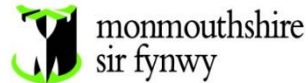


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Neuadd y Sir  
Y Rhadyr  
Brynbuga

Dydd Gwener, 20 Mawrth 2026

Dear Cyngorwyr,

## CABINET

Gofynnir i chi fynychu cyfarfod **Cabinet** a gynhelir yn **Steve Greenslade Room, County Hall, Usk** ar **Dydd Llun, 30ain Mawrth, 2026**, am **4.30 pm**.

## AGENDA

1. Ymddiheuriadau am absenoldeb
2. Datganiadau o Fuddiant
3. I ystyried yr adroddiadau canlynol (copdau ynghlwm):
  - i. **CAFFAEL TIR YN NYFFRYN LLANDDEWI NANT HODNI DROS HYD Y PARTH YN NEUADD STRAIGHT** 1 - 14  
Diben:

Ceisio awdurdod i fwrw ymlaen â phrynu darn o dir 1.5 erw ar Ffordd Dyffryn Llanddewi Nant Hodni yn Neuadd Straight er mwyn galluogi'r Cyngor i sicrhau mynediad hirdymor i drigolion a busnesau.

Dirprwyo awdurdod i gyfnewid a chwblhau i'r Prif Swyddog Adnoddau, mewn cysylltiad â'r Aelod Cabinet Adnoddau.

Awdur: Nicholas Keyse, Pennaeth Gwasanaethau Landlordiaid

Manylion Cyswllt: [nickkeyse@monmouthshire.gov.uk](mailto:nickkeyse@monmouthshire.gov.uk)

Yours sincerely,

**Paul Matthews**  
Chief Executive

**PORTFFOLIOS Y CABINET**

<b>Cynghorydd Sir</b>	<b>Maes Cyfrifoldeb</b>	<b>Ward</b>
Mary Ann Brocklesby	<p><b>Arweinydd</b> Swyddog Arweiniol – Paul Matthews, Matthew Gatehouse, Peter Davies, Will Mclean</p> <p>Strategaeth a Chyfeiriad Awdurdod Cyfan Adolygu a gwerthuso perfformiad awdurdod cyfan, gan gynnwys DDAT Perthynas â Llywodraeth Cymru, Llywodraeth y DU a chymdeithasau llywodraeth leol Perthnasoedd Rhanbarthol gan gynnwys Cydbwyllgorau Corfforedig, Byrddau Gwasanaethau Cyhoeddus a Chynllunio Argyfwng trawsffiniol</p>	Llanelly
Paul Griffiths	<p><b>Aelod Cabinet dros Gynllunio a Datblygu Economaidd a'r Dirprwy Arweinydd</b> Swyddog Arweiniol – Will McLean, Craig O'Connor</p> <p>Strategaeth Economaidd Cynllun datblygu lleol a chynllun datblygu strategol gan gynnwys safleoedd tai strategol Digartrefedd, darpariaeth dai fforddiadwy a thai sector preifat (cartrefi gwag, cynllun prydlesu, benthyciadau gwella cartrefi, grantiau cyfleusterau i'r anabl a thechnoleg addasol) Cefnogi Canol Trefi gan gynnwys parcio ceir a gorfodi Rheoli Datblygu a Rheoli Adeiladu Sgiliau a Chyflogaeth Cysylltedd band eang Meysydd parcio a gorfodaeth sifil safonau masnach, iechyd yr amgylchedd, iechyd y cyhoedd, trwyddedu</p>	Chepstow Castle & Larkfield
Ben Callard	<p><b>Aelod Cabinet dros Adnoddau</b> Swyddogion Arweiniol – Peter Davies, Matt Gatehouse</p> <p>Cyllid gan gynnwys y CATC a'r cylch cyllideb blynyddol Refeniw a Budd-daliadau Adnoddau Dynol, cyflogres, iechyd a diogelwch Tir ac adeiladau Cynnal a chadw a rheoli eiddo Caffael strategol</p>	Llanfoist & Govilon
Laura Wright	<p><b>Aelod Cabinet dros Addysg</b> Swyddogion Arweiniol – Will McLean, Deb Hill-Howells</p> <p>Addysg Blynyddoedd Cynnar</p>	Grofield

	<p>Addysg statudol pob oed  Anghenion dysgu ychwanegol/cynhwysiant  Addysg ôl-16 ac addysg oedolion  Safonau a gwelliant ysgolion  Dysgu cymunedol  Rhaglen cymunedau cynaliadwy ar gyfer dysgu  Gwasanaeth ieuenctid  Cludiant ysgol</p>	
Ian Chandler	<p><b>Aelod Cabinet dros Ofal Cymdeithasol, Diogelu a Gwasanaethau Iechyd Hygyrch</b>  Swyddog Arweiniol – Jane Rodgers</p> <p>Gwasanaethau plant  Maethu a mabwysiadu  Gwasanaeth Troseddau Ieuenctid  Gwasanaethau oedolion  Diogelu awdurdod cyfan (plant ac oedolion)  Anableddau  Iechyd meddwl  Lles  Perthynas â darparwyr iechyd a mynediad at ddarpariaeth iechyd</p>	Park
Catrin Maby	<p><b>Aelod Cabinet dros Newid Hinsawdd a'r Amgylchedd</b>  Swyddogion Arweiniol – Deb Hill-Howells, Craig O'Connor,</p> <p>Datgarboneiddio  Cynllunio Trafnidiaeth gan gynnwys cludiant o'r cartref i'r ysgol  Priffyrdd a Fflyn Cyngor Sir Fynwy  Rheoli gwastraff, gofal strydoedd, sbwriel, manau cyhoeddus a pharciau  Palmentydd a lonydd cefn  Lliniaru Llifogydd  Isadeiledd Gwyrdd, Bioamrywiaeth ac Iechyd Afonydd</p>	Drybridge
Angela Sandles	<p><b>Aelod Cabinet dros Gydraddoldeb ac Ymgysylltu</b>  Swyddogion Arweiniol – Matthew Gatehouse, Paul Matthews, Jane Rodgers, James Williams</p> <p>Datblygu cymunedol, anghydraddoldeb a thlodi (iechyd, incwm, maeth, anfantais, gwahaniaethu, ynysu ac argyfwng costau byw)  Ymgysylltu â dinasyddion a hybu democratiaeth gan gynnwys gweithio gyda sefydliadau gwirfoddol  Profiad y dinesydd - hybiau cymunedol, canolfan gyswllt, gwasanaeth cwsmeriaid a chofrestryddion, cyfathrebu, cysylltiadau cyhoeddus a marchnata  Canolfannau hamdden, chwarae a chwaraeon  Cyfleusterau cyhoeddus  Gwasanaethau Etholiadol ac adolygiad o'r cyfansoddiad  Moeseg a safonau</p>	Y Dref

	<p>Iaith Gymraeg Safonau Masnach, Iechyd yr Amgylchedd, Gwarchod y Cyhoedd, a Thrwyddedu</p>	
Sara Burch	<p><b>Materion Gwledig, Tai a Thwristiaeth</b> Swyddog Arweiniol – Craig O'Connor, Jane Rodgers</p> <p>Cynhyrchu a bwyta bwyd yn lleol, gan gynnwys amaeth- goedwigaeth a garddwriaeth leol Digartrefedd, Llety dros dro, tai sector preifat, (cynlluniau prydlesu cartrefi gwag, benthyciadau gwella cartrefi, grantiau cyfleusterau i'r anabl a thechnoleg ymaddasol), Dyrannu tai cymdeithasol Cysylltedd band eang Teithio Llesol Mynediad i Gefn Gwlad a Hawliau Tramwy Datblygu Twristiaeth a Gwasanaethau Diwylliannol</p>	Cantref

# Nodau a Gwerthoedd Cyngor Sir Fynwy

## Ein Pwrpas

- i ddod yn sir ddi-garbon, gan gefnogi lles, iechyd ac urddas i bawb ar bob cam o'u bywydau.

## Amcanion rydym yn gweithio tuag atynt

- Lle teg i fyw lle mae effeithiau anghydraddoldeb a thlodi wedi'u lleihau;
- Lle gwyrdd i fyw a gweithio gyda llai o allyriadau carbon a gwneud cyfraniad cadarnhaol at fynd i'r afael â'r argyfwng yn yr hinsawdd a natur;
- Lle ffyniannus ac uchelgeisiol, lle mae canol trefi bywiog a lle gall busnesau dyfu a datblygu;
- Lle diogel i fyw lle mae gan bobl gartref maen nhw'n teimlo'n ddiogel ynddo;
- Lle cysylltiedig lle mae pobl yn teimlo'n rhan o gymuned ac yn cael eu gwerthfawrogi;
- Lle dysgu lle mae pawb yn cael cyfle i gyrraedd eu potensial.

## Ein Gwerthoedd

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

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

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

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

**Caredigrwydd** – Byddwn yn dangos caredigrwydd i bawb yr ydym yn gweithio gyda nhw, gan roi pwysigrwydd perthnasoedd a'r cysylltiadau sydd gennym â'n gilydd wrth wraidd pob rhyngweithio.

**SUBJECT: ACQUISITION OF LAND AT LLANTHONY VALLEY OVER THE LENGTH OF THE SLIP ZONE AT NEUADD STRAIGHT**

**MEETING: CABINET**

**DATE: MARCH 2026**

**DIVISION/WARDS AFFECTED: ALL**

**This decision has been authorised by the Chief Executive and Chair of Place Scrutiny as an urgent decision of the Executive in line with section 32.15 of the Council's Constitution. This decision will therefore not be subject to the usual call-in procedures. A report will be presented to the next available meeting of Full Council outlining the reasons for the urgency as per 32.15.3 of the Constitution.**

## **1. PURPOSE**

- 1.1 To seek authorisation to proceed with the purchase of a 1.5-acre strip of land on the Llanthony Valley Road at Neuadd Straight to enable the Council to secure long-term access for residents and businesses.
- 1.2 To delegate authority to exchange and complete to the Chief Officer for Resources, in liaison with the Cabinet Member for Resources.

## **2. RECOMMENDATIONS:**

That Cabinet:

- 2.1 Approves the acquisition of the land to secure long-term access for residents and businesses in the Llanthony Valley over the length of the slip zone at Neuadd Straight.
- 2.2 Approve the delegation of responsibility to the Chief Officer for Resources to finalise exchange and completion, on terms as captured within this report.

## **3. KEY ISSUES:**

- 3.1 A landslip on the Llanthony Valley road at Neuadd Straight has resulted in a full road closure. Storm surge from the fields above the road and the river below combined to cause a landslip including a section within the carriageway.
- 3.2 Access for over 50 residential and business properties was compromised with the only access available over the Gospel Pass and 35-mile diversion.

- 3.3 The businesses are reliant on delivery of animal food for livestock and access for visitors to the wide range of tourism businesses, including the Llanthony Priority, that are prevalent throughout the valley and in the foot of Black Mountains and Bannau Brycheiniog region.
- 3.4 The residents of Llanthony and Capel Y Ffin are reliant on access to Abergavenny for work, medical care, shopping, post deliveries etc and access for those basic services results in an additional 70-mile diversion.
- 3.5 Emergency Response services have rerouted resources to provide response but have identified potential delays due to the extended alternative route travel time.
- 3.6 Support from MACA was not available as the Emergency Service response at a local level was being managed with alternative arrangements in place.
- 3.7 Council services like waste and recycling, winter and highway maintenance have continued to provide services utilising additional resources and costs.
- 3.8 Negotiations have been undertaken with the respective landowner to acquire land to provide a highway diversion, and a value in principle agreed that enables the transaction to complete at speed and works commence.

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

- 4.1 The Equality and Future Generations Evaluation Assessment detailed in **Appendix 1**, details the following positive impacts which include:
  - Reinstating access for over 50 residential and business properties that have been compromised, with their only access being via a 35-mile diversion.
  - Reinstating the business access for the delivery of animal food for livestock and access for visitors to service a wide range of tourism businesses.
- 4.2 There are therefore no negative impacts associated with this proposal.

#### **5. OPTIONS APPRAISAL**

- 5.1 All engineering options to repair the road damaged by the slip were reviewed and discounted due to deliverability and costs.
- 5.2 Other alternative options to improve tracks and trails through the valley were reviewed and discounted due to deliverability and topographical constraints.
- 5.3 The option to purchase the land and re-align the road at the point of the slip is considered the only viable option.
- 5.4 To 'Do nothing' would mean continuing to manage the existing diversion or explore alternative legal means of acquiring land to provide a solution. This is likely to be costly and significantly extend the timeline within which a permanent solution can be provided.

Temporary solutions are considered unviable. This option is therefore discounted, as it raises the greatest legal, financial and reputational risk for the Council.

**6. REASONS:**

- 6.1 Acquisition of the land parcel will enable an engineering solution to be delivered at speed, with the failure to purchase or alternatives likely to incur significant delays and disruption to residents.
- 6.2 Heads of Terms have been agreed for the acquisition of 1.5 acres. The purchase is subject to legal due diligence and Cabinet approval. The acquisition of this acreage protects MCC's position as to future land slippages and should additional infrastructure works be required along this stretch of road network.

**7. FINANCIAL IMPLICATIONS**

- 7.1 The purchase is proposed at a value of £100,000 (exclusive of surveyor and legal fees). This value exceeds the market value of the land but reflects the opportunity available and therefore land premium applied.

**8. CONSULTEES**

Cabinet; Senior Leadership Team; Landlord Services (Estates and Property Services)  
Infrastructure DMT;

**9. BACKGROUND PAPERS:**

Appendix 1 – Equality and Future Generations Evaluation

**10. AUTHOR:**

Nicholas Keyse, Head of Landlord Services

**11. CONTACT DETAILS:**

nicholaskeyse@monmouthshire.gov.uk



## Integrated Impact Assessment document

(incorporating Equalities, Future Generations, Welsh  
Language and Socio-Economic Duty)

Page 4

<p><b>Name of the Officer completing the evaluation</b> Nicholas Keyse</p> <p><b>Phone no:</b> 01633 644773</p> <p><b>Email:</b> <a href="mailto:nicholaskeyse@monmouthshire.gov.uk">nicholaskeyse@monmouthshire.gov.uk</a></p>	<p><b>Please give a brief description of the aims of the proposal</b> To seek authorisation to proceed with the purchase of a 1.5-acre strip of land on the Llanthony Valley Road at Neuadd Straight to enable the Council to secure long-term access for residents and businesses.</p> <p>To delegate authority to exchange and complete to the Chief Officer for Resources, in liaison with the Cabinet Member for Resources.</p>
<p><b>Name of Service area</b> Landlord Services</p>	<p><b>Date</b> 18th March 2026</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.

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	None that we are aware of	None that we are aware of	. None that we are aware of
Disability	None that we are aware of	None that we are aware of	None that we are aware of

Gender reassignment	None that we are aware of	None that we are aware of	None that we are aware of
Marriage or civil partnership	None that we are aware of	None that we are aware of	None that we are aware of
Pregnancy or maternity	None that we are aware of	None that we are aware of	None that we are aware of
Race	None that we are aware of	None that we are aware of	None that we are aware of
Religion or Belief	None that we are aware of	None that we are aware of	None that we are aware of
Sex	None that we are aware of	None that we are aware of	None that we are aware of
Sexual Orientation	None that we are aware of	None that we are aware of	None that we are aware of

## 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.

	<b>Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage</b>	<b>Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.</b>	<b>What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?</b>
<b>Socio-economic Duty and Social Justice</b>	The current road closure is creating significant disruption to the local community; this proposal will enable the construction of a highway diversion to facilitate access.	There are no negative impacts associated with this proposal.	The proposal to acquire 1.5 acres future proofs any further mitigation works necessary in this locality.

### 3. Policy making and the Welsh language.

<b>How does your proposal impact on the following aspects of the Council's Welsh Language Standards:</b>	<b>Describe the positive impacts of this proposal</b>	<b>Describe the negative impacts of this proposal</b>	<b>What has been/will be done to mitigate any negative impacts or better contribute to positive impacts</b>

<b>Policy Making</b> Effects on the use of the Welsh language, Promoting Welsh language Treating the Welsh language, no less favourably	None that we are aware of	None that we are aware of	N/A
<b>Operational</b> Recruitment & Training of workforce	None that we are aware of	None that we are aware of	N/A
<b>Service delivery</b> Use of Welsh language in service delivery Promoting use of the language	None that we are aware of	None that we are aware of	N/A

4.

**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!

<b>Well Being Goal</b>	<b>Does the proposal contribute to this goal? Describe the positive and negative impacts.</b>	<b>What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?</b>
<b>A prosperous Wales</b> Efficient use of resources, skilled, educated people,	<b>Positive:</b> The current road closure requires a significant diversion for local residents and	.

<p>generates wealth, provides jobs</p>	<p>HGVs are unable to access local farming businesses. The acquisition of this land will enable the construction of a highways diversion to restore access to residents, businesses and tourism.</p>	
<p><b>A resilient Wales</b> Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g., climate change)</p>	<p><b>Negative:</b> The acquisition will result in the loss of 1.5 acres of agricultural land</p>	
<p><b>A healthier Wales</b> People's physical and mental wellbeing is maximized, and health impacts are understood</p>	<p>None that we are aware of</p>	<p>N/A</p>
<p><b>A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected</p>	<p>The current road closure requires a significant diversion for local residents and HGVs are unable to access local farming businesses. The acquisition of this land will enable the construction of a highways diversion to restore access to residents, businesses and tourism.</p>	

<b>A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	None that we are aware of	N/A.
<b>A Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation	None that we are aware of	N/A
<b>A more equal Wales</b> People can fulfil their potential no matter what their background or circumstances	None that we are aware of	N/A

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

<b>Sustainable Development Principle</b>	<b>Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.</b>	<b>Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?</b>
Balancing short term need with long term and	The land acquisition will enable the re-alignment of the existing highway following a land slip following Storm Claudia. The acquisition includes	None that we are aware of

planning for the future	additional land to future proof any further adaptation works due to soil erosion underpinning the existing highway.	
Working together with other partners to deliver objectives	MCC has worked with partner agencies to mitigate the ongoing impact of the road closure on the local community.	We will continue to work with partners and update the local community on progress.
Involving those with an interest and seeking their views	We have continued to update the local community and wider public and will continue to do so until such time the highway diversion is complete.	N/A
Putting resources into preventing problems occurring or getting worse	The land acquisition extent provides MCC with a land corridor either side of the slip to mitigate for any future events.	None that we are aware

Considering impact on all wellbeing goals together and on other bodies	The land acquisition will enable the construction of a highways diversion which will re-open the principle access in and out of Llanthony Valley serving residents, businesses and tourists. All options were considered and the engineering solution was the only viable option.	None that we are aware of
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**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?**

Page 11

	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	None	None.	N/A

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

The Council has reviewed both temporary and permanent solutions to re-open the highway to the community. The only viable solution is to undertake a highway diversion which requires the acquisition of third party land. The owner has engaged fully in those discussions and enabled the Council and its contractors to undertake testing and studies to assess the suitability of the land and proposals. The design has now been finalised and a preferred contractor identified. Without the acquisition of this land, the community will continue to be disconnected from local services they rely on and forced to undertake a significant detour over Gospel which has placed time and financial constraints on residents and businesses alike.

**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 proposed land acquisition will result in the loss of 1.5 acres of existing agricultural land which will in part be used to form a new highway to enable the Council to re-open the road for the LLanthy Valley Community. Whilst it is acknowledged that the loss of the land will have a negative impact on biodiversity and local wildlife, the local communities only means of access now requires a diversion of approximately 70 miles which results lead to an increased carbon footprint and economic disadvantage to local businesses and residents. The land acquisition will also enable the Council to respond more swiftly to any future land slip which impact the highway, should they arise.

Page 12

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

<b>What are you going to do</b>	<b>When are you going to do it?</b>	<b>Who is responsible</b>
Undertake the necessary construction works	Post Cabinet decision	Highways Authority

**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.

<b>Vers ion No.</b>	<b>Decision making stage</b>	<b>Date considered</b>	<b>Brief description of any amendments made following consideration</b>
1.			

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