

SUBJECT: MONMOUTHSHIRE LOCAL DEVELOPMENT PLAN REVIEW REPORT
MEETING: ECONOMY AND DEVELOPMENT SELECT COMMITTEE
DATE: 15 MARCH 2018
DIVISION/WARDS AFFECTED: ALL

1. PURPOSE:

- 1.1 The purpose of this report is to inform the Economy and Development Select Committee of the consultation feedback on the LDP draft Review Report.

2. RECOMMENDATIONS:

- 2.1 That the Economy and Development Select Committee notes the consultation replies.

3. KEY ISSUES:

Background

- 3.1 LDP review is the task of evaluating the extent to which an adopted LDP is functioning effectively. The Regulations allow for a 'selective review' to look at part(s) of a LDP, or a 'full review', which looks at the entire LDP. There is a statutory requirement to undertake a full LDP review every four years after adoption (February 2018 for Monmouthshire).
- 3.2 A full review of the LDP commenced in 2017, with the publication of the Draft Review Report. This was considered at an all Member seminar on 30th November 2017, facilitated by the Economy and Development Select Committee, which requested that the consultation responses be reported back to the Committee.
- 3.3 The Draft Review Report was endorsed by Cabinet in December 2017 for 8 week consultation. This consultation period has now closed, responses have been considered and incorporated into the final Review Report as appropriate.
- 3.4 A table summarising the consultation replies broken down by the question being answered is attached at **Appendix 1**. The full consultation responses can be viewed grouped by representor via this link [LDP Draft Review Report Consultation Responses - Representor Order.pdf](#) to enable each representor's comments to be read in context.
- 3.5 A high level summary of consultation responses is provided below:

Question 1: Do you agree that the main issues that should be considered in the full LDP Review have been identified?

- Agree: 18 respondents
- Disagree: 12 respondents
- Neither Agree nor Disagree: 5 respondents

The main issues cited by those disagreeing relate to the need for additional housing (market and affordable); the need for infrastructure to align with growth; the impact of the Severn Bridge toll removal on house prices, the accessibility of buying a house, and demand for housing/desirability of the County as a place to live; and the over-reliance of the current LDP on strategic housing sites. All of these matters would be considered as part of the new LDP.

Question 2: Do you agree that the existing LDP vision, issues and objectives remain relevant for a revised Plan?

- Agree: 15 respondents
- Disagree: 5 respondents
- Neither Agree nor Disagree: 13 respondents

The comments provided by those respondents who 'disagreed' did not generally disagree with the relevance of the existing vision, issues and objectives but rather considered that they would need to be reviewed as part of the new LDP and its strategy. This would be a natural part of the thought and decision-making process that would stem from commencing a new LDP.

Question 3: Do you agree that the adopted LDP Spatial Strategy is functioning effectively?

- Agree: 6 respondents
- Disagree: 17 respondents
- Neither Agree or Disagree: 9 respondents

The significant majority of respondents who 'disagreed' refer to the current LDP's over-reliance on strategic sites combined with a lack of flexibility in terms of housing numbers resulting in the lack of a five year housing land supply; the corresponding need for additional smaller sites accessible to other developers; and a lack of housing around main and minor villages. One respondent opposes any additional development sites. One respondent highlighted the failure to adequately assess and meet Gypsy and Traveller needs. Again, these are all matters for consideration as part of a new LDP.

Question 4: Do you agree with the findings of the LDP policy review?

- Agree: 13 respondents
- Disagree: 16 respondents disagree
- Neither Agree or Disagree: 8 respondents

The majority of comments made related to the housing provision, spatial strategy and affordable housing policies reiterating those comments reflected above. The second highest topic in terms of number of comments related to employment allocations and their relationship with commuting, growth sectors and City Deal, as well as the importance of tourism in Monmouthshire. Most other comments seek tweaks to policies which would not in themselves justify revising the LDP, but revision provides an opportunity for such changes to be made if required. Two representors object to the suggested deletion of Policy SD3, which officers consider unnecessarily duplicates but does not properly reflect national flooding policy in TAN15,

Question 5: Do you agree that the LDP needs to be revised? If so, should this be via a short form or full revision?

- Short Form: 11 respondents support a short form revision of the LDP
- Full Revision: 28 respondents support a full revision of the LDP

Next steps

3.6 The Review Report provides an overview of the issues that have been considered as part of the full review process and subsequently identifies the changes that are likely to be needed to the LDP, based on evidence. It has been informed by the findings of preceding AMRs, significant contextual changes and updates to the evidence base, and consultation responses.

3.7 Based on the evidence contained in the Review Report, it is concluded that the LDP should be revised and that this should take the form of a full revision procedure. Key reasons for reaching this conclusion include:

- The inability to meet the adopted LDP's housing requirement and the resulting failure to maintain a 5 year housing land supply indicates that either additional housing sites are required or the level of housing growth required by the Plan's strategy will need to be reconsidered;
- The need to reassess all undelivered housing allocations to determine whether they remain viable and deliverable which could result in existing allocations being removed from the LDP and new sites added. The LDP's reliance on strategic sites suggests that the spatial distribution of housing growth will need to be reconsidered;
- The extent of updates required to the evidence base for an extended Plan period, including updated needs and land requirements, could result in significant changes to the Plan;
- Wider contextual matters that have occurred since the Plan's adoption, including the Cardiff Capital Region City Deal and announcement to abolish the Severn Bridge Tolls need to be fully considered.

3.8 The potential cumulative changes required to the LDP as a consequence of these factors could result in a Plan that is distinctly different to the one adopted. Accordingly, it is considered that the full revision procedure would be the most appropriate means of revising the LDP. Importantly, the full revision procedure would enable a comprehensive reconsideration of the Plan's strategy, having regard to an extended Plan period and the wider context including the Cardiff Capital Region City Deal and Future Monmouthshire aspirations, together with the economic opportunities associated with the abolition of the Severn Bridge Tolls.

3.9 The recommendation to commence preparation of a new LDP for Monmouthshire will be considered by Council on 19th March 2018.

4. OPTIONS APPRAISAL

4.1 Not applicable. The purpose of this report is simply for the Economy and Development Select Committee to note the consultation feedback received.

5. EVALUATION CRITERIA

5.1 Not applicable. The purpose of this report is simply for the Economy and Development Select Committee to note the consultation feedback received.

6. REASONS:

6.1 Not applicable. The purpose of this report is simply for the Economy and Development Select Committee to note the consultation feedback received.

7. RESOURCE IMPLICATIONS:

7.1 The consultation was undertaken using existing budgets and staffing resource.

8. WELL-BEING OF FUTURE GENERATIONS IMPLICATIONS:

8.1 Not applicable. The purpose of this report is simply for the Economy and Development Select Committee to note the consultation feedback received. These matters will, however, be pertinent to work on a new LDP.

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

9. **CONSULTEES**

- Colleagues within and working closely with the planning service have been engaged via officer working groups.
- SLT
- Cabinet
- An all Member Seminar was held on 30 November 2017 to seek views on the extent to which the current LDP is successfully delivering on its vision, strategy and objectives.
- Awareness of the Draft Review Report consultation and potentially forthcoming LDP revision was raised with other MCC services via SMT and via attendance at all Town and Community Council Cluster meetings and Bryn-y-Cwm Area Committee in January 2018.
- All parties identified as statutory consultees on the LDP and all parties who requested to be kept informed on LDP matters (433 people/organisations) were consulted on the Draft Review Report.

10. **BACKGROUND PAPERS:**

- Monmouthshire Adopted LDP (February 2014)
- Monmouthshire Local Development Plan Annual Monitoring Reports, 2014-15, 2015-16, 2016-17

Appendix 1: Summary of representations made on Draft Review Report ordered by question

11. **AUTHORS & CONTACT DETAILS:**

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