-migration, some of which, whether English or Welsh or other nationality, will choose Welsh Medium education for their children. Also in-migration to Monmouthshire comes from other areas in Wales (including rural Welsh speaking areas e.g. Pembrokeshire, Ceredigion, Gwynedd, Ynys Môn, Denbighshire). This is in the main due to the significantly increased employment opportunities offered in Cardiff, Newport and in adjacent areas of England e.g. Bristol, Gloucester etc. Monmouthshire with its border location and transport links is accessible to all of these areas. This in-migration, together with the ambition to retain and attract younger families, will expose more children to Welsh curriculum education in all schools, increasing the number of Welsh speakers in the County. The Preferred Strategy is subject to a Welsh Language Impact Assessment</p>	<p>Any level of growth for the County relies on in-migration, being a border County a proportion of this is likely to be from England.</p>	<p>The Preferred Strategy aims to support culture and the Welsh language.</p> <p>We will liaise with the Local Education Authority to understand if the proposed growth and spatial strategy necessitates additional Welsh medium school provision.</p> <p>There are already significant plans and proposals in place in terms of expanding Welsh Medium education in Monmouthshire. This is due to a number of factors:</p> <ul style="list-style-type: none"> - the increased popularity of the Welsh Language. - the opportunity for children to be become bilingual - the increased employment opportunities that this affords them in Wales.

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	(WLIA) as part of the wider Integrated Sustainability Appraisal (ISA).		
Operational Recruitment & Training of workforce	An expansion of the provision of Welsh Medium education in the County will increase the opportunities for Welsh speakers to apply for vacancies within the Council thus increasing the Council's Welsh speaking capacity.	None of the current Planning Policy Team are fluent Welsh speakers, however, there are robust systems in place to deal with phone calls and correspondence without delaying the provision of the service.	N/A
Service delivery Use of Welsh language in service delivery Promoting use of the language	All statutory documentation on the RLDP and associated consultation along with notices, social media and general correspondence will be bilingual. A document will be in English only if it comes from an external source that is not subject to compliance with the Welsh Language (Wales) Measure 2011. Emails/letters etc will make it clear that correspondence in Welsh is welcome and will not lead to a delay in response or a lesser standard of service . When requests are made for people to be added to the RLDP consultation database we will record language choice and communicate accordingly.	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.	The Welsh language is a material planning consideration and is included within the RLDP Objective relating to Culture, Heritage and Welsh Language to ensure there is no negative impact. The Preferred Strategy is subject to a Welsh Language Impact Assessment (WLIA) as part of the wider Integrated Sustainability Appraisal (ISA). We will review this further if any additional assessment is required as we go through the RLDP process.

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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>Positive: The Preferred Strategy identifies the level of growth over the RLDP period and spatial distribution of this growth, including identification of the Preferred Strategic Site Allocations. As well as housing growth, the Preferred Strategy aims to provide economic growth and employment provision in both urban and rural areas.</p> <p>Negative: Careful site selection is required to minimise loss of best and most versatile agricultural land and mineral resource.</p>	<p>The Preferred Strategy includes RLDP Objectives relating to economic growth/employment and town/local centres, which have been set in order to address the identified issues relating to creating a prosperous Wales.</p>
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p>Positive: The Preferred Strategy incorporates RLDP Objectives including the impact of development on the natural environment in already constrained areas. It is, however, recognised that developments could improve connectivity through opportunities to create new linkages. The limited supply of brownfield land within the County is a recognised issue. The Preferred Strategy recognises that we are in a climate and nature emergency by including a specific climate and nature emergency objective. The Preferred Strategy sets out a commitment to delivering net zero carbon ready homes. Resilience of new development to aspects of climate change can be achieved via the design and location of new developments. All developments can provide</p>	<p>The Preferred Strategy includes RLDP Objectives relating to Green Infrastructure, Biodiversity and Landscape, Flood Risk, Minerals and Waste, Land and Natural Resources which have been set in order to address the identified issues relating to creating a resilient Wales.</p> <p>There are water quality issues in the River Usk and River Wye SACs. There is a legal and national policy requirement to maintain and enhance ecology. This is reflected in the Preferred Strategy which avoids new allocations in the upper River Wye catchment area given the inability to deliver a strategic solution to phosphate mitigation in the Monmouth WwTW at this time.</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>opportunities to minimise carbon by providing opportunities for renewable energy generation, seeking to reduce commuting, supporting the use of ultra-low emission vehicles and public transport, and the provision of quality Green Infrastructure.</p> <p>There are phosphate water quality issues in the River Usk and River Wye SACs. There is a legal and national policy requirement to maintain and enhance ecology. This is reflected in the Preferred Strategy which avoids new allocations in the upper River Wye catchment area given the inability to deliver a strategic solution to phosphate mitigation in the Monmouth WwTW at this time.</p> <p>The recent pandemic has emphasised the need to enable such responses in delivering sustainable and resilient communities for all. It has also emphasised the importance of placemaking and Green Infrastructure for the provision of open spaces in close proximity to homes for physical and mental wellbeing.</p> <p>Negative: Additional growth would likely result in further pressure on the natural environment. New developments could nevertheless improve Green Infrastructure and ecological connectivity through opportunities to create new linkages. The value and importance of having access to locally accessible open/green spaces to assist in recreation and health</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>and well-being has been heightened during the recent pandemic.</p> <p>The environmental benefit of avoiding new site allocations in the upper River Wye catchment is countered by the impact this has on achieving the social, economic and cultural objectives. However, without a deliverable strategic solution to water quality issues in the upper River Wye catchment, this environmental constraint needs to take priority.</p>	
<p>A healthier Wales People’s physical and mental wellbeing is maximized and health impacts are understood</p>	<p>Positive: The Preferred Strategy identifies the level of growth over the RLDP period and spatial distribution of this growth, including identification of the Preferred Strategic Site Allocations (including avoiding new allocations in the upper River Wye catchment due to phosphate water quality issues). It is recognised that any developments will be encouraged to support healthier lifestyles and provide sufficient open space. The RLDP will encourage Active Travel and will reflect the Integrated Network Maps. The recent Covid-19 pandemic has emphasised the vulnerability of those in our communities with underlying health conditions, as well as the importance of placemaking and Green Infrastructure for the provision of open spaces in close proximity to homes for physical and mental wellbeing.</p> <p>The need for affordable housing, both in terms of purchase/rent and living costs, is being exacerbated</p>	<p>The Preferred Strategy includes RLDP Objectives relating to Health and Well-being in order to address the identified issues relating to creating a healthier Wales. The recent Covid-19 pandemic has emphasised the vulnerability of those in our communities with underlying health conditions, as well as the importance of place-making and green infrastructure for the provision of open spaces in close proximity to homes for physical and mental wellbeing.</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>by the current cost of living crisis. The Preferred Strategy seeks to maximise affordable housing through delivery of 50% affordable homes on all new site allocations and provision of net zero carbon ready homes.</p> <p>Negative: Additional growth has the potential to increase commuting which could affect areas with air quality problems, however, the RLDP seeks to provide for jobs within the County. Moreover, the recent pandemic has demonstrated that a significant proportion of our communities can work from home which is likely to continue over the longer term.</p>	
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	<p>Positive: The Preferred Strategy identifies the level of growth over the RLDP period and spatial distribution of this growth, including identification of the Preferred Strategic Site Allocations (including avoiding new allocations in the upper River Wye catchment due to phosphate water quality issues). The Preferred Strategy also considers the balance of housing, employment and infrastructure in both urban and rural areas. The recent pandemic has emphasised the importance of socially sustainable communities and ensuring a balanced demography.</p> <p>Negative: The environmental benefit of avoiding new site allocations in the upper River Wye catchment is countered by the impact this has on achieving the social, economic and cultural</p>	<p>The Preferred Strategy has been assessed against the RLDP Objectives including housing, place-making, communities, rural communities, infrastructure and accessibility in order to address the identified issues relating to creating a Wales of cohesive communities.</p> <p>Placemaking is embedded throughout the Plan, with detailed masterplanning and design policies to be set out in the Deposit Plan ensuring that exemplar places are created that are safe, accessible and pleasant for all.</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?
	objectives. However, without a deliverable strategic solution to water quality issues in the upper River Wye catchment, this environmental constraint needs to take priority.	
<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 Preferred Strategy identifies the level of growth over the RLDP period and spatial distribution of this growth, including identification of the Preferred Strategic Site Allocations (including avoiding new allocations in the upper River Wye catchment due to phosphate water quality issues). It includes a specific climate and nature emergency objective. This recognises that we are in a climate emergency and has committed to strive to limit the increase in global temperatures to 1.5°C. The Preferred Strategy sets out a commitment to delivering net zero carbon ready new homes reflecting our commitment to respond to the climate emergency. In addition, the recent pandemic has demonstrated that a significant proportion of our communities can work from home which is likely to continue over the longer term. The RLDP seeks to reduce the commuting ratio and to enable home-working, reflective of recent trends. The Preferred Strategy also includes a specific strategic policy relating to climate change.</p> <p>Negative: None.</p>	<p>The Preferred Strategy includes a specific climate and nature emergency objective which has been set in order to address the identified issues relating to creating a globally responsible Wales. Climate change considerations inform the RLDP’s planning policy framework including policies, proposals and land use allocations.</p> <p>Section 6 of the Environment Act already requires biodiversity enhancement, which will help address the emergency.</p>


<p>Well Being Goal</p>	<p>Does the proposal contribute to this goal? Describe the positive and negative impacts.</p>	<p>What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?</p>
<p>A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>Positive: The Preferred Strategy identifies the level of growth over the RLDP period and spatial distribution of this growth, including identification of the Preferred Strategic Site Allocations (including avoiding new allocations in the upper River Wye catchment due to phosphate water quality issues). The Preferred Strategy includes an objective relating to Culture, Heritage and the Welsh language.</p> <p>Negative: Any level of growth for the County relies on in-migration, being a border County a proportion of this is likely to be from England.</p>	<p>The Preferred Strategy includes an objective relating to Culture, Heritage and the Welsh language which has been set in order to address the identified issues relating to creating a Wales of vibrant culture and thriving Welsh Language. We will liaise with the Local Education Authority to understand if the proposed growth necessitates additional Welsh medium school provision.</p>
<p>A more equal Wales People can fulfil their potential no matter what their background or circumstances</p>	<p>Positive: The Preferred Strategy identifies the level of growth over the RLDP period and spatial distribution of this growth, including identification of the Preferred Strategic Site Allocations (including avoiding new allocations in the upper River Wye catchment due to phosphate water quality issues). Housing and economic growth in both urban and rural areas will assist in balancing the demography across the County and in addressing the County's affordability challenges. The Preferred Strategy aims to address the higher proportion of older age groups and lower proportion of young adults compared to the Welsh average. One of the key objectives of the RLDP is to deliver much needed affordable housing, having a safe secure and suitable home gives people the best start in life.</p>	<p>The Preferred Strategy includes an objective relating to demography which has been set in order to address the identified issues relating to creating a more equal Wales. The recent pandemic has highlighted the links between poverty and resilience, as well as the higher level of homelessness. The Preferred Strategy seeks to take action to enable younger people who are currently priced-out of the County an opportunity to remain living here by striving to maximise affordable housing delivery to help tackle this. It also seeks to provide additional jobs.</p>


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Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	Negative: None.	

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>Page 298</p>  <p>Balancing short term need with long term and planning for the future</p>	<p>The Preferred Strategy sets out the level of growth for housing/employment and the spatial distribution of this growth across the County. The Preferred Strategy also sets out the RLDP vision, the role of which is to clarify the core purpose of the RLDP and provide a framework for developing the Plan and future detailed policies. The Vision sets the overarching context for Monmouthshire for the period up to 2033.</p>	<p>A total of 17 RLDP Objectives are included in the Preferred Strategy in order to address the issues, challenges, opportunities and drivers facing the County.</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>Working together with other partners to deliver objectives</p>	<p>The Preferred Strategy has been informed by a range of evidence. We have engaged with consultees at key stages from the outset of the RLDP process to build consensus including on the issues, vision and objectives, and the growth and spatial options.</p> <p>Pre-deposit plan preparation and engagement has also included: collaborative working with neighbouring local authorities; Member involvement; discussions with key stakeholders including internal departments and external organisations, including key infrastructure providers.</p> <p>We will engage/consult on the Preferred Strategy including through methods listed above, two virtual events for members of the public, a virtual event for Town and Community Councils and seven in person drop-in sessions at various settlements across the County. We will seek to engage with seldom heard groups in particular young people, via the Youth Council, and Gypsy and Travellers via the GTAA work. We have met with the Cabinet Member for Equalities and Engagement to discuss how this area can be strengthened.</p>	<p>The RLDP Delivery Agreement ensures full stakeholder /community's involvement to shape the RLDP.</p> <p>We will engage/consult on the Preferred Strategy including; Member involvement, two virtual events for members of the public, a virtual event for Town and Community Councils and seven in person drop-in sessions at various settlements across the County. We will seek to engage with seldom heard groups in particular young people, via the Youth Council, and Gypsy and Travellers via the GTAA work.</p> <p>A revised Delivery Agreement which will amend the project timetable for Plan preparation, will be reported to Council in December 2022, alongside the new Preferred Strategy.</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>Involving those with an interest and seeking their views</p>	<p>The Preferred Strategy has been informed by a range of evidence. We have engaged with consultees at key stages from the outset of the RLDP process to build consensus including on the issues, vision and objectives, and the growth and spatial options.</p> <p>Pre-deposit plan preparation and engagement has also included: collaborative working with neighbouring local authorities; Member involvement; discussions with key stakeholders including internal departments and external organisations including key infrastructure providers.</p> <p>The RLDP Delivery Agreement Community Involvement Scheme sets out the way in which the Council proposes to involve the local community and other stakeholders in the preparation of the RLDP. We have met with the Cabinet Member for Equalities and Engagement to discuss how this area can be strengthened.</p>	<p>The revised Delivery Agreement ensures full stakeholder /community's involvement to shape the RLDP.</p> <p>We will engage/consult on the Preferred Strategy including; Member involvement, two virtual events for members of the public, a virtual event for Town and Community Councils and seven in-person drop in sessions at various settlements across the County. We will seek to engage with seldom heard groups in particular young people via the Youth Council, and Gypsy and Travellers via the GTAA work.</p> <p>A revised Delivery Agreement which will amend the project timetable for Plan preparation, will be reported to Council in Decdember 2022 alongside the new Preferrred Strategy.</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>Putting resources into preventing problems occurring or getting worse</p>	<p>The Preferred Strategy sets out the level of growth for housing/employment and the spatial distribution of this growth across the County to address the core issues of delivering much needed affordable housing at pace and scale, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.</p> <p>The Spatial Strategy avoids new site allocations in the upper River Wye catchment due to the absence of a strategic solution to water quality issues at this time.</p>	<p>The Preferred Strategy seeks to address our key issues/challenges/opportunities (in a land use context) and support delivery of the Council’s vision for the future of the County and its communities.</p> <p>The RLDP Delivery Agreement seeks to ensure that the Plan will be delivered in accordance with the project timetable and ensures full stakeholder /community involvement to shape the RLDP. A revised Delivery Agreement which will amend the project timetable for Plan preparation, will be reported to Council in December 2022 alongside the new Preferred Strategy.</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?
<div data-bbox="103 671 138 858" data-label="Page-Header" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 302</div> <div data-bbox="129 644 324 900" data-label="Image"> </div> <p data-bbox="349 620 519 884">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="544 317 1328 932">The Preferred Strategy sets out the level of growth for housing/employment and the spatial distribution of this growth across the County. The Preferred Strategy seeks to address the issues/challenges/opportunities identified (in a land use context) and support delivery of the Council's vision/objectives for the future of the County and its communities. The Preferred Strategy is subject to an Integrated Sustainability Appraisal (ISA) including Strategic Environmental Assessment (SEA), Well-being of Future Generations Assessment (WBFG), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)), whose findings have been used to inform the development of the RLDP strategy, strategic policies and preferred strategic site allocations in order to ensure that the Plan will be promoting sustainable development.</p> <p data-bbox="544 967 1328 1193">The Preferred Strategy also sets out the Vision which will set the overarching context for Monmouthshire for the period up to 2033. MCC recognises that we are in a climate emergency and nature emergency and has committed addressing these. The RLDP will have a key role in addressing these issues.</p>	<p data-bbox="1350 317 2101 775">The Preferred Strategy will be subject to statutory consultation in December 2022-January 2023. The Preferred Strategy is subject to an Integrated Sustainability Appraisal (ISA) including Strategic Environmental Assessment (SEA), Well-being of Future Generations Assessment (WBFG), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)), whose findings have been used to inform the development of the RLDP strategy, strategic policies and preferred strategic site allocations in order to ensure that the Plan will be promoting sustainable development.</p> <p data-bbox="1350 810 2101 919">We will continue to work closely with our neighbours, both in Wales and England, including the joint procurement of evidence as applicable.</p> <p data-bbox="1350 967 2101 1114">The RLDP will align with the new Integrated Network Maps for Active Travel, and the Deposit Plan will be accompanied by an Infrastructure Plan, revised Local Transport Plan and Economic Development Strategy.</p>

[Type here]

6. 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 RLDP will provide affordable homes, the delivery and allocation of which should be cognisant of the needs of children leaving care.	None.	N/A

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

A range of background evidence and data has been used to inform the Preferred Strategy, from a wide range of sources both internal and external to the Council, including:

- RLDP Preferred Strategy (December 2022)
- Issues, Vision and Objectives Paper (Updated December 2022)
- Monmouthshire Local Development Plan Review Report (March 2018) <https://www.monmouthshire.gov.uk/app/uploads/2018/03/Final-Review-Report-1.pdf>
- Monmouthshire Local Development Plan Annual Monitoring Reports (2014- 2022) <https://www.monmouthshire.gov.uk/planning-policy/annual-monitoring/ldp-annual-monitoring-report>
- Integrated Sustainability Appraisal Report (AECOM, November 2022)
- HRA of the Monmouthshire RLDP Preferred Strategy (AECOM, November 2022)
- RLDP revised Delivery Agreement (December 2022)
- Monmouthshire RLDP Demographic Update Report (Edge Analytics, November 2021)
- Sustainable Settlements Appraisal (Updated December 2022)
- Growth and Spatial Options Paper (September 2022)
- Housing Background Paper (December 2022)
- Candidate Sites High Level Assessment (August 2022)
- Monmouthshire Employment Land Review (BE Group, October 2022)

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- Monmouthshire 2040: Our Economic Growth and Ambition Statement (November 2019) and supporting MCC Economies of the Future Reports (2018)
- Monmouthshire RLDP Candidate Sites Register (February 2022) [Monmouthshire Replacement Local Development Plan Candidate Sites Register \(Electoral Wards 2022\) - Monmouthshire](#)
- Local Housing Market Assessment 2020-2025

External sources of data include Welsh Government, Cadw, Natural Resources Wales, Hometrack, Office for National Statistics and Stats Wales.

- *Equalities dashboard link.* [Equality data dashboard for EQIA's 2020.xlsx](#)

8. 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 new Preferred Strategy sets out the level of growth for housing/employment and the spatial distribution of this growth across the County to address the core issues of delivering much needed affordable homes, responding to the climate and nature emergency by delivering net zero carbon ready new homes in exemplar places, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic. This is a positive impact for social justice.

The new Preferred Strategy will be the subject of further engagement/consultation and political reporting.

Negative –

People in poverty or on low incomes might not be able to access digital opportunities to work from home and/or are more likely to be employed in roles that cannot work from home.

Opportunities to deliver on the local evidence-based objectives, in particular delivering affordable homes and job opportunities, are limited in the upper River Wye catchment due to the need for the Spatial Strategy to respond to the environmental constraint of water quality in the River Wye, for which no deliverable strategic solution has yet been identified.

There are no negative implications for corporate parenting or safeguarding.

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

[Type here]

What are you going to do	When are you going to do it?	Who is responsible
Recommend that Place Scrutiny Committee scrutinise the Replacement Local Development Plan new Preferred Strategy, prior to it being reported to Council on 1st December 2022 to seek Council's endorsement for the new Preferred Strategy to be issued for statutory consultation/engagement and stakeholder involvement.	Place Scutiny Committee 10 th November 2022.	Head of Placemaking, Regeneration, Highways and Flooding Head of Planning Planning Policy Team
Seek Council's endorsement of the Replacement Local Development Plan (RLDP) new Preferred Strategy to be issued for statutory consultation/engagement and stakeholder involvement in December 2022 - January 2023.	Council 1 st December 2022. A revised Delivery Agreement, which will amend the project timetable for Plan preparation, will be reported to the same Council meeting for agreement and endorsement to submit to the Welsh Government for Ministerial approval.	Head of Placemaking, Regeneration, Highways and Flooding Head of Planning Planning Policy Team

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10. 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
0.0	LDP Review Report and Delivery Agreement	20/04/2018	Draft for Council 10 th May 2018
1.0	Issues, Vision and Objectives scrutiny	01/02/2019	Draft for Economy & Development Select Committee 14 th February 2019
1.1	Issues, Vision and Objectives endorsement following consultation	09/04/2019	Draft for Cabinet 5 th June 2019

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1.2	Issues, Vision and Objectives endorsement following consultation	14/06/2019	Amended for Cabinet 3 rd July 2019 to reflect 16 th May 2019's Climate Emergency declaration by Council
2.0	Growth and Spatial Options endorsement to consult	07/06/2019	Draft for Cabinet 3 rd July 2019
2.1	Growth and Spatial Options scrutiny	09/07/2019	Draft for Economy & Development Select Committee 17 th July 2019
3.0	Preferred Strategy endorsement to consult	11/12/2019	Draft for Council report 5 th March 2020
3.1	Preferred Strategy endorsement to consult	17/02/2020	Social Justice Strategy reviewed with Judith Langdon
4.0	Revised Delivery Agreement	05/03/2020	Timetable amended further to account for slippage as a result of the pre-election period preceding the December 2019 General Election, the additional time and work needed to inform the Preferred Strategy and delays associated with joint working with neighbouring local authorities on joint evidence base work.
4.1	Revised Delivery Agreement and review of Issues, Vision and Objectives and of evidence base in the light of the Covid-19 pandemic.	07/10/2010	Timetable amended further to account for Covid-19 pandemic and revised Welsh Government population and household projections.
5.0	Revised Growth and Spatial Options scrutiny	17/11//2020	Draft for Economic Development Select Committee 10 th December 2020
5.1	Revised Growth and Spatial Options endorsement to consult, including identifying growth option 5 and spatial option 2 as the proposals at this stage of the process.	03/12/2020	Draft for Cabinet report 16 th December 2020
6.0	Preferred Strategy Consultation endorsement to consult.	24/06/2021	Draft for Council Report 24 th June 2021
7.0	Pre-decision scrutiny by Place Scrutiny Committee of the proposal to progress the Replacement Local Development Plan (RLDP) prior to it being reported to Council on 27 th September 2022.	26/09/2022	Draft for Scrutiny Committee and Council reports

[Type here]

7.1	Council endorsement on proposal to progress the Replacement Local Development Plan (RLDP).	27/09/2022	Draft for Council Report 27 th September 2022
8.0	Pre-decision scrutiny by Place Scrutiny Committee of the Replacement Local Development Plan (RLDP) new Preferred Strategy prior to it being reported to Council on 1 st December 2022 to seek Council's endorsement for the new Preferred Strategy to be issued for statutory consultation/engagement and stakeholder involvement.	10/11/2022	Draft for Scrutiny Committee and Council reports

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SUBJECT: PROPOSED CHANGES TO THE SEVERNSIDE 20MPH PILOT AREA
MEETING: PLACE SCRUTINY COMMITTEE
DATE: 10 November 2022
DIVISION/WARDS AFFECTED: Severnside Wards

1. PURPOSE:

- 1.1 The purpose of this report is to facilitate pre-decision scrutiny on proposed changes to the Severnside 20mph pilot area prior to individual Cabinet Member decision on 30th November.
- 1.2 The proposed changes are:
 - to revert to 30mph the section of the B4245 between Woodstock Way and the Castlegate roundabout, with a part-time 20mph limit alongside Durand Primary School at school start and finish times; and
 - to revert to 30mph the section of Caldicot Road between the Castlegate roundabout and the bridge over the former railway line bounding Portskewett.

2. RECOMMENDATIONS:

- 2.1 To scrutinise the proposed changes to the Severnside 20mph pilot area prior to the changes being reported to the Cabinet Member for Climate Change and the Environment for approval on 30th November 2022.

3. KEY ISSUES:

Background

- 3.1 In 2021, MCC secured Welsh Government (WG) funding to implement two settlement-wide 20mph pilot areas: one in Abergavenny and one in Severnside. The pilots are to test implementation of the legislative change that will see the 30mph speed limit on all 'restricted roads' in Wales become 20mph. The legislation to make this change was laid on 21st June 2022, debated in the Senedd on 12th July 2022 and is expected to come into force on 17th September 2023. A total of eight pilot areas have been implemented around Wales.
- 3.2 The overriding reason for the change is to make our roads safer, make places feel more pleasant and less car-dominated, and to encourage walking and cycling. On 21st June 2022, the WG Economic Infrastructure Directorate issued an explanatory memorandum to explain the proposed legislation to Members of the Senedd. It states:

"4.3 The legislation seeks to address the issues of road safety and the effects from vehicles and roads on the environment and communities. It seeks to improve road safety, encourage a shift to more active forms of travel and improve the local economy and environment in Welsh communities.

4.4 The legislation will also support the objectives of many Welsh Government strategies including Llwybr Newydd: the Wales Transport Strategy 2021 and the

goals set out in other legislation such as the Active Travel (Wales) Act 2013 and the Well-being of Future Generations (Wales) Act 2015.”

- 3.3 According to the World Health Organisation, the most effective way to improve pedestrian safety is to reduce the speed of vehicles. In 2018, 50% of casualties on our roads happened on 30mph roads. The Royal Society for the Prevention of Accidents states that 45% of pedestrians are killed when struck by a car going at 30mph or less, but 5% when going at 20mph or less.
- 3.4 In the distance it takes for a car travelling 20mph to stop, a 30mph car is still moving at 24mph. This makes a substantial difference to the ability to avoid collisions. There is evidence from across the world that vehicle speeds are the main reason why people do not walk or cycle or do not allow their children to walk or cycle to school.
- 3.5 Lower traffic speeds will create more liveable communities and encourage walking and cycling. People will feel more comfortable when walking and cycling, it is safer for children to walk from the moment they are outside their homes, play outside and to walk to school, while older people also feel more able to travel independently and safely.
- 3.6 Public Health Wales believes that lowering the default speed limit to 20mph could have substantial health benefits. 20mph will reduce the risk and severity of collisions, help people feel safer and benefit people’s physical and mental wellbeing. Driving slower produces less noise, reduces fuel consumption, and exhaust and non-exhaust emissions are likely to be reduced at lower speeds, tyres and roads will not breakdown so much, thereby reducing non-exhaust emissions. There is limited evidence on emissions to date and some of these issues such as tyre wear will be impossible to measure.

Severnside

- 3.7 The Traffic Order to introduce the 20mph zone in Severnside was approved by the then Cabinet Member for Infrastructure on 9th February 2022, following public consultation in December 2021 and January 2022. The report, including a summary of consultation responses, can be viewed [here](#) (agenda item 2). Implementation started in late March 2022 but took several weeks for signing and lining to be completed and signage corrected. It was completed on 18th May 2022.
- 3.8 The sketch plan below shows the speed limits currently in place on the B4245.



Key: 20mph – green
30mph buffer – orange
40mph buffer – red
60mph – pink

3.9 Implementation was undertaken during April and May 2022. The timing meant that elected members (both new and returning) received considerable feedback on the changes while canvassing for the May elections. The Highways Department has also received feedback, although as is expected, those who comment are often those objecting to changes. The main issues raised are summarised below:

- Drivers focusing on their speedometers and not on the road ahead;
- Road rage and aggressive overtaking;
- Cars are not efficient at 20mph/sits uncomfortably between 2nd and 3rd gear;
- Traffic bunches up making it harder to leave side streets leading to increased congestion;
- Delays to school and public buses (with data suggesting a 6 minute delay to the eastbound X74 Newport to Chepstow bus and a 10 minute delay to the westbound X74 Chepstow to Newport bus);
- Bus passenger comfort, driver fatigue and fuel efficiency with vehicles not sitting comfortably in one gear (NB it has since been confirmed that all buses have automatic gearboxes: roll-out of electric buses will take a few years);
- Difficulty overtaking cyclists going at 18mph/19mph;
- Support for the 20mph speed limit on residential side roads and near schools but not on the B4245;

3.10 A smaller number of positive responses have been received:

- It feels safer for pedestrians and cyclists;
- MCC has responded at last to longstanding concerns about traffic speeds on the B4245;
- Issues of congestion are not new and are not caused by the new speed limit;
- People will get used to the change with time;
- The Magor Residents Against Speed group supports the change.

3.11 The Deputy Minister for Climate Change, Lee Waters MS, met with pupils, parents and teachers from Durand Primary School recently to understand what impact the 20mph has had in their community: <https://media.service.gov.wales/news/we-now-feel-safer-to-walk-to-school-caldicot-school-pupils-tell-deputy-minister>

3.12 A recent social media post gave the following comment:



Reviewing the changes

- 3.13 Officers and the Cabinet Member for Climate Change and the Environment met with the elected members for Severnside on 18th May 2022 to discuss the project and feedback received, and again on 4th July 2022 to discuss concerns further and to examine the evidence to date and to review the B4245 and Caldicot Road in the light of the clarified WG guidance on where exceptions to the 20mph limit might be appropriate for A and B roads.

Criteria for A and B roads

- 3.14 As part of the Welsh Government Economic Infrastructure Directorate's June 2022 explanatory memorandum, reference is made to exceptions. At page 15 it states:

“Exceptions: It would not be appropriate to place a speed limit of 20mph on all existing 30mph roads. On well-engineered routes that are principal corridors for movement, where there is little frontage development or community activity and where pedestrians and cyclists do not need to mix with motor vehicles it will often be appropriate to retain a 30mph speed limit. An exceptions process forms part of the 20mph policy, through which local authorities (as the highways authority in their area) can determine the routes that need to be made exceptions to the default limit of 20mph. In such cases a speed limit order will be required. As with all speed limits, 30mph exceptions could be part time if the local authority considers this to be appropriate. The exceptions process will be conducted before the proposed introduction of the 20mph policy in 2023...”

- 3.15 In preparation for the Wales-wide legislative change, and as part of the pilots, WG and Transport for Wales (TfW) developed criteria setting out how existing 30mph A and B roads such as the B4245 should be dealt with. A series of 'place criteria' was provided to identify when A and B roads can be excluded from 20mph zones and when those exceptions should not be applied. The aim is to have a consistent approach across Wales to provide certainty to drivers as part of the Wales-wide legislative change in September 2023.

Place Criteria

Remember – all 30mph unclassified roads are currently assumed to default automatically to 20mph. **Place criteria only applied to A/B 30mph roads.**

Exceptions not allowed for A/B 30mph roads:

1. Within **100 metres** walk of any educational setting (e.g. primary, secondary, FE & HE)
2. Within **100 metres** walk of any community centre
3. Within **100 metres** walk of any **hospital**
4. Where number of residential and/or retail premises fronting a road exceeds a defined density (**20 properties per km equivalent**)

Automatic adjustments applied:

- Fill 20mph gaps < 300 metres between sections meeting the above 'place criteria'
- Fill 20mph gaps < 100 metres between roads automatically becoming 20mph and sections meeting 'place criteria'
- **Over-riding exception to 30mph A/B roads defined as 'dual-carriageways'**

Key:
New criteria
Can be adjusted

E.g. 250-metre link with > 5 residential properties

- 3.16 These criteria were applied to the B4245 and discussed at the 4th July 2022 meeting, including the following clarification from WG officers:

- Criteria 1 refers to 100m walk from the school gate or any used school site access point (formal or informal);
- Criteria 4 does not apply where homes back onto the road with no access or only a rear gate access.

What does the data say?

3.17 Data is being collected on vehicle speed, traffic volumes and (once installed by WG) air quality. Casualty data continues to be recorded.

Casualty data

3.18 One of the overriding reasons for the Welsh Government seeking to change the urban speed limit throughout Wales to 20mph is the evidence that both accident numbers and the severity of injuries arising from an accident are significantly reduced at 20mph compared to 30mph.

3.19 Casualty data is summarised in the table below and plotted on the map in Appendix 1. There have been 35 recorded road traffic incidents on the B4245 up to and including the J23A roundabout since the start of 2017 to mid 2021 involving 51 people. There was one fatality and ten seriously injured casualties. It is important to consider causation before drawing significant conclusions from this data.

	Fatal Incidents	Serious Incidents	Slight Incidents	Total	Fatalities	Serious Casualties	Slight/No Injuries	Total Casualties
2017	0	0	7	7	0	0	13	13
2018	0	3	2	5	0	3	2	5
2019	0	1	9	10	0	1	11	12
2020	1	5	6	12	1	6	13	20
2021	0	0	1	1	0	0	1	1
2022								
	1	9	25	35	1	10	40	51

Speed

3.20 The data from April to August 2022 is summarised in Appendix 2. Implementation began at the end of March and was completed on 18th May 2022. It is worth bearing in mind that the emerging data may be affected by other factors:

- Easter school holidays 8th April to 25th April;
- Road closure at Church Road/Sandy Lane/Chepstow Road junction 11th April to 11th May;
- Summer half term holiday 30th May to 3rd June and Summer holidays;
- Queen's Jubilee bank holidays 2nd and 3rd June with road closures for street parties;
- Wales and West Utility gas works from 20th June for six months with traffic lights on Newport Road.

3.21 The data shows a significant and sustained reduction in mean, median and 85% percentile speeds at each of the monitoring locations. A significant increase in traffic volumes between April 2022 and May 2022 in most locations is most likely due to the start of the school term, which combined with completion of the 20mph zone could account for reports of initial congestion while the scheme was new.

Air quality

3.22 No air quality data is available at this time.

The proposed changes

- 3.23 The plans at Appendix 3 show the place criteria mapped onto each part of the B4245. At the meeting on 4th July 2022, officers and elected members agreed that the above clarification on place criteria does change the position for the very eastern end of the B4245 from Woodstock Way to the Castlegate roundabout. Having considered the guidance and the casualty and speed data (see below), it was concluded that this section should revert to 30mph but with a part time 20mph alongside Durand Primary School at school start and finish times. In addition, the section of Caldicot Road from the Castlegate roundabout to the bridge over the former railway line passes through a business park without any residential properties fronting the road and with very little interaction between pedestrians and motorists. It is therefore proposed that this section reverts to 30mph. These changes are shown in the plan below (Figure 1).
- 3.24 These proposed changes were consulted on in August 2022. The responses are provided in Appendix 4. It is now proposed to seek the Cabinet Member's approval of these changes on 30th November 2022.
- 3.25 The assessment of the B4245 against the Place Criteria showed that the section from Arlington Close to Pankhurst Drive in Undy could be argued either way. Although along this section, homes back or side onto the B4245, the Severnside members agreed with the officer recommendation that the location of bus stops used by school buses, the long-standing desire to improve walking and cycling opportunities between Magor Undy and Rogiet, the urban feel of the street and the undesirability of frequent speed limit changes means this stretch should remain at 20mph and be monitored. The remainder of the B4245 continues to fall within the 'place criteria' for becoming 20mph and no changes are proposed.
- 3.26 Elected members also expressed concerns about the short length of national speed limit on the section of the B4245 between Magor with Undy and the Llanvihangel bends and suggested that be reduced to 40mph to match the surrounding sections. This will be progressed via Amendment Order 7 which will be consulted upon later this month and, subject to the responses received, reported to Cabinet Member for approval on 11th January 2023.

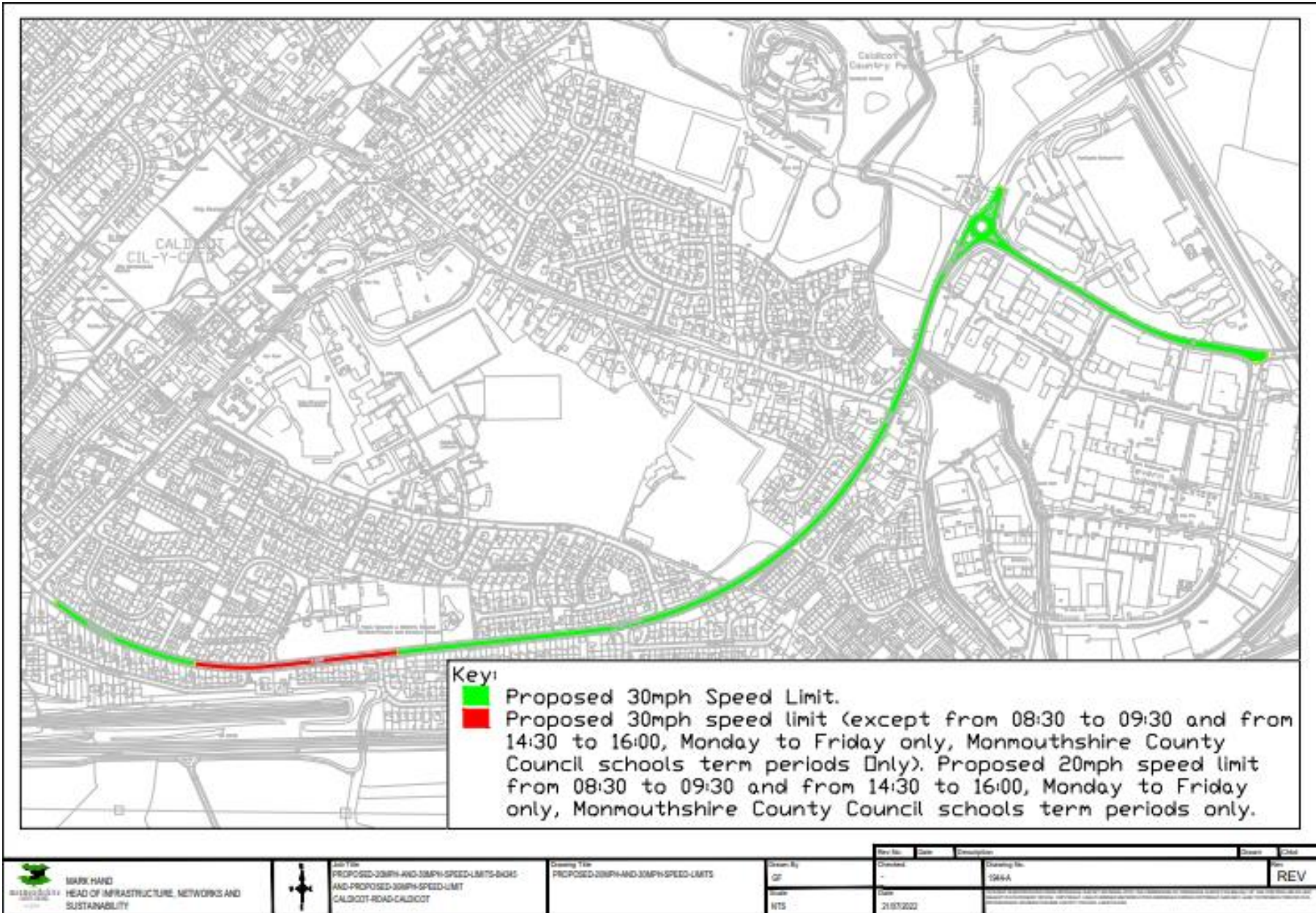


Figure 1: the proposed speed limit changes

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

- 4.1 An Equality and Future Generations Evaluation (including equalities and sustainability impact assessment) was attached to the 9th February 2022 Cabinet Member report and can be viewed via the link above. It is not considered that the proposed change of two sections of the B4245 to revert to 30mph, one with a part-time 20mph during school start and finish times, and in accordance with the WG place criteria, materially affects the conclusions reached at that time.

Safeguarding and Corporate Parenting

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

Socio-economic Duty

- 4.3 The Welsh Government undertook a regulatory impact assessment of the proposed Wales-wide default speed limit change to 20mph which identified a theoretical economic cost arising from journeys taking slightly longer. Conversely, the reduced speeds result in safety benefits result in savings to the NHS due to fewer road traffic collisions and, where collisions do occur, reduced risk of death or serious injury; improved health and wellbeing by making streets more conducive to people walking and cycling; and improved quality of life in terms of the environment people live in.
- 4.4 This proposal would see two short sections of the B4245 reverting to 30mph, with the rest of the 20mph limit remaining unchanged. It is not considered that this small change would have a detrimental effect on road safety or quality of life given the specifics of the sections of road in question, which have been reviewed against the clarified WG criteria. A part-time 20mph limit is proposed alongside Durand Primary School to operate during school start and finish times.

5. OPTIONS APPRAISAL

- 5.1 This report seeks pre-decision scrutiny, so the options available are simply that the Scrutiny Committee provides pre-decision Scrutiny or chooses not to.

6. RESOURCE IMPLICATIONS

- 6.1 The Severnside pilot cost £243,790 to date which was fully funded by Welsh Government grant explicitly for this purpose. MCC contributed officer time. There will be an additional costs arising from the proposed changes that are expected to be in the region of £10,000 and would be funded from the existing Highways budget.

7. CONSULTEES

- Cabinet Member for Environment and Climate Change
- Severnside Ward Members
- Welsh Government 20mph project officers

- Public consultation on the original Traffic Order (December 2021 and January 2022) and on Amendment Order 5 (3rd August to 31st August 2022)
- Communities and Place DMT

8. BACKGROUND PAPERS

- Welsh Government and Welsh Local Government Association joint Task Force on speed limit change <https://gov.wales/sites/default/files/publications/2020-07/20mph-task-force-group-report.pdf>
- Welsh Government Exceptions Guidance October 2022

9. AUTHOR:

Mark Hand

Head of Placemaking, Regeneration, Highways and Flooding

Tel: 07773478579

markhand@monmouthshire.gov.uk

APPENDICES:

APPENDIX 1: B4245 casualty data 2017-2021

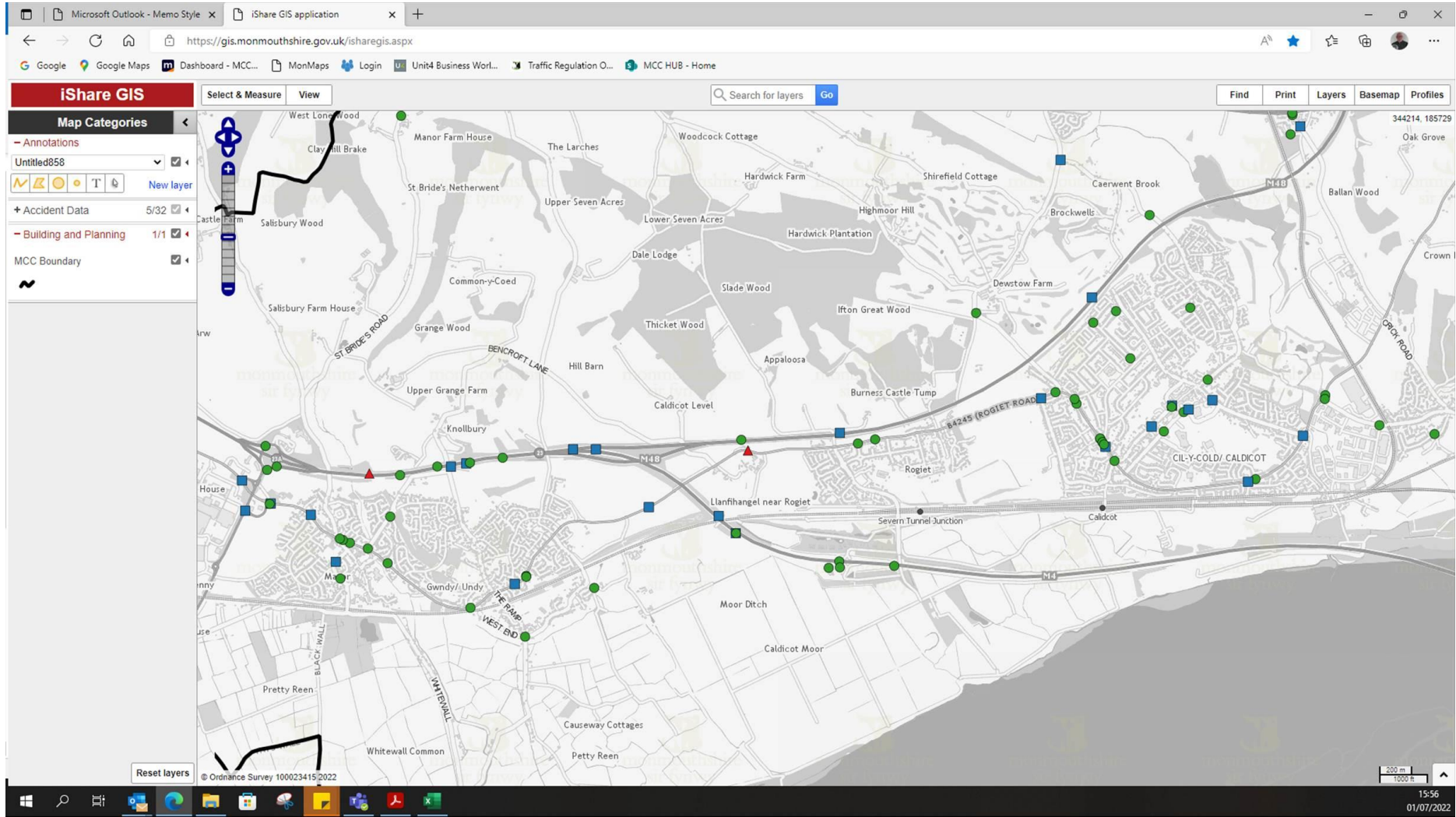
APPENDIX 2: B4245 speed data

APPENDIX 3: WG Place criteria mapped onto the B4245

APPENDIX 4: Consultation responses to the proposed changes under Amendment Order 5

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Appendix 1: Location of reported casualties in Severnside 2017-2021



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Key: green circle = slight injury, blue square = serious injury, red triangle = fatality

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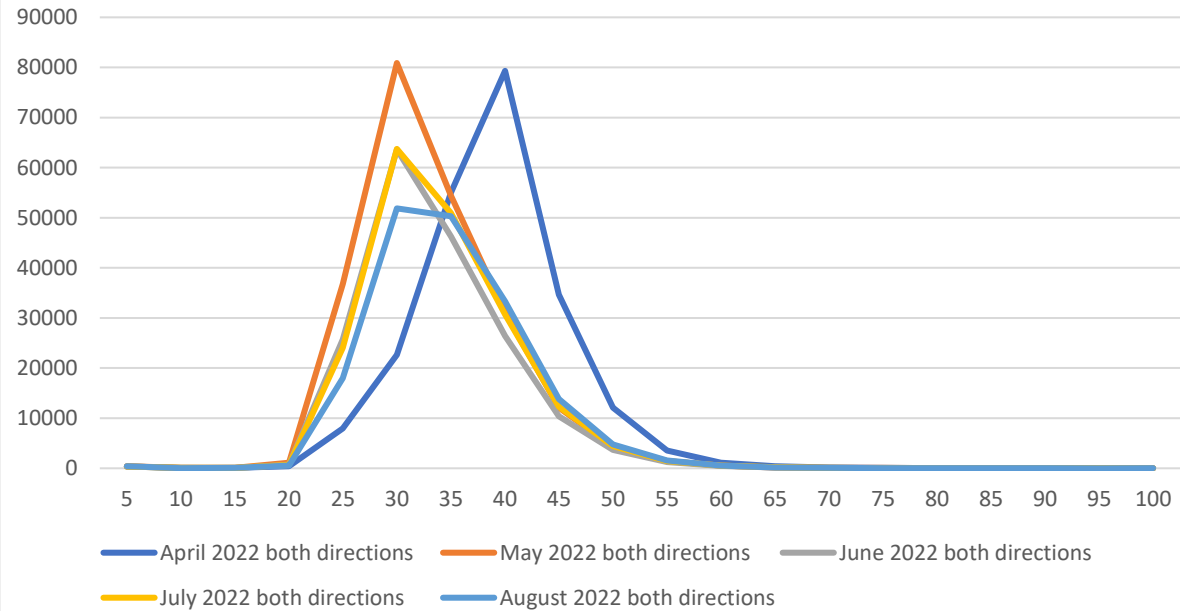
Appendix 2 speed data - Place Scrutiny Committee 10th November 2022

Sevenside Speed Data – Site 9 - B4245 Near Denny View

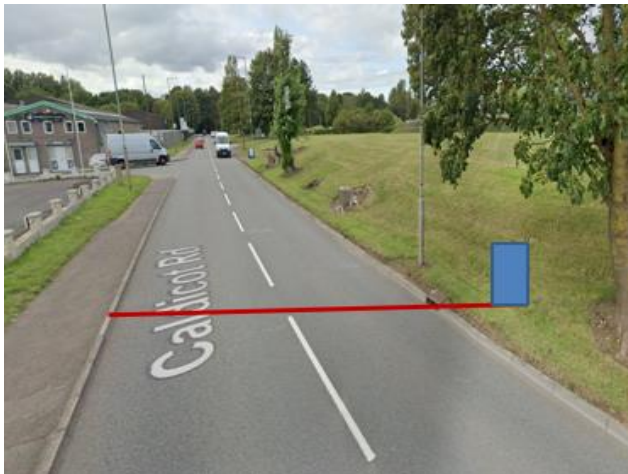
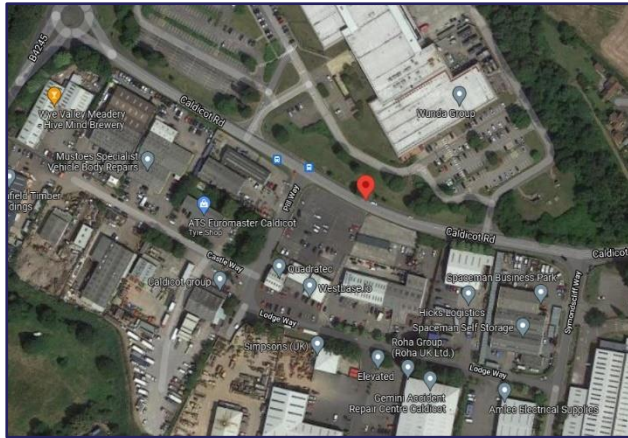


Date	Total number of vehicles	Mean vehicle speed	Median vehicle speed	Maximum vehicle speed	% vehicles exceeding 20mph	% vehicles Exceeding 30mph	85% percentile speed (mph)
Apr-22	217948	36.3	36.2	118.7	99.6	85.6	42.2
May-22	223580	30.7	29.4	126.5	99.2	46.6	37.1
Jun-22	179227	31	30.0	101.0	99.33	49.5	37.5
Jul-22	189660	31.5	30.5	118.8	99.37	53.1	38
Aug-22	175541	32.3	31.5	103.5	99.4	59.6	38.9

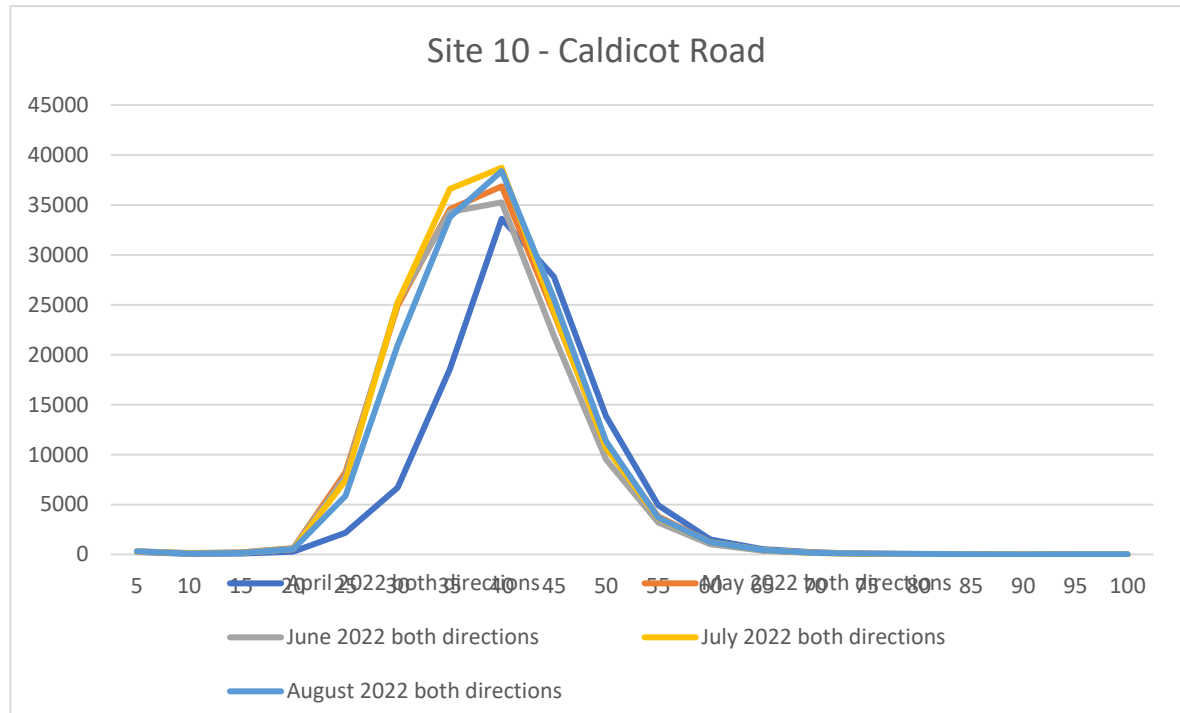
Site 9 - B4245 Near Denny View



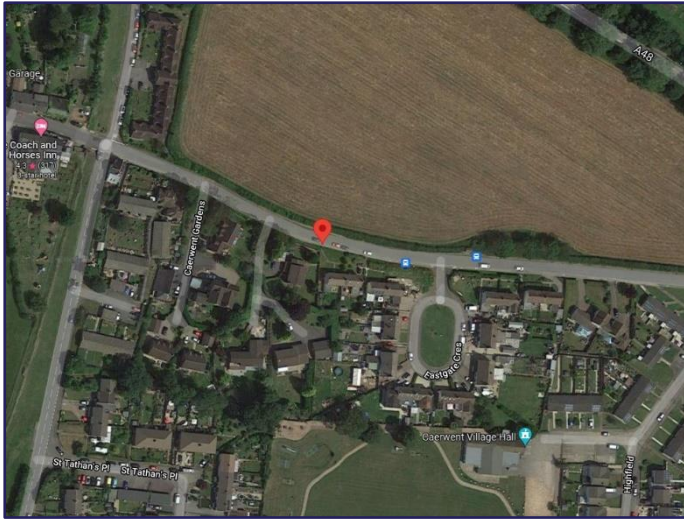
Sevenside Speed Data – Site 10 – Caldicot Road



Date	Total number of vehicles	Mean vehicle speed	Median vehicle speed	Maximum vehicle speed	% vehicles exceeding 20mph	% vehicles exceeding 30mph	85% percentile speed (mph)
Apr-22	110666	39.3	39.0	108.5	99.4	91.4	46.2
May-22	146742	35.8	35.6	116.8	99.1	76.6	43.6
Jun-22	140141	35.5	35.2	96.7	99.1	75.5	43.1
Jul-22	149585	35.9	35.6	97.1	99.3	77.5	43.4
Aug-22	142642	36.4	36.2	98.3	99.2	80.5	43.8

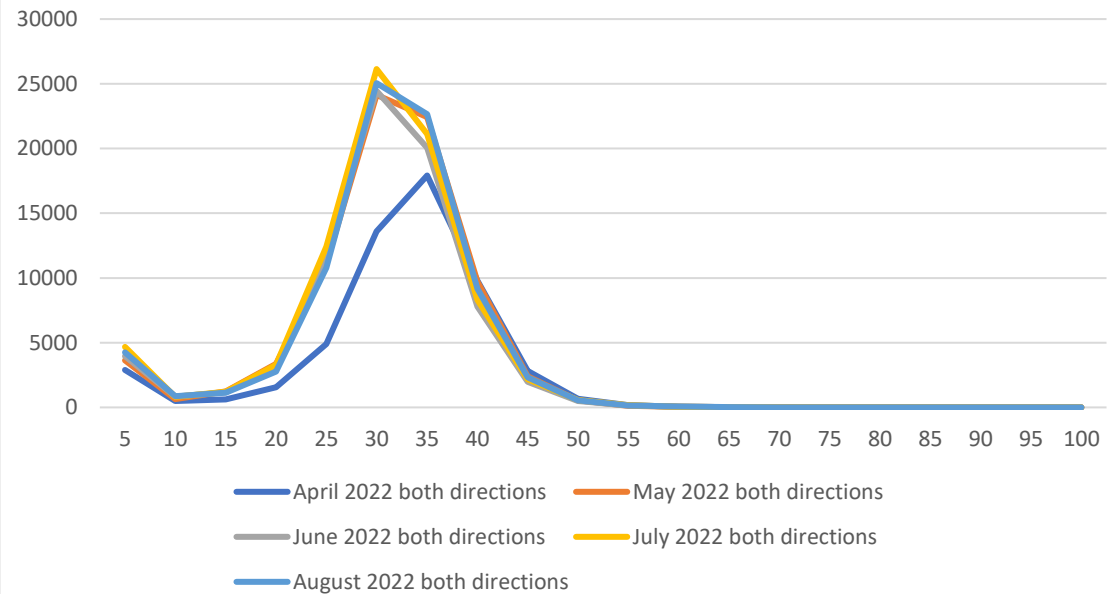


Sevenside Speed Data – Site 11 – Outside No1 Eastgate Crescent

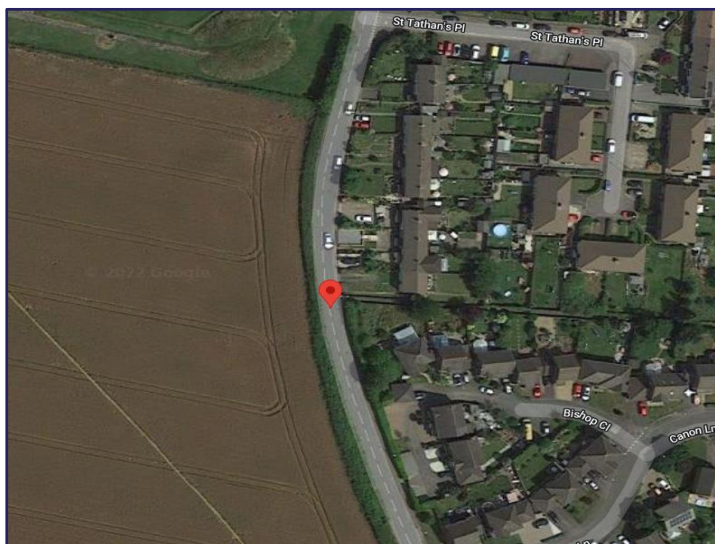


Date	Total number of vehicles	Mean vehicle speed	Median vehicle speed	Maximum vehicle speed	% vehicles exceeding 20mph	% vehicles exceeding 30mph	85% percentile speed (mph)
Apr-22	55525	29.6	31.0	122.3	90.0	56.7	37
May-22	79486	28.1	29.2	129.2	88.8	44.4	35.3
Jun-22	75778	27.4	28.6	126.1	88.0	40.3	34.7
Jul-22	80978	27.3	28.5	125.6	87.7	40.1	34.7
Aug-22	79823	27.9	29.1	121.3	88.7	43.8	35.1

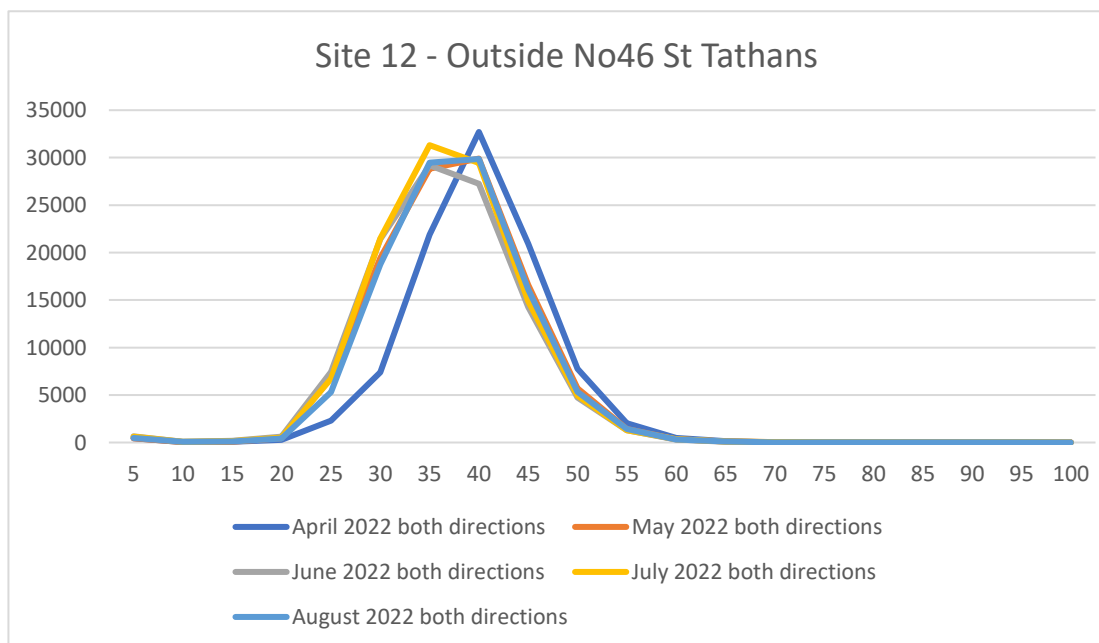
Site 11 - Outside No1 Eastgate Crescent



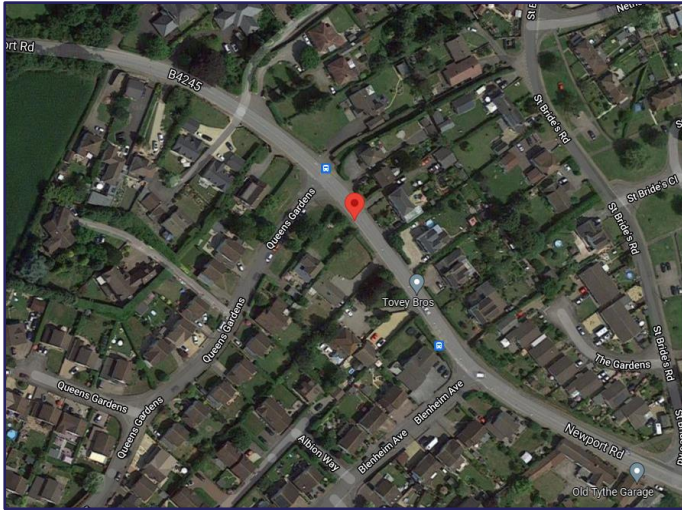
Sevenside Speed Data – Site 12 – Outside No46 St Tathans



Date	Total number of vehicles	Mean vehicle speed	Median vehicle speed	Maximum vehicle speed	% vehicles exceeding 20mph	% vehicles exceeding 30mph	85% percentile speed (mph)
Apr-22	96554	37.3	37.4	103.7	99.1	89.1	43.6
May-22	110296	34.8	34.9	127.1	99.1	75.2	41.8
Jun-22	107520	34.1	34.1	96.8	98.6	71.8	41.2
Jul-22	111897	34.3	34.2	91.6	98.8	73.6	41.2
Aug-22	107864	34.9	34.9	93.0	99.0	76.7	41.7

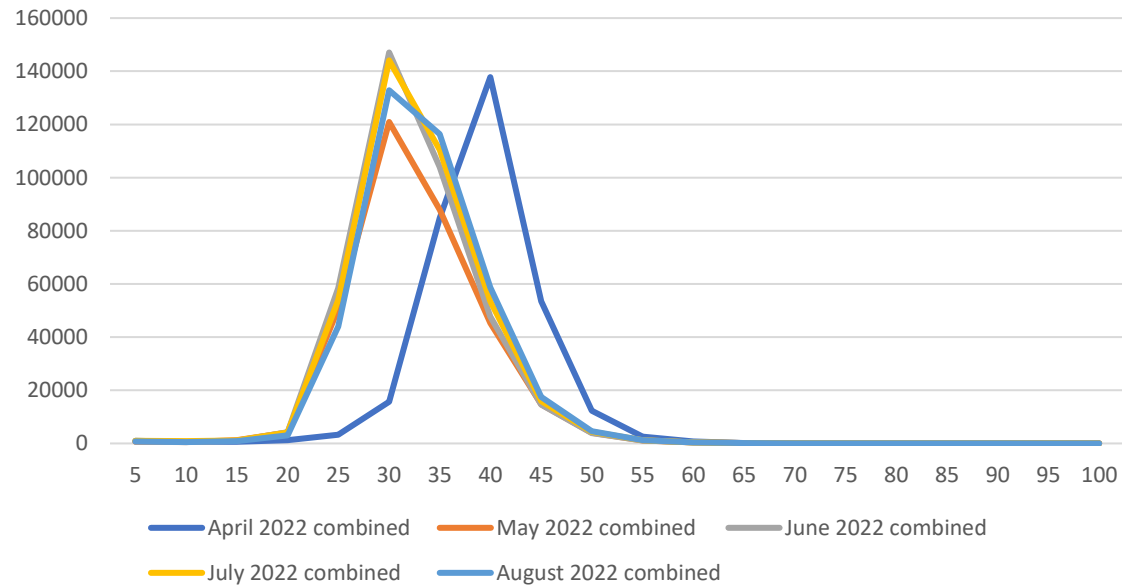


Sevenside Speed Data – Site 13 - B4245 Outside Fairfield House



Date	Total number of vehicles	Mean vehicle speed	Median vehicle speed	Maximum vehicle speed	% vehicles exceeding 20mph	% vehicles exceeding 30mph	85% percentile speed (mph)
Apr-22	314382	36.6	36.6	122.8	98.9	92.9	41.4
May-22	331871	30.2	29.4	91.4	98.1	46.3	36.2
Jun-22	383676	30.0	29.3	90.8	98.3	44.8	35.7
Jul-22	391200	30.3	29.6	100.7	98.2	47.5	36.1

Site 13 - B4245 Outside Fairfield House

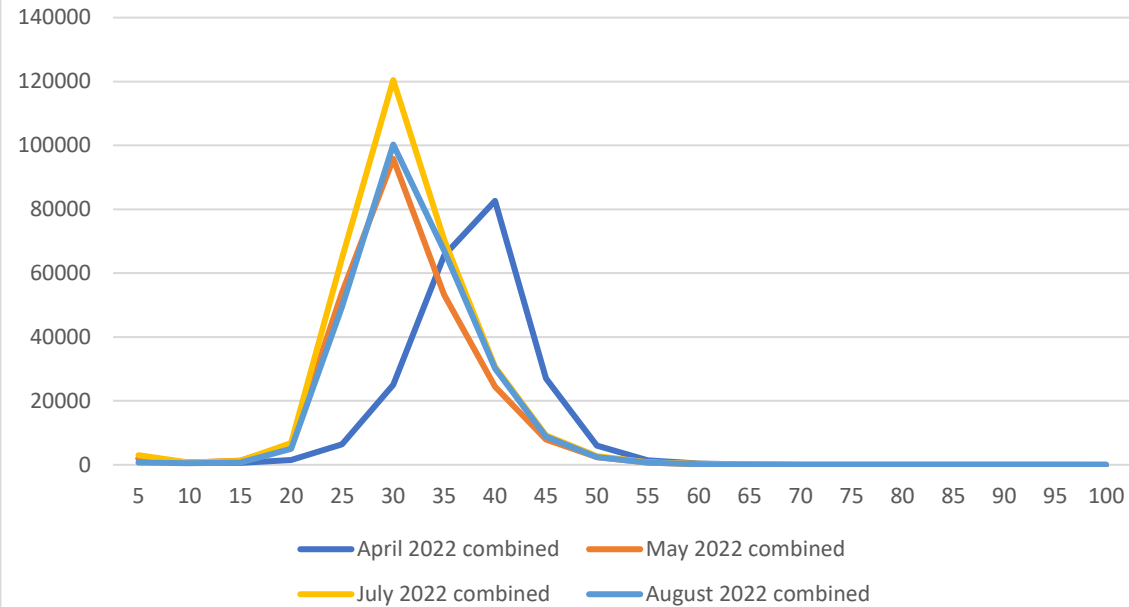


Sevenside Speed Data – Site 14 - B4245 Outside Juniper House



Date	Total number of vehicles	Mean vehicle speed	Median vehicle speed	Maximum vehicle speed	% vehicles exceeding 20mph	% vehicles exceeding 30mph	85% percentile speed (mph)
Apr-22	219270	34.8	35.3	126.3	97.9	83.5	40.3
May-22	249285	28.7	28.0	118.3	95.8	35.7	34.8
Jun-22	No Data	No Data	No Data	No Data	No Data	No Data	No Data
Jul-22	311338	28.7	28.1	124.3	96.2	36.8	34.8
Aug-22	266220	29.4	28.7	127.0	97.4	41.1	35.2

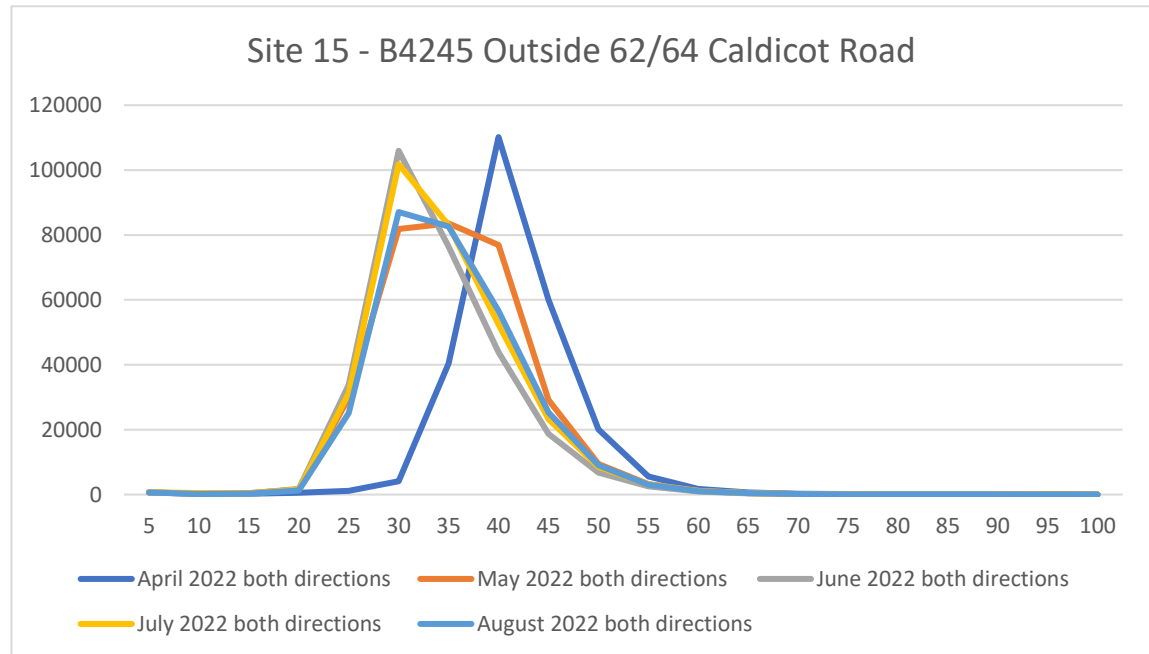
Site 14 - B4245 Outside Juniper House



Sevenside Speed Data – Site 15 - B4245 Outside 62/64 Caldicot Road



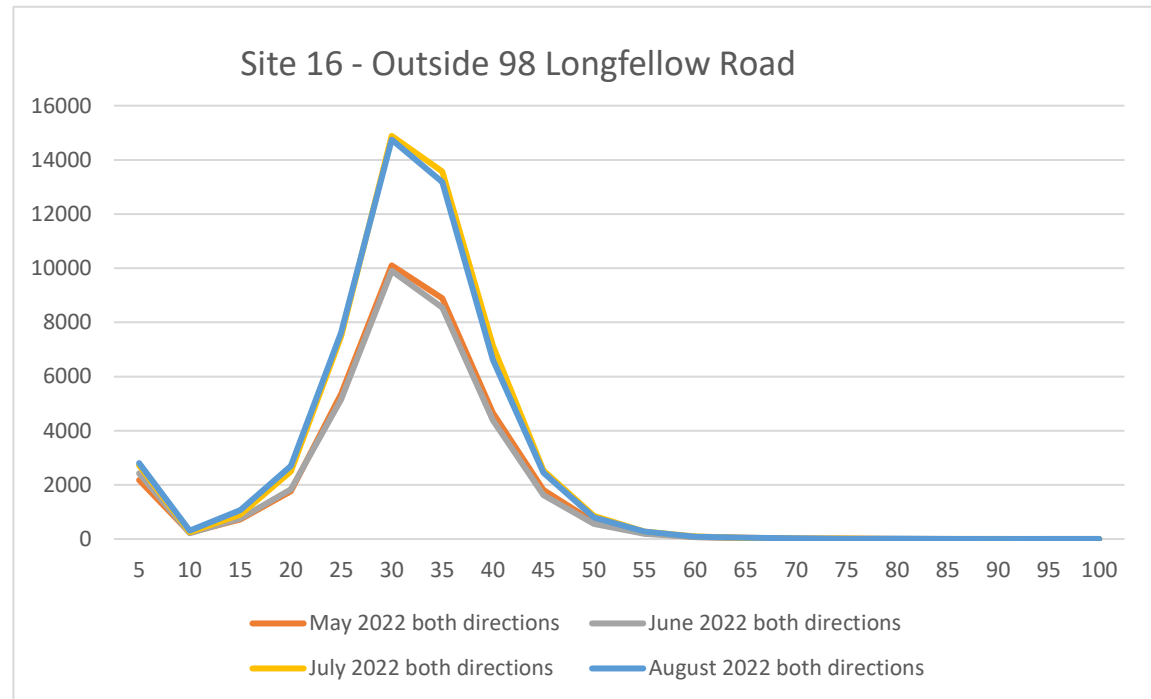
Date	Total number of vehicles	Mean vehicle speed	Median vehicle speed	Maximum vehicle speed	% vehicles exceeding 20mph	% vehicles exceeding 30mph	85% percentile speed (mph)
Apr-22	246220	38.9	38.3	119.5	99.3	97.1	44.0
May-22	319064	33.0	32.8	112.8	99.1	64.0	39.6
Jun-22	292522	31.4	30.2	123.6	99.0	51.2	37.9
Jul-22	308366	32.0	31.0	125.0	99.0	55.8	38.8
Aug-22	292894	32.7	31.8	129.3	99.2	60.9	39.4



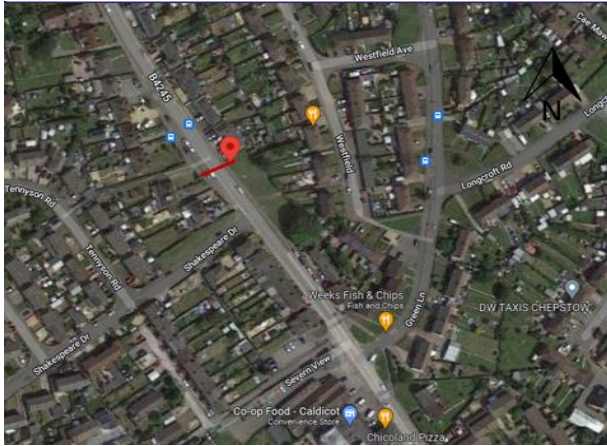
Sevenside Speed Data – Site 16 - Outside 98 Longfellow Road



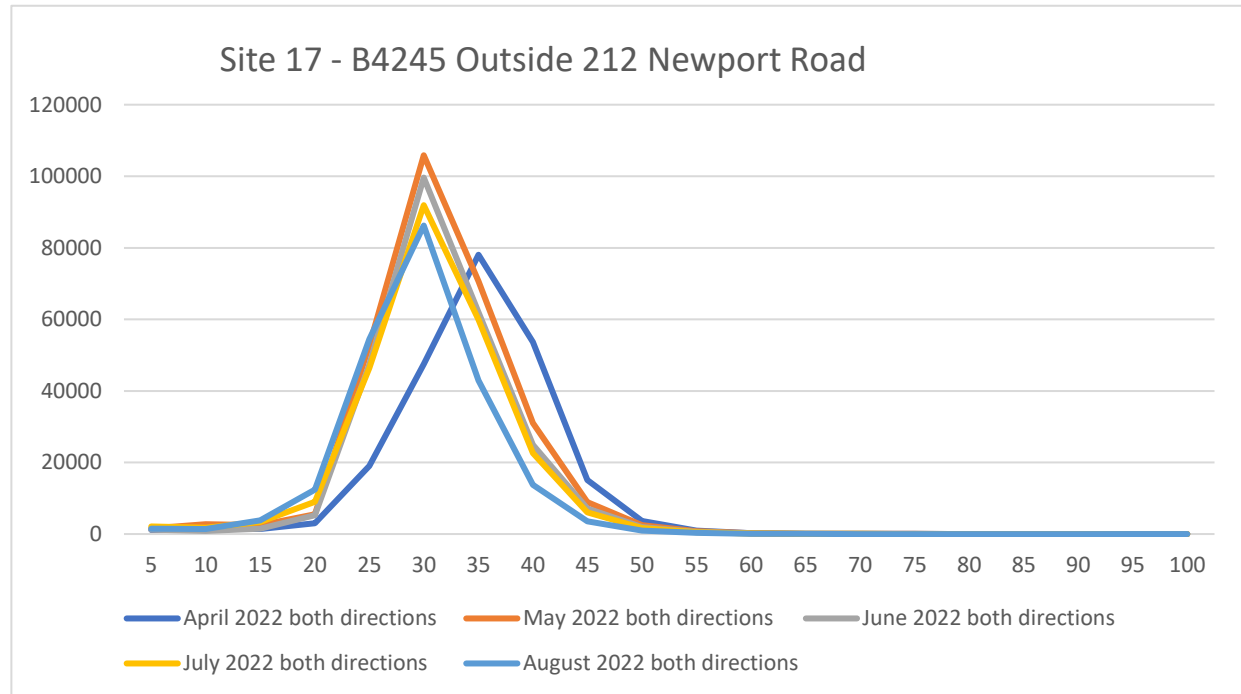
Date	Total number of vehicles	Mean vehicle speed	Median vehicle speed	Maximum vehicle speed	% vehicles exceeding 20mph	% vehicles exceeding 30mph	85% percentile speed (mph)
Apr-22	No Data	No Data	No Data	No Data	No Data	No Data	No Data
May-22	36743	28.1	29.1	124.7	86.7	44.5	36.6
Jun-22	35760	27.7	28.9	129.8	85.4	43.2	36.4
Jul-22	53298	29.3	125.9	88.0	46.0	36.6	
Aug-22	52774	28.2	29.1	114.0	87.0	44.5	36.4



Sevenside Speed Data – Site 17 - B4245 Outside 212 Newport Road

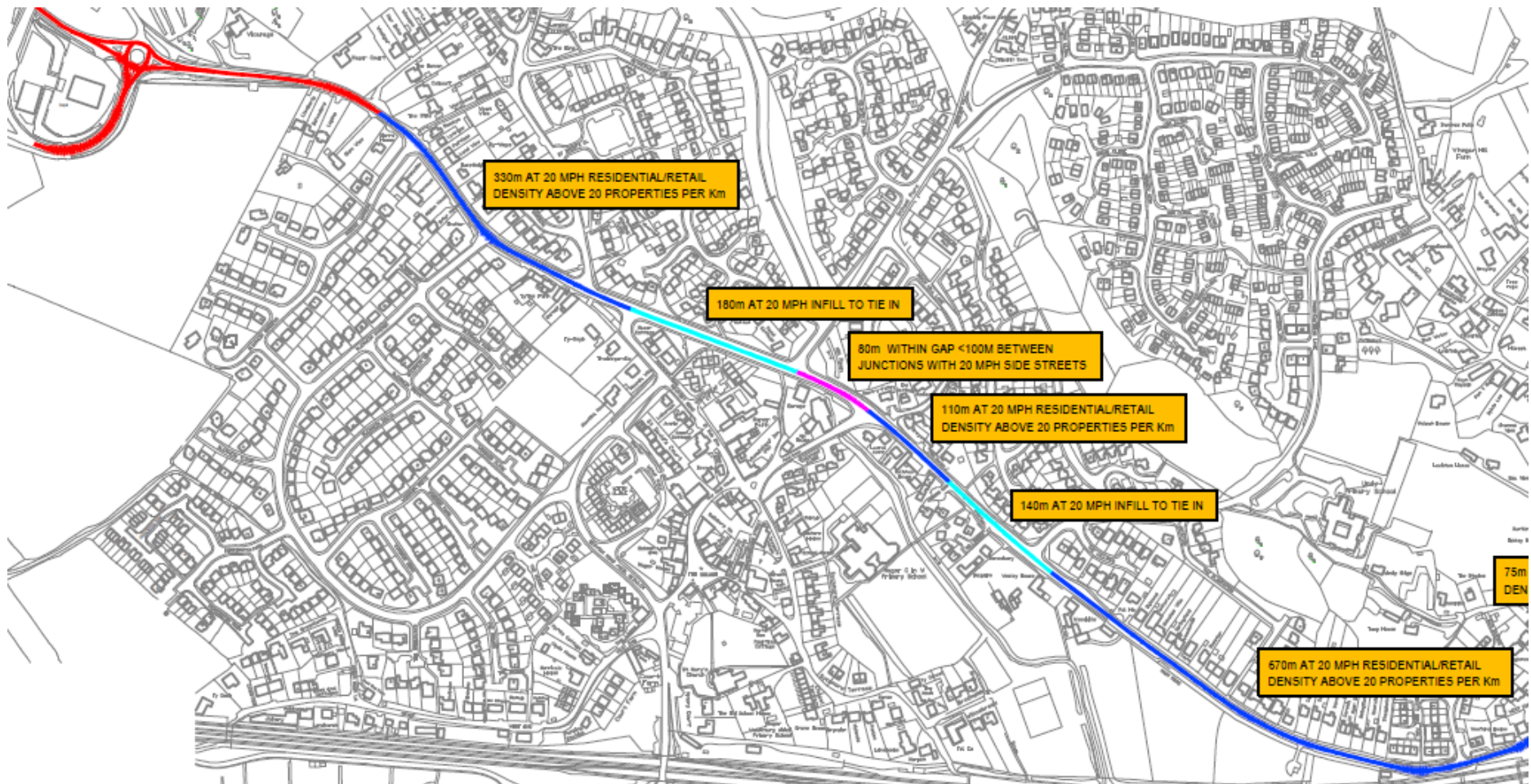


Date	Total number of vehicles	Mean vehicle speed	Median vehicle speed	Maximum vehicle speed	% vehicles exceeding 20mph	% vehicles exceeding 30mph	85% percentile speed (mph)
Apr-22	225339	32.2	32.7	127.1	96.9	67.4	38.1
May-22	285204	29.0	28.5	127.7	95.7	40.1	35.1
Jun-22	252900	29.0	28.4	128.4	96.5	38.3	34.7
Jul-22	245588	28.4	28.2	95.1	93.4	37.1	34.3
Aug-22	221433	27.1	27.0	120.7	91.4	27.9	32.8

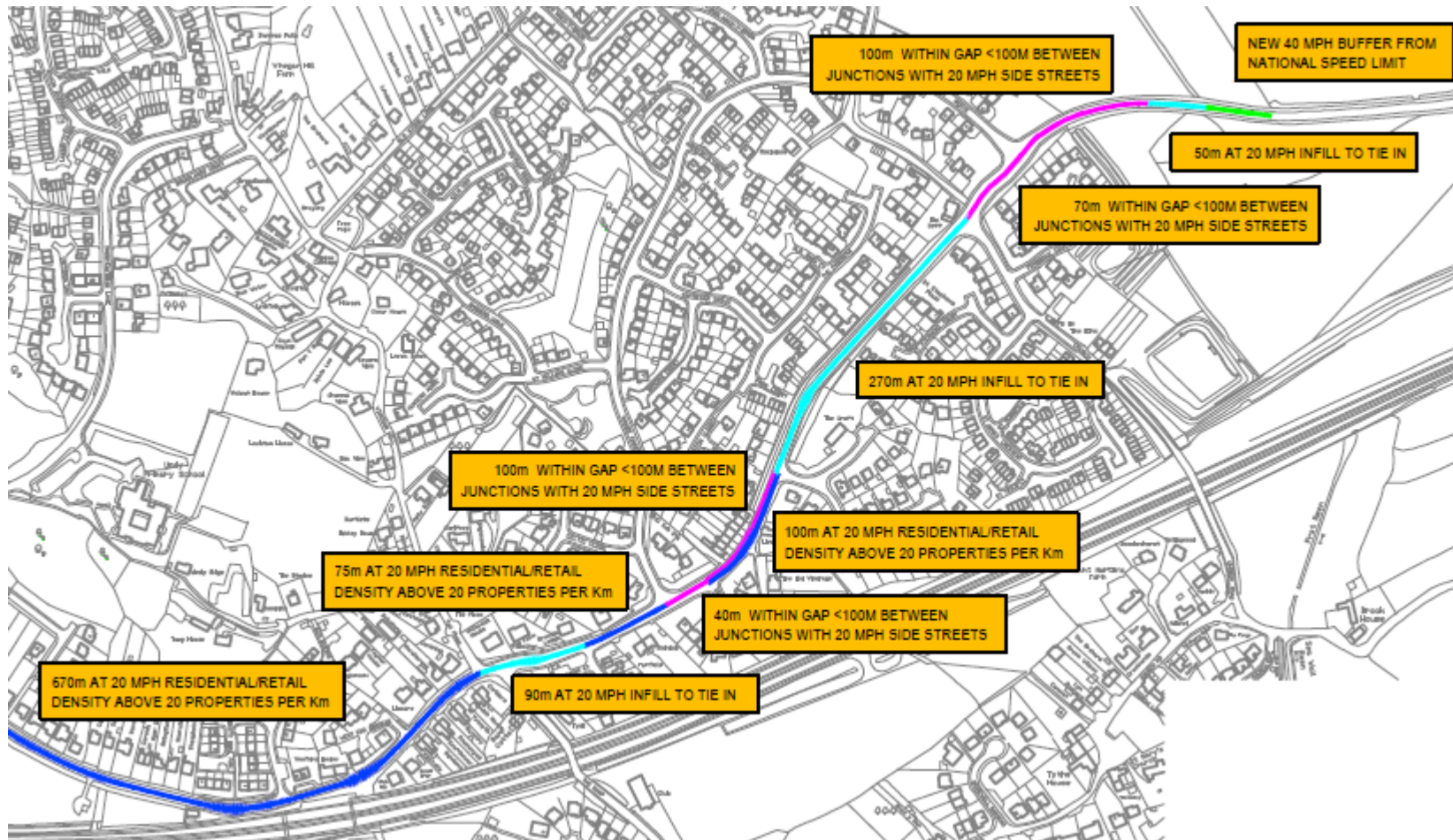


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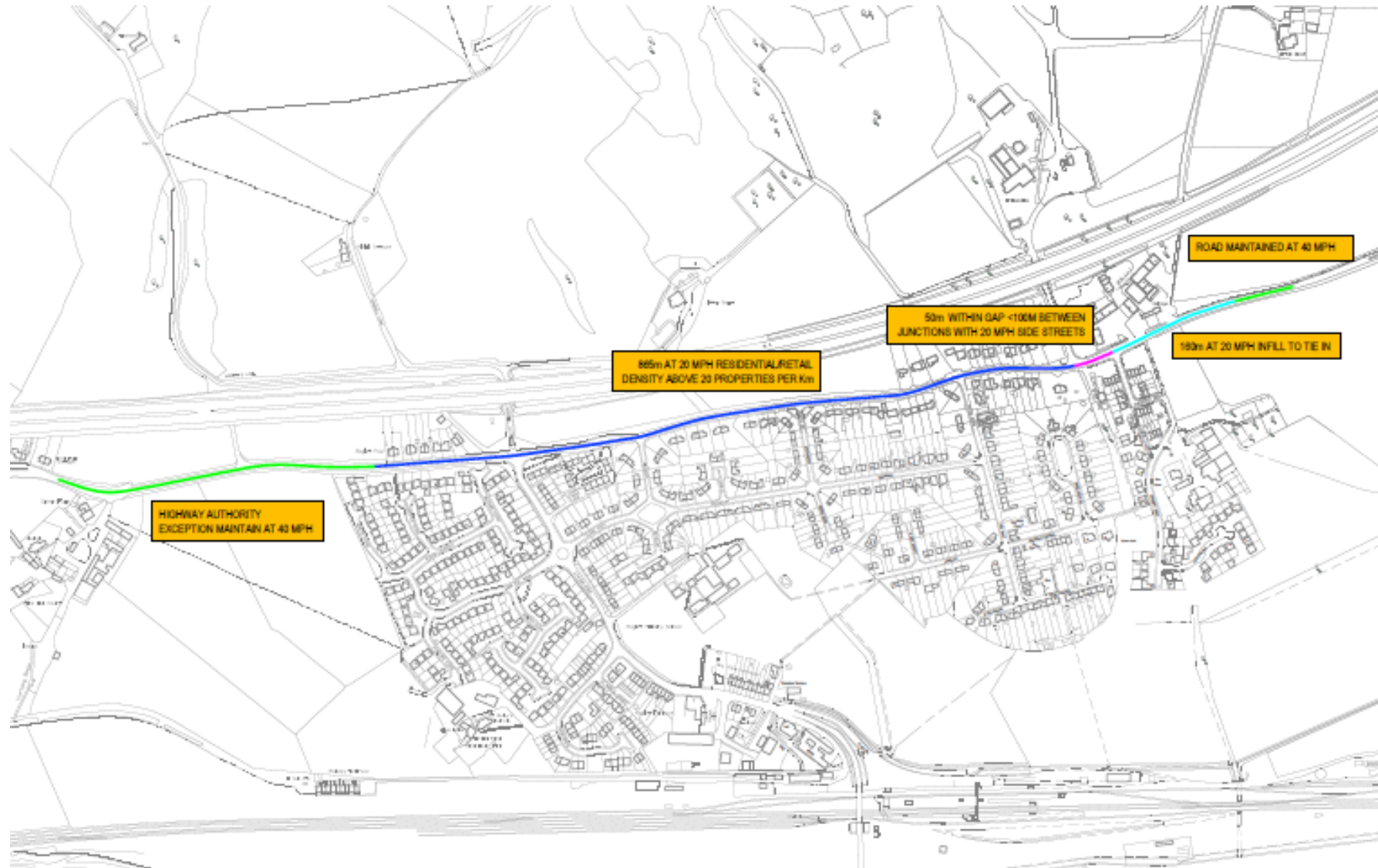
Appendix 1: Plans showing application of the criteria to the B4245 in Magor and Undy part 1



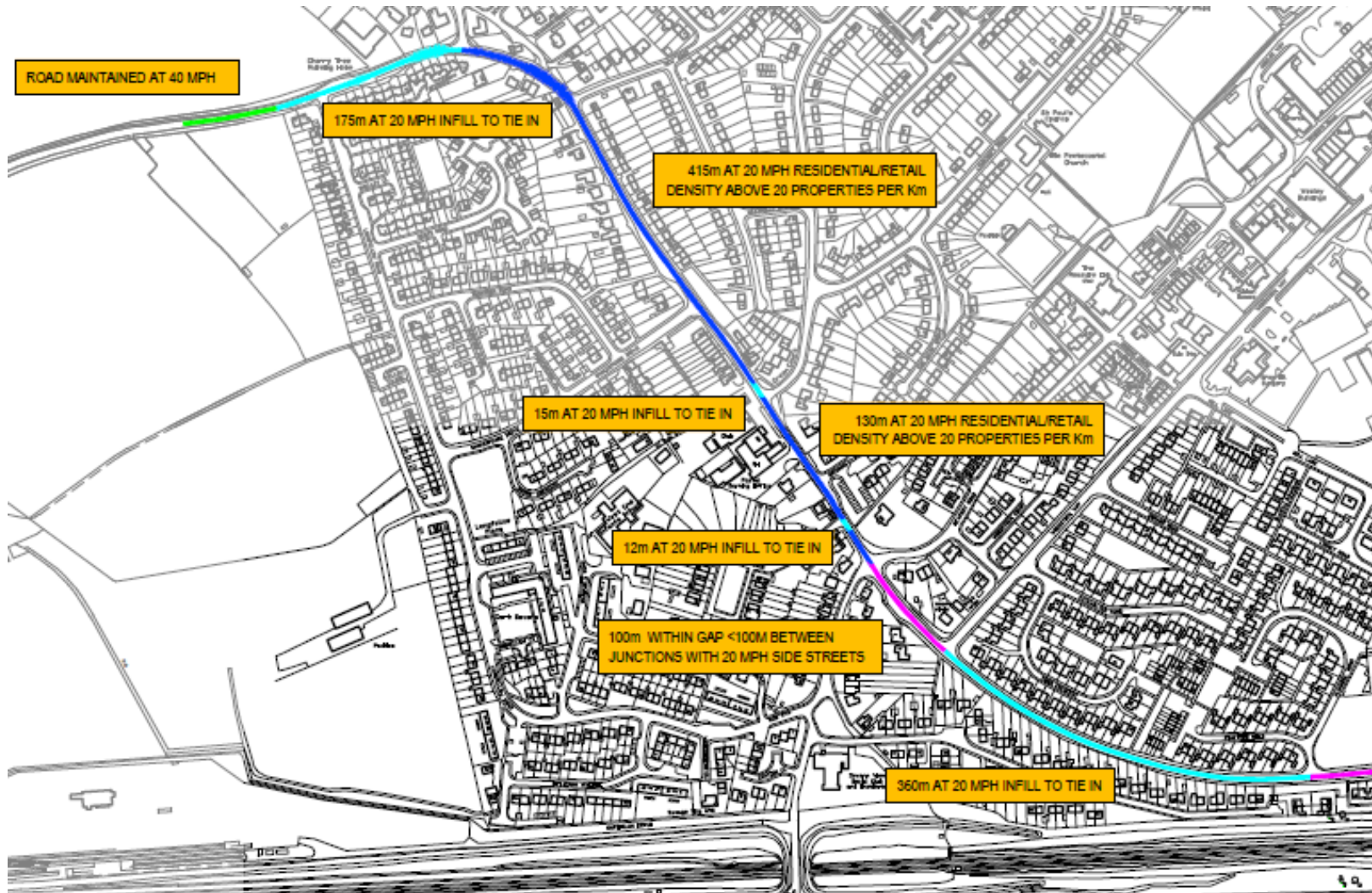
Appendix 1: Plans showing application of the criteria to the B4245 in Magor and Undy part 2



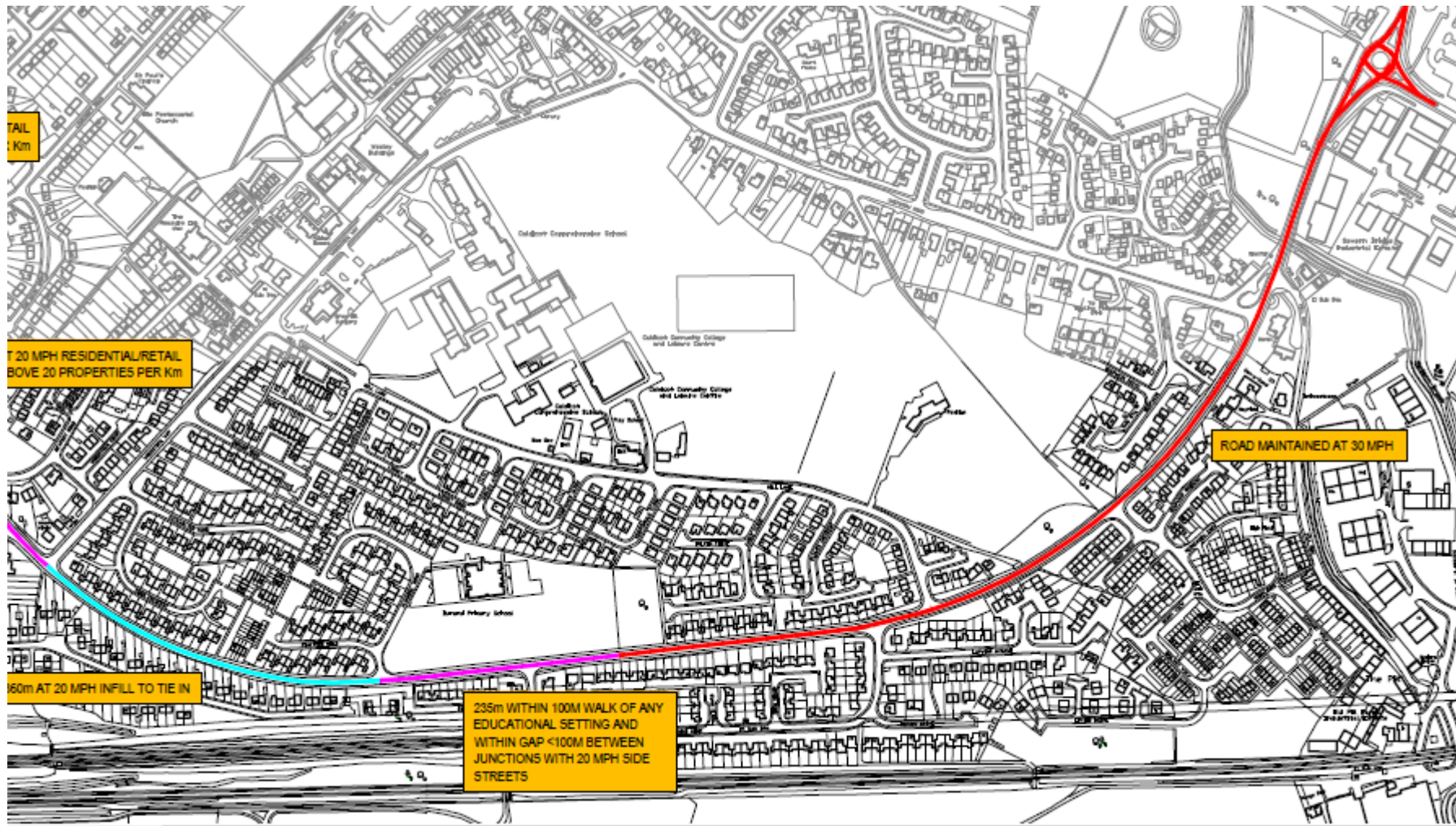
Appendix 1: Plans showing application of the criteria to the B4245 in Rogiet



Appendix 1: Plans showing application of the criteria to the B4245 in Caldicot part 1



Appendix 1: Plans showing application of the criteria to the B4245 in Caldicot part 2



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Appendix 4: Summary of Consultation Responses relating to proposed speed limit changes on the B4245 and Caldicot Road and officer response.

Name/Details	Representations	Officer's Response
Resident 1 (Somewhat supports).	The whole of the B4245 from Caldicot to Magor including Magor and Undy should be 30 mph speed limit. The B4245 has become more unsafe due to vehicles tailgating and driving inappropriately.	Support noted. The 20mph speed limit currently in effect is part of the phase 1 rollout of the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government's 'place criteria'. Unlike the two sections where 30mph limits are now proposed, the remainder of the B4245 does meet the place criteria for 20mph. Therefore, the request to increase the whole of the B4245 to 30mph is not supported.
Resident 2 (Objection via e-mail)	The existing 20 mph speed limit should be retained on the B4245 and on Caldicot Road. It is safer for pedestrians to cross the B4245 with a 20 mph speed limit. The Council should not succumb to "a vocal minority" who wish to reinstate the 30 mph speed limit.	In proposing the two 30mph speed limits on parts of the B4245, the Council is trying to strike an appropriate balance between implementing the Welsh Government's Wales-wide policy ambition, responding to objections raised by some members of the local community and road

		<p>users via Ward Members, safety and consistency for road users. The WG 'place criteria' set out when A and B roads should be 20mph vs 30mph. The B4245 from Woodstock Way to the Castlegate roundabout does not meet the 'place criteria' for a 20mph limit. Similarly, the Caldicot Road through the Castlegate Business Park is considered to be suitable for a 30mph limit. There are several controlled puffin crossings for pedestrians to use to cross the B4245 over the extent of the proposals which provide safe crossing locations for pedestrians. Speed data, casualty data, the WG 'place criteria' and local opinion raised via this consultation and via elected members for Severnside have all been carefully considered. The proposed changes, including a part-time 20mph limit at school start and end times near Durand Primary School, are considered to be safe and appropriate speed limits.</p>
Resident 3 (Objection via e-mail)	The reduction to 20 mph speed limit in Caldicot has improved the level of pedestrian and cyclist	Speed data, casualty data, the WG 'place criteria' and local opinion raised via this

	<p>safety. The reason for the congestion is vehicles tailgating and vehicles speeding inappropriately. The area in the vicinity of the Mitel roundabout and Caldicot is particularly dangerous when events are held at Caldicot Castle and for school children using the school bus service.</p>	<p>consultation and via elected members for Severnside have all been carefully considered. The proposed changes, including a part-time 20mph limit at school start and end times, are considered to be safe and appropriate speed limits.</p> <p>Events at Caldicot Castle are risk and safety assessed and appropriate safety and traffic management measures are put in place. The Passenger Transport Team will have risk assessments in place for all bus stops.</p>
<p>Resident 4 (Somewhat supports via e-mail)</p>	<p>Supports the proposal regarding the B4245 but is disappointed that the 30 mph is not being increased all the way from Caldicot to Magor. Supports a 20-mph speed limit on side roads only. The 20 mph speed limit is not being adhered to on the B4245. Concerned that in an emergency that the journey time to take a relative (as done recently due to lack of ambulance) will be excessive due to adhering to the 20 mph speed limit on the B4245.</p>	<p>Support noted for the proposed changes and for 20mph on side roads.</p> <p>The 20mph speed limit currently in effect is part of the phase 1 rollout of the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government's 'place criteria'. Unlike the two areas where 30mph limits</p>

		<p>are now proposed, the remainder of the B4245 does meet the place criteria for 20mph. Therefore, the request to increase the whole of the B4245 to 30mph is not supported.</p> <p>The concerns a regarding journey times are noted however there is limited evidence on this to date, and in any case the safety and amenity benefits of the 20mph limit are considered to outweigh the potential disbenefit of a slight increase in journey times. The circumstances described here with an emergency journey needing to be made in a regular vehicle due to no emergency response vehicles being available would be unlikely to be a frequent occurrence.</p>
<p>Resident 5 (Somewhat supports via e-mail)</p>	<p>The whole of the B4245 from Magor to Caldicot should be reinstated to the 30 mph speed limit. Travelling on the B4245 through Magor and Undy is now more dangerous than ever. Due to the 20 mph vehicles are now tailgating. Drivers adhering to the 20 mph speed limit are being harassed by drivers tailgating behind.</p>	<p>Support noted. The 20mph speed limit currently in effect is part of the phase 1 rollout of the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do</p>

		not meet the Welsh Government's 'place criteria'. Unlike the two sections where 30mph limits are now proposed, the remainder of the B4245 does meet the place criteria for 20mph. Therefore, the request to increase the whole of the B4245 to 30mph is not supported.
Resident 6 (Somewhat Supports via e-mail)	Supports the proposals however wishes to see the speed limit reinstated to 30 mph through Rogiet as it is an arterial and not a residential route. Most of the properties through Rogiet are only located on one side of the B4245 and the only exception to that layout is by Ifton in Rogiet. The vast majority of residents in Rogiet have no necessity to cross the B4245 as pedestrians.	Support noted. The 20mph speed limit currently in effect is part of the phase 1 rollout of the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government's 'place criteria'. Unlike the two sections where 30mph limits are now proposed, the B4245 through Rogiet does meet the place criteria for 20mph. Therefore, the request to increase the B4245 through Rogiet to 30mph is not supported.
Councillor Peter Strong	I support the changes but think that the B4245 through Rogiet should also revert to 30mph. This is an arterial rather than	Support noted. The 20mph speed limit currently in effect is part of the phase 1 rollout of

	<p>residential route. For most of this length of road the houses are only on one side of the road. People have very little reason to cross the road. Where there are houses they are set well back from the road. The only exception is by the filling station at Ifton. The best way to improve safety there is through a pedestrian crossing.</p>	<p>the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government's 'place criteria'. Unlike the two sections where 30mph limits are now proposed, the B4245 through Rogiet does meet the place criteria for 20mph. Therefore, the request to increase the B4245 through Rogiet to 30mph is not supported.</p>
<p>Resident 7 (Somewhat support via e-mail)</p>	<p>Supports the proposal. The main road (B4245) through Magor, Undy, Rogiet and Caldicot should be reinstated with a 30 mph speed limit. Supports that the side roads should be subject to a 20 mph speed limit. Extended travel times to reach the nearest motorway junctions. No drivers (including bus drivers) are adhering to the 20 mph speed limit through Caldicot.</p>	<p>Support noted for the changes and for 20mph on residential side streets. The 20mph speed limit currently in effect is part of the phase 1 rollout of the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, All restricted roads in Wales will come down to 20mph. However, exemptions can be applied to sections of A & B roads which do not meet the criteria. The remainder of the B4245 does meet the place criteria for speed limits in urban areas to reduce to 20mph, therefore, at this</p>

		time we are unable to support the increase to 30mph through the other settlements along the B4245 corridor .
Resident 8 (Somewhat support via e-mail)	Caldicot “bypass” and main road through Caldicot and Rogiet should be a 30 mph speed limit. Supports a 20 mph on side roads and on housing estates only as it is a good idea and safer in those locations.	Support noted for the changes to Caldicot bypass and for 20mph on side streets. The 20mph speed limit currently in effect is part of the phase 1 rollout of the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government’s ‘place criteria’. Unlike the two sections where 30mph limits are now proposed, the remainder of the B4245 does meet the place criteria for 20mph. Therefore, the request to increase the whole of the B4245 to 30mph through Caldicot and through Rogiet is not supported.
Resident 9 (Objection via e-mail)	The 20 mph speed limit on the B4245 and Caldicot Road should be retained and it should be enforced. However, objector notes that cyclists are not adhering to the 20 mph speed limit.	In proposing the two 30mph speed limits on parts of the B4245, the Council is trying to strike an appropriate balance between implementing the Welsh Government’s

		<p>Wales-wide policy ambition, responding to objections raised by some members of the local community and road users via Ward Members, safety and consistency for road users. The WG 'place criteria' set out when A and B roads should be 20mph vs 30mph. The B4245 from Woodstock Way to the Castlegate roundabout does not meet the 'place criteria' for a 20mph limit. Similarly, the Caldicot Road through the Castlegate Business Park is considered to be suitable for a 30mph limit. There are several controlled puffin crossings for pedestrians to use to cross the B4245 over the extent of the proposals which provide safe crossing locations for pedestrians. Speed data, casualty data, the WG 'place criteria' and local opinion raised via this consultation and via elected members for Severnside have all been carefully considered. The proposed changes, including a part-time 20mph limit at school start and end times near Durand Primary School, are considered to be safe</p>
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		and appropriate speed limits.
Resident 10 (support via e-mail)	The 20 mph speed limit on the main road (B4245) is “ridiculous” and has caused many problems with vehicles being overtaken and tailgating. It has also caused an increase in pollution (especially hgvs) and an increase in fuel costs. The extents under consideration have very limited direct frontal development and the highway is wide with footways provided. The side roads only should be subject to the 20 mph speed limit.	<p>Support noted. From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government’s ‘place criteria’. Unlike the two sections where 30mph limits are now proposed, the remainder of the B4245 does meet the place criteria for 20mph. Therefore, the request to increase the whole of the B4245 to 30mph (i.e. all roads other than side roads) is not supported.</p> <p>Driver behaviour is an enforcement issue which needs to be directed towards Gwent Police as enforcement authority for this function. There is no evidence to suggest that the reduction of speed limits to 20mph has any significant impact on pollution levels, however, air quality is currently being monitored at Magor and Abergavenny.</p>
Resident 11 (Objection via e-mail)	The 20 mph speed limit on the B4245 through Caldicot should remain. There are footways here which are used by pedestrians	In proposing the two 30mph speed limits on parts of the B4245, the Council is trying to strike

	<p>including school children attending the nearby school.</p>	<p>an appropriate balance between implementing the Welsh Government's Wales-wide policy ambition, responding to objections raised by some members of the local community and road users via Ward Members, safety and consistency for road users. The WG 'place criteria' set out when A and B roads should be 20mph vs 30mph. The B4245 from Woodstock Way to the Castlegate roundabout does not meet the 'place criteria' for a 20mph limit. Similarly, the Caldicot Road through the Castlegate Business Park is considered to be suitable for a 30mph limit. There are several controlled puffin crossings for pedestrians to use to cross the B4245 over the extent of the proposals which provide safe crossing locations for pedestrians.</p> <p>The proposed changes, including a part-time 20mph limit at school start and end times.</p>
<p>Resident 12 (Observation and other request made via e-mail)</p>	<p>In addition to the proposals for Caldicot the resident has made the comment that a controlled pedestrian crossing facility should be provided in Portskewett on the main road east of the</p>	<p>Noted. There are current proposals for a controlled crossing point at this location, this scheme is being progressed by</p>

	railway bridge in Portskewett.	colleagues in the Active Travel team.
Resident 13 (Support via e-mail)	Supports the proposals and believes the whole “20 experiment” has “been a costly farce”. It has increased tailgating, driver frustration and dangerous overtaking on the highway.	<p>Noted. The 20mph speed limit currently in effect is part of the phase 1 rollout of the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, All restricted roads in Wales will come down to 20mph. However, exemptions can be applied to sections of A & B roads which do not meet the criteria. The remainder of the B4245 does meet the place criteria for speed limits in urban areas to reduce to 20mph, therefore, at this time we are unable to support the increase to 30mph through the other settlements along the B4245 corridor.</p> <p>Inappropriate and dangerous driver behaviour is an enforcement issue and can only be addressed by Heddlu Gwent Police.</p>
Resident 14 (Support via e-mail)	Supports the proposals. States that a 20 mph is too low a speed limit for a main road. Supports a 20 mph speed limit outside schools and on residential roads.	Support noted. The 20mph speed limit currently in effect is part of the phase 1 rollout of the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, all restricted roads in Wales

		<p>will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government's 'place criteria'. Unlike the two sections where 30mph limits are now proposed, the remainder of the B4245 does meet the place criteria for 20mph. Therefore, the request to increase the whole of the B4245 to 30mph is not supported.</p>
<p>Resident 15 (Somewhat supports via e-mail)</p>	<p>Somewhat supports the proposals. States that all main roads should revert to 30 mph speed limit. The 20 mph speed limit is causing more congestion and making it more difficult to exit of the resident's driveway. Cyclists are overtaking cars and frustrated drivers are overtaking slower drivers.</p>	<p>Support noted. The 20mph speed limit currently in effect is part of the phase 1 rollout of the national reduction for restricted roads in Wales to reduce to 20mph. From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government's 'place criteria'. Unlike the two sections where 30mph limits are now proposed, the remainder of the B4245 does meet the place criteria for 20mph. Therefore, the request to increase the whole of the</p>

		B4245 to 30mph is not supported.
Resident 16 (Objection via e-mail)	<p>Objection.</p> <p>States that the 20 mph speed limit should remain and states that injuries are less severe for accidents that occur at 20 mph compared to accidents that occur at 30 mph.</p>	<p>Whilst it is true that the severity of injuries is less if an accident occurs at 20 mph compared to at 30 mph In this instance the “place criteria” for provision of a 20mph has not been met in the two areas where 30mph limits are proposed, therefore, we are unable to retain this section of 20mph speed limit. However, please note that a part time 20 mph speed limit is proposed on the B4245 in the vicinity of Durand school at specific times i.e at school opening and closing times (Monday to Friday, 08:30 - 09:30 & 14:30 – 16:00)</p>
Resident 17 (Objection via e-mail)	<p>Objection. The objector states that the proposals “do not go far enough” and that a 40 mph speed limit should be proposed to be implemented on the B4245 “Caldicot bypass”. The buffer speed limits on the B4245 are in the wrong location and incorrectly positioned.</p>	<p>Noted, however an increase of speed limit on the B4245 to 40mph cannot be supported. It would not comply with the Welsh Government’s policy ambition to promote active travel and healthy, sustainable communities. The buffer speed limits are considered to be acceptable.</p>
Resident 18 (Support and an observation via email)	<p>Supports the proposals. States that a 20 mph is too low a speed limit for the main road (i.e. the B4245) and the 20 mph limit is leading to more pollution as</p>	<p>Support noted. From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can</p>

	<p>vehicles are travelling in a lower gear all the time resulting in more air pollution. There are very few properties fronting directly on to the main road (the B4245) here. Supports the 20 mph speed limit on the side road (Alianore Road) in front of the nearby school which is also a residential road.</p> <p>Observation that Newport Road in Caldicot from its junction with the B4245 should remain at its current 20 mph speed limit and that speed bumps are needed on Newport Road as the 20 mph speed limit is being ignored by highway users.</p>	<p>be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government's 'place criteria'. Unlike the two sections where 30mph limits are now proposed, the remainder of the B4245 does meet the place criteria for 20mph. Therefore, the request to increase the whole of the B4245 to 30mph (i.e. all roads other than side roads) is not supported.</p> <p>Driver behaviour is an enforcement issue which needs to be directed towards Gwent Police as enforcement authority for this function. There is no evidence to suggest that the reduction of speed limits to 20mph has any significant impact on pollution levels, however, air quality is currently being monitored at Magor and Abergavenny.</p>
<p>Resident 19 (Support via email)</p>	<p>Safer at 30 mph on the main road as drivers will not need to overtake and drivers take more attention whilst driving.</p>	<p>Noted; From September 2023, all restricted roads in Wales will come down to 20mph. However, exceptions can be applied to retain sections of A and B roads at 30mph where they do not meet the Welsh Government's 'place criteria'. Unlike the two sections where 30mph limits are now</p>

		proposed, the remainder of the B4245 does meet the place criteria for 20mph. Therefore, the request to increase the whole of the B4245 to 30mph (i.e. all roads other than side roads) is not supported.
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CALL IN REQUEST

1. **SUBJECT:** Land Adjacent to Callicott Comprehensive School - Housing Development Opportunity.

2. **DATE OF CABINET MEETING:** 19th October 2022 5:00 pm

3. **CABINET DECISION:** To Confirm Plan Showing As Proposed Bidder, Delegation of Chief Officer For Housing Delegation to Accept the officer recommendation for development of 100% Affordable Housing at land at Callicott Comp School

4. **REASON(S) FOR CALL-IN:** Not enough detail with reg to Capital Receipt

5. **DATE RECEIVED:**

6. **MEMBERS CALLING-IN:**
(The Chairman of a Select Committee or any three non-executive members)

Name	Ward
CCCR Simon G. M. Howarth	Penally Ward
CCCR Frances Taylor	Maxer West Ward
CCCR David Jones	G. Scornay

Please identify which Select Committee should hear the call in based on the reasons for the call in request

Public Services - Place Select Committee's

Howarth, Simon G. M.

From: Taylor, Frances
Sent: 27 October 2022 13:40
To: Howarth, Simon G. M.
Subject: FW:

*County Councillor Frances Taylor
Magor West
West End,
Magor.*

Independent Group Leader

Tel. 07760361145

*Twitter: @frances4Magor
Facebook: FrancesTaylorIndependent*

From: Taylor, Frances
Sent: 27 October 2022 13:10
To: Howarth, Simon G. M. <SimonHowarth@monmouthshire.gov.uk>
Subject:

In December 2020 Council agreed to further its ambition to undertake an interventionist approach to the local housing market by developing a site to test and challenge its development aspirations. The purpose of developing a single site was to build internal capacity, learning and knowledge in providing affordable units, in advance of developing an in house development company. The Caldicot site was agreed as the test site with affordable units being retained by the council's housing team to meet homelessness need.

The report to Cabinet on 19th October seems to suggest a change in policy direction with Monmouthshire Housing being agreed as the preferred bidder rather than a development partner where the council builds out and retains the properties as detailed in the 2020 report.

Additionally, given the potential change in approach to the Social Housing Revenue Grant from the housing minister, increasing land values and the current economic outlook, it seems appropriate that the proposal should be further scrutinised to ensure that Council is balancing the desire to build capacity in creating a development company, delivering on affordable homes and maximising value from capital receipts.

It would be valuable to consider the specification to the market, the capital receipt forecast and the economic position.

*County Councillor Frances Taylor
Magor West
West End,
Magor.*

Independent Group Leader

Tel. 07760361145

Twitter: @frances4Magor

Facebook: FrancesTaylorIndependent



CALL-IN MECHANISM

Call-in

(a) When a decision is made by the executive, an individual member of the executive or a committee of the executive or an area committee or under joint arrangements, the decision shall be published, including where possible by electronic means, and shall be available at the main offices of the Council normally within two days of being made. All members will be sent copies of the records of all such decisions within the same timescale, by the person responsible for publishing the decision.

(b) That notice will bear the date on which it is published and will specify that the decision will come into force, and may then be implemented, on the expiry of five clear working days after the publication of the decision, unless a select committee objects to it and calls it in.

(c) During that period, the proper officer shall call-in a decision for scrutiny by the committee if so requested by the chairman or any three non-executive members and shall then notify the decision-taker of the call-in. He/she shall call a meeting of the committee on such date as he/she may determine, where possible after consultation with the chairman of the committee, and in any case within fifteen working days of the publication of the decision.

(d) If, having considered the decision, the select committee is still concerned about it, then it may refer it back to the decision making person or body for reconsideration, setting out in writing the nature of its concerns or refer the matter to full Council. If referred to the decision maker they shall then reconsider, amending the decision or not, before adopting a final decision.

(e) If following an objection to the decision, the select committee does not meet in the period set out above, or does meet but does not refer the matter back to the decision making person or body, the decision shall take effect on the date of the select meeting, or the expiry fifteen working days, from the publication of the decision, whichever is the earlier.

(f) If the matter was referred to full Council and the Council does not object to a decision which has been made, then no further action is necessary and the decision will be effective in accordance with the provision below. However, if the Council does object, the Council will refer any decision to which it objects back to the decision making person or body, together with the Council's views on the decision. That decision making body or person shall choose whether to amend the decision or not before reaching a final decision and implementing it. Where the decision was taken by the executive as a whole or a committee of it, a meeting will be convened to reconsider within ten clear working days of the Council request. Where the decision was made by an individual, the individual will reconsider within ten clear working days of the Council request.

(g) If the Council does not meet, or if it does but does not refer the decision back to the decision making body or person, the decision will become effective on the date of the Council meeting or expiry of the period in which the Council meeting should have been held, whichever is the earlier.

EXCEPTIONS

(h) In order to ensure that call-in is not abused, nor causes unreasonable delay, certain limitations are to be placed on its use. These are:

- i) only decisions involving expenditure or reductions in service over a value of £10,000 may be called in;
- ii) three members of the council are needed for a decision to be called in;

CALL-IN AND URGENCY

(i) The call-in procedure set out above shall not apply where the decision being taken by the executive is urgent. A decision will be urgent if any delay likely to be caused by the call in process would seriously prejudice the Council's or the public's interests. The record of the decision, and notice by which it is made public shall state whether in the opinion of the decision making person or body, the decision is an urgent one, and therefore not subject to call-in. The Head of Paid Service or his/her nominee must agree both that the decision proposed is reasonable in all the circumstances and to it being treated as a matter of urgency. Decisions taken as a matter of urgency must be reported to the next available meeting of the Council, together with the reasons for urgency.

(j) The operation of the provisions relating to call-in and urgency shall be monitored annually, and a report submitted to Council with proposals for review if necessary.

REPORT

SUBJECT:	Land adjacent to Caldicot Comprehensive School – Housing Development Opportunity
MEETING:	Cabinet
DATE:	19th October 2022
DIVISION/WARDS AFFECTED:	Severn

1. PURPOSE:

- 1.1 To seek approval to proceed with the disposal of land at Caldicot Comprehensive School, for the development of 100% affordable housing.

2. RECOMMENDATIONS:

- 2.1 To accept the officer recommendation for development of 100% affordable housing at land at Caldicot Comprehensive School.
- 2.2 To confirm Monmouthshire Housing Association preferred bidder.
- 2.3 To delegate responsibility to the Chief Officer for Resources, in consultation with Cabinet Member for Resources, to agree terms with the preferred bidder.

3. KEY ISSUES:

Context

- 3.1 The Local Housing Market Assessment carried out in 2020 highlighted a growing disparity in the affordability of housing, as well as an increasing demand for the provision of affordable housing across the county. This estimated a shortfall of 468 affordable homes per year between 2020,2025, with the majority to be provided as Social Rented accommodation (68%), followed by Low Cost Home Ownership (25%) and Intermediate Rent (7%). As of September 2022, there were 2,220 households with a recognized housing need registered on the housing waiting list. Of these, 802 have a desire to live in Caldicot, with the majority requiring one bedroom accommodation (54%), followed by two bedroom accommodation (28%). Given increased property prices and the cost of living crisis, social rented affordable housing is expected to remain the greatest proportion of need.

- 3.2 Monmouthshire's housing stock is predominately owner occupier with just under 74% of the market with limited availability of one or two bedroomed properties, which is often the traditional route on to the housing ladder for first time buyers.
- 3.3 Levels of homelessness continue to be a major concern for the Council and Monmouthshire has continued to see a steep increase in the demand for temporary accommodation. As of September 2022, there were 183 households in temporary accommodation, including 98 households in bed and breakfast accommodation. Many of these are single homeless people with support needs but there are also a number of families in temporary accommodation.
- 3.4 The provision of sufficient good quality housing for people's needs, including affordable housing is a cross-cutting theme that will help deliver many of the wellbeing goals of the Future Generations Act, including a more equal Wales, a Wales of cohesive communities, a prosperous Wales and a healthier Wales. The Council's ambition to undertake an interventionist approach to positively contribute to affordable housing remains.

The Site

- 3.5 In December 2020 Cabinet agreed a proposal to investigate the potential for residential development on land adjacent to Caldicot Comprehensive School. The 1.87 acre site is within the development boundary and in close proximity to Caldicot Town Centre. A site plan of the area is outlined in Appendix A.
- 3.6 Following a period of due diligence, a marketing exercise has been undertaken inviting bids for development schemes. Five bids were received for the land proposing a range of uses including residential and retail. Tenders have been evaluated based on a scoring matrix assessing the submission on the quality of social and financial return achievable, and a preferred bidder identified.
- 3.7 The preferred bidder, Monmouthshire Housing Association, has been selected having scored highest on the scoring matrix. The recommended proposal is a 100% affordable housing development, inclusive of a housing mix of 1 bed flats, 2 and 3 bed houses, and bungalows. The capital receipt payable will be subject to design and density achievable.
- 3.8 MCC's Estates and Housing departments will work closely with the preferred bidder through the design and development process, with a view to securing nomination rights over the properties and the delivery of products that might not otherwise be delivered by developers in the market.

- 3.9 The preferred bidder will work with MCC to deliver high quality, energy-efficient affordable homes that support creation of sustainable and resilient communities. All properties will be designed to EPC Rated 'A', inclusive of energy efficient heating solutions such as ground source heat pumps, solar PV and designed to Welsh Development Quality Requirements and Welsh Housing Quality Standards.
- 3.10 The site presents an opportunity to deliver affordable housing in Caldicot on surplus land, ahead of the wider planning policy environment (and RLDP) to be established. Due to its proximity, the development will positively contribute towards the town centre generation strategy.

4. OPTIONS APPRAISAL:

In determining how to proceed with the project the following options were considered:

Option	Benefits	Risks
Proceed with disposal of the site for residential development	<ul style="list-style-type: none"> Housing would be constructed Facilitate opportunity to intervene in the housing market and provide affordable housing units. Generate a capital receipt Provide learning and proof of concept 	<ul style="list-style-type: none"> The financial return is considerably lower than that of a development inclusive of market housing. In order to demonstrate best value, the sale will be supported by an independent valuation. Risk that the development partner will be unable to maximise the Council zero carbon aspirations due to viability pressures. The developer will be obligated to deliver this benefit as best achievable in design and viability terms. Costs and risks volatility in the housing market present a risk to the receipt generated. MCC Estates will work with the developer to minimize consequence to the scheme.
Retain the asset	<ul style="list-style-type: none"> No financial loss No risks incurred 	<ul style="list-style-type: none"> Affordability disparity continues to widen The number of homeless households continues to grow Financial gain from housing development is not retained with county

5. REASONS:

- 5.1 The current market mechanisms are failing to meet demand and indigenous populations are increasingly being forced to re-locate as housing prices and

rental levels become more and more unaffordable. This proposal would enable the Council to deliver a development project, which would provide learning to support the aspirations of higher percentages of affordable housing on MCC land, assist the development of housing ahead of RLDP adoption.

- 5.2 Development of the site for the provision of affordable housing will allow the Council to intervene in the affordable housing market.
- 5.3 The current pandemic has resulted in an increase in homeless referrals and there is insufficient stock to meet these demands. The development of this site would increase the available stock, provide learning, capacity and expertise.
- 5.4 The sale of the land will generate a capital receipt for Monmouthshire County Council.

6. RESOURCE IMPLICATIONS:

- 6.1 The proposal to build a 100% affordable housing site will result in a reduced capital receipt compared to that of a site developed inclusive of market housing, however the sale of the land will generate a capital receipt.

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

The Equality and Future Generations Evaluation can be found at Appendix B to this report. The proposal fully aligns with the principles of sustainable development and the well-being principles.

8. CONSULTEES:

Cabinet
Strategic Leadership Team
Local Ward Members
Ian Bakewell – Housing & Communities Manager
Sally Meyrick – Strategy and Policy Affordable Housing Officer

9. BACKGROUND PAPERS:

Appendix A – Redline Site Plan
Appendix B – Integrated Impact Assessment

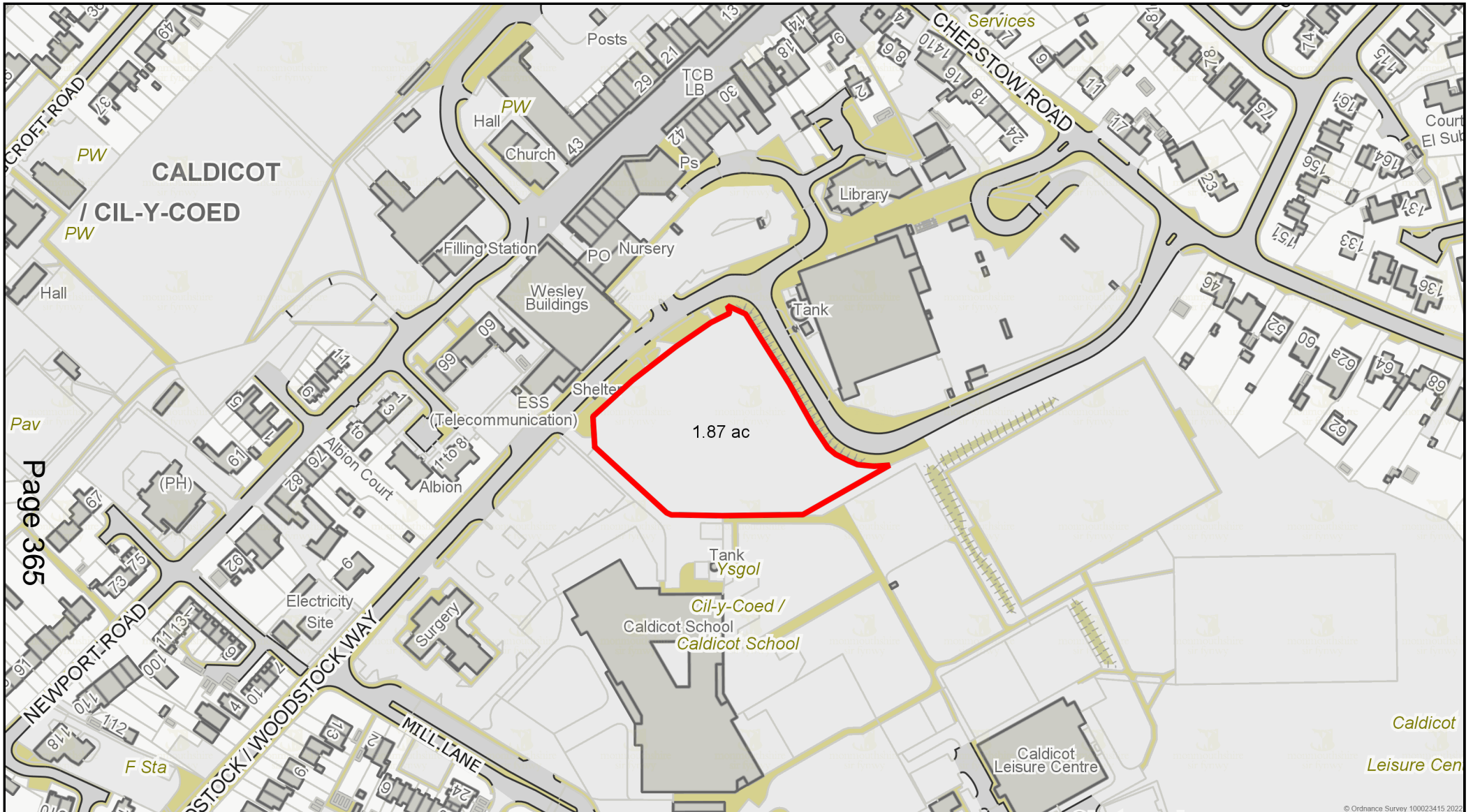
10. AUTHOR:

Nicholas Keyse – Estates Development Manager

11. CONTACT DETAILS:

Tel: 01633 644773
Email: nicholaskeyse@monmouthshire.gov.uk

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Land adj. Caldicot Comprehensive School (landscape)

1.87 ac

Monmouthshire County Council, County Hall, The Rhadyr, Usk. NP15 1GA

Scale:1:2500

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Integrated Impact Assessment document

(incorporating Equalities, Future Generations, Welsh Language and Socio Economic Duty)

<p>Name of the Officer completing the evaluation Nicholas Keyse</p> <p>Phone no: 01633 644773 E-mail: nicholaskeyse@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal</p> <p>To seek approval to proceed with the disposal of land at Caldicot Comprehensive School, for the development of 100% affordable housing.</p>
<p>Name of Service area</p> <p>Landlord Services</p>	<p>Date</p> <p>29/09/2022</p>

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.

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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 development will promote healthier and local living, providing affordable housing for all age demographics.	None identified.	MCC will engage with the development partner to identify opportunities to improve contribution to this characteristic.
Disability	Development will be undertaken in accordance with the planning and building regulation requirements, including meeting WDQR standards.	No impact	The design of the properties will be compliant with WDQR.
Gender reassignment	No impact	No impact	No impact

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?
Marriage or civil partnership	No impact	No impact	No impact
Pregnancy or maternity	No impact	No impact	No impact
Race	.No impact	No impact	No impact
Religion or Belief	.No impact	No impact	No impact
Sex	No impact	No impact	No impact
Sexual Orientation	.No impact	No impact	No impact

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?
Socio-economic Duty and Social Justice	Development of the site will increase the provision of affordable housing in Caldicot. The provision of sufficient good quality housing for people's needs, including affordable housing is a cross-cutting theme that will help deliver many of the wellbeing goals of the Future Generations Act, including a more equal Wales, a Wales of cohesive communities, a prosperous Wales and a healthier Wales. The Council's ambition to undertake an interventionist approach to positively contribute to affordable housing remains	<i>No impact.</i>	The sites development potential and design principles will be carefully considered to ensure it is enhanced to it's fullest capability, with due consideration for site parameters and contribution to the town centre.

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>Promotion of the affordable housing will be offered bilingually, to ensure promotion of the Welsh Language.</p>	<p>None identified at this stage.</p>	<p>No negative impact</p>
<p>Operational</p> <p>Recruitment & Training of workforce</p>	<p>MCC's Estates and Housing department will work closely with the development partner to maximise the upskill and shared learning, as well as utilize local labour and materials wherever possible.</p>	<p>None identified at this stage.</p>	<p>MCC promote opportunities to communicate through Welsh Language and will continue to do so through communication on this scheme progress.</p>
<p>Service delivery</p> <p>Use of Welsh language in service delivery</p> <p>Promoting use of the language</p>	<p>Promotion of the affordable housing will be offered bilingually, to ensure promotion of the Welsh Language.</p>	<p>None identified at this stage.</p>	<p>MCC promote opportunities to communicate through Welsh Language and will continue to do so through communication on this scheme progress.</p>



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?
A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs	The proposal would draw upon a local supply chain for materials and in-house partner with construction expertise. The development will support the town centre regeneration proposals and increase the availability of affordable housing.	The development scheme will improve through the design and planning process, in order to maximise the social and financial benefits.
A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)	The development proposals are for zero/low carbon homes that are supported by renewable technologies, ground source heat pumps, and delivered via modern methods of construction.	We will continue to explore further opportunities for the use of renewable technologies and innovative approaches to development.
A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood	The affordability and quality of housing is a key contributor to an individuals physical and mental well-being. The development will complete with the Welsh Development Quality Requirements and Welsh Housing Quality Standards.	The scheme will be designed to promote walking and active travel, incorporating linkages between the town centre, Caldicot Comprehensive School, and Caldicot Leisure Centre.
A Wales of cohesive communities Communities are attractive, viable, safe and well connected	The development will strive to ensure it maximises social and financial value. The scheme will be pursue sustainable and connected communities, and provide a housing mix appropriate to service the various housing demands in this location.	The scheme will be designed to ensure a positive contribution to its surrounding environment and the community of Caldicot.
A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	The scheme will be low carbon, develop supply chains, utilise local materials and labour where possible, and ensure it's design principles align with the Future Generations Act	The development scheme will improve through the design and planning process, in order to maximise the social and financial benefits.
A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People	Developments will ensure compliance with LDP policy, including those relating to green space, affordable housing, amenity and infrastructure.	The development scheme will improve through the design and planning process, in order to maximise the social and financial benefits.

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Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
are encouraged to do sport, art and recreation		
A more equal Wales People can fulfil their potential no matter what their background or circumstances	The provision of affordable well designed energy efficient homes will create equity for those who are currently unable to live within the community. The proposals will create opportunities to combat rising rental levels and house prices/availability.	MCC and the Development partner will pursue the most appropriate development that positively contributes to a fair and equal community.

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 development of affordable houses with due consideration for their carbon impact aligns with the aspirations of the Climate Declaration and RLDP. Renewable technology will contribute to offsetting their impact, as well as modern methods of construction which can serve as case study's for subsequent development on public land.</p>	<p>We will continue to explore further opportunities for the use of renewable technologies and innovative approaches to development.</p>
 <p>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>The proposal to accept the tender of the preferred bidder is a commitment to working in collaboration with known and trusted partners. The development process will be supported by colleagues in Housing and Estates will be proactively and positively impact the outputs of the development scheme.</p>	<p>MCC will engage with the development partner to enhance collaboration opportunities for the scheme.</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="141 480 297 507">Involvement</p> <p data-bbox="349 256 517 443">Involving those with an interest and seeking their views</p>	<p data-bbox="544 256 1328 483">The recommendation to release the land for development has been undertaken in conjunction with stakeholders within the local authority. Development proposals, notably the planning application, will receive public consultation and be open to submissions of support or objection through the planning process.</p>	<p data-bbox="1350 256 2101 352">MCC will engage with the development partner to enhance collaboration and consultation opportunities for the scheme.</p>
 <p data-bbox="152 759 293 786">Prevention</p> <p data-bbox="349 520 506 818">Putting resources into preventing problems occurring or getting worse</p>	<p data-bbox="544 520 1305 683">The development will intervene in the market where house prices are continuing to escalate and supply has failed to meet the pace of demand. The proposals will assist in combating the homelessness demand and necessity for temporary and permanent accommodation.</p>	<p data-bbox="1350 520 2105 616">The development scheme will improve through the design and planning process, in order to maximise the social and financial benefits.</p>
 <p data-bbox="159 1106 300 1133">Integration</p> <p data-bbox="349 860 517 1121">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="544 860 1312 978">The proposals seek to maximise financial value without compromising on its well being principles and social justice agenda.</p>	<p data-bbox="1350 860 2089 956">The development scheme is committed to the delivery of affordable housing, and will seek to maximise the social and financial benefits.</p>

6. 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	The development will provide safe and improved linkages between the town centre, Caldicot Comprehensive School and Caldicot Leisure Centre.	.None identified at this stage.	The development will ensure appropriate safeguarding considerations during the design process, given the proximity of the development to the school.
Corporate Parenting	No impact identified	None identified at this stage.	

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

The Local Housing Market Assessment in 2020 highlighted a growing disparity in the affordability of housing, as well as an increasing demand for the provision of affordable housing across the county. As of August 2022, there were 2,289 households with a recognised housing need registered on the housing waiting list. Of these, 792 have a desire to live in Caldicot, with the majority requiring one bedroom accommodation (48%), followed by two bedroom accommodation (28%). Given increased property prices and the cost of living crisis, social rented affordable housing is expected to remain the greatest proportion of need.

Monmouthshire's housing stock is predominately owner occupier with just under 74% of the market with limited availability of one or two bedroomed properties, which is often the traditional route on to the housing ladder for first time buyers.

Levels of homelessness continue to be a major concern for the Council and Monmouthshire has continued to see a steep increase in the demand for temporary accommodation. As of August 2022, there were 180 households in temporary accommodation, including 95 households in bed and breakfast accommodation. Many of these are single homeless people with support needs but there are also a number of families in temporary accommodation.

The provision of sufficient good quality housing for people's needs, including affordable housing is a cross-cutting theme that will help deliver many of the wellbeing goals of the Future Generations Act, including a more equal Wales, a Wales of cohesive communities, a prosperous Wales and a healthier Wales. The Council's ambition to undertake an interventionist approach to positively contribute to affordable housing remains.

In December 2020 Cabinet agreed a proposal to investigate the potential for residential development on land adjacent to Caldicot Comprehensive School.

8. 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 current market mechanisms are failing to meet demand and indigenous populations are increasingly being forced to re-locate as housing prices and rental levels become more and more unaffordable. This proposal would enable the Council to deliver a development project, which would provide learning to support the aspirations of higher percentages of affordable housing on MCC land, assist the development of housing ahead of RLDP adoption.

9. 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
Liaise with the development partner regarding key indicators to demonstrate consideration of the protected characteristics.	Throughout the design and construction period	Nicholas Keyse

10. 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	Cabinet	19/10/2022	

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**CABINET
DECISION RECORDING LOG**

DECISION DETERMINED ON: Wednesday, 19 October 2022

DECISION WILL COME INTO EFFECT ON: Friday 28th October 2022

Decisions made by full cabinet and individual cabinet members are subject to "Call-in" by the appropriate Select Committee. Should a decision be subject to call-in it will not take effect as stated above and will be presented again at a later date.

CABINET MEMBERS PRESENT:

County Councillors Mary Ann Brocklesby, Sara Burch, Catherine Fookes, Rachel Garrick, Paul Griffiths, Martyn Groucutt, Catrin Maby, Tudor Thomas and Angela Sandles

OTHER ELECTED MEMBERS PRESENT:

County Councillors Richard John, Frances Taylor and Alistair Neill

OFFICERS PRESENT

Matt Phillips, Peter Davies, Paul Matthews, Will McLean, Jane Rodgers, Nicola Perry, Matthew Gatehouse and Nicholas Keyse

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Item Number	Title	Purpose, Consultation & Author	Declaration of Interests	Decision
3	COMMUNITY AND CORPORATE PLAN	As set out in the report		<p>RESOLVED: That Cabinet endorse the Community and Corporate Plan prior to its approval by Council.</p> <p>That Cabinet endorse the adoption of the six goals in the plan as the Council's Well-being Objectives in accordance with the requirements of the Well-being of Future Generations Act.</p>
Additional Information:				
4	REVENUE & CAPITAL BUDGET MONITORING 2022/23 MONTH 4 FORECAST	As set out in the report		<p>RESOLVED: That Cabinet recognises the significant over spend forecast at Month 4 against the Authority's revenue budget of £8.8m, which is primarily as a result of:</p> <ul style="list-style-type: none"> • £3.5m forecast over spend in Children's services due to the increasing numbers of high cost placements and continued use of agency staff; • £1.6m forecast over spend in Adults care services following a dramatic influx of clients requiring services post-pandemic, with some clients requiring more intense services due to delayed health care during the pandemic; • £0.5m forecast over spend in Additional learning needs budgets due to the increasing cost and number of out of County placements; • £1.3m forecast over spend in meeting the needs of the Homeless following national policy change initiatives and where inadequate funding has been provided; • £0.5m forecast over spend in MonLife services as income levels are failing to meet targets in the areas of Leisure and Outdoor education; • £2m forecast over spend in relation to the expected outcome of workforce pay negotiations which is expected to be significantly above the 3.5% budgeted. <p>Together with a number of other over and under spends summarised in</p>

				<p>paragraph 3.7 and detailed in appendix 1 to this report.</p> <p>That Cabinet request that the Strategic leadership team immediately look to arrest the forecast over spend through a range of appropriate budget recovery measures as outlined in this report.</p> <p>That Cabinet recognises the importance of a balanced outturn position being achieved for 2022/23, in that it safeguards the need to draw further upon any planned use of reserves and capital receipts and which will be required to assist in meeting the unprecedented financial challenges presenting over the medium term and where funding levels are expected to fall significantly short in meeting these challenges.</p> <p>That Cabinet recognise the ongoing financial risks to the revenue budget of the outcome of ongoing pay negotiations, and the potential impact of the cost of living crisis on communities, and the associated financial impact this will have on the Council.</p> <p>That Members note that the overall revenue budget continues to be subsidised by £2.65m of capital receipts which are being used to fund identified eligible expenditure under the flexible use of capital receipts directive.</p> <p>That Members note the forecast 100% delivery of the budgeted mandated savings as detailed in appendix 2 and as approved by full Council previously.</p> <p>Cabinet notes the extent of forecast movements in Schools reserve usage contained in table 4, and appendices 1 & 3 which highlight the possibility of a further six schools entering into a deficit reserve position by the end of the financial year.</p> <p>Cabinet considers the forecast capital outturn spend of £85.6m as outlined in appendix 1 that currently indicates a forecast over spend of £209k, noting the continuing difficulty in delivering capital projects to their allocated budget in the current challenging economic environment.</p>
Additional Information:				
5	REGIONAL PARTNERSHIP BOARD - GWENT MARKET POSITION STATEMENT	As set out in the report		<p>RESOLVED: That Cabinet approves the Market Stability Report on behalf of Monmouthshire County Council as required under the Social Services and Wellbeing (Wales) Act 2014 (SSWBA).</p> <p>That Cabinet tasks officers with using the market stability report, alongside the population needs assessment, to support the development of the regional care plan.</p>
Additional Information:				
6	PUBLIC SERVICES OMBUDSMAN FOR WALES ANNUAL LETTER 2021/22	As set out in the report		<p>RESOLVED: Cabinet note the content of the Public Sector Ombudsman for Wales (PSOW) annual letter (Appendix 1) and will inform the PSOW of their considerations and any proposed actions.</p> <p>That the authority continues to engage with the PSOW complaints standards</p>

				work, access training for staff and provide the PSOW with complaints data. We have also fully implemented the PSOW's model complaints policy.
Additional Information:				
7	LAND ADJACENT TO CALDICOT COMPREHENSIVE SCHOOL - HOUSING DEVELOPMENT OPPORTUNITY	As set out in the report		<p>RESOLVED:</p> <p>To accept the officer recommendation for development of 100% affordable housing at land at Caldicot Comprehensive School.</p> <p>To confirm Monmouthshire Housing Association preferred bidder.</p> <p>To delegate responsibility to the Chief Officer for Resources, in consultation with Cabinet Member for Resources, to agree terms with the preferred bidder.</p>
Additional Information:				

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