

Appendix 1: Summary of LDP Policy Review

Table 1: Review of Strategic Policies

Strategic Policies		Commentary
S1	Spatial Distribution of New Housing Provision	Revise as necessary to reflect reconsideration of spatial strategy over extended plan period. Minor amendments likely to be required in response to Officer Working Group comments to provide clarity. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
S2	Housing Provision	Revise level of spatial distribution of housing growth over extended plan period in relation to reconsideration of housing requirement and spatial strategy. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
S3	Strategic Housing Sites	Revise in relation to reconsideration of housing requirement and spatial strategy, additional sites included to reflect strategy. Certain allocations have been delivered. Undelivered allocations will be reviewed and could be removed if considered unlikely to be delivered. Minor amendments may be required in response to Officer Working Group comments to provide clarity. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
S4	Affordable Housing Provision	Revise as necessary to reflect reconsideration of strategy, updated viability evidence and affordable housing requirements. Some amendments required in response to comments from Officer Working Group, Registered Social Landlords and private developers. Adopted Affordable Housing SPG provides further clarity but will require updating accordingly. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
S5	Community and Recreation Facilities	Functioning effectively.
S6	Retail Hierarchy	Functioning effectively. Revise as necessary to reflect any changes to identified Neighbourhood Centres.
S7	Infrastructure Provision	Functioning effectively. Amendments may be required to provide greater precision and clarity.
S8	Enterprise and Economy	Functioning effectively.
S9	Employment Sites Provision	Functioning effectively. Revise if necessary in relation to reconsideration of employment land review. Amendments may be required to reflect changes to national employment policy. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.

Strategic Policies		Commentary
S10	Rural Enterprise	Functioning effectively.
S11	Visitor Economy	Functioning effectively. SPG on Sustainable Tourism Accommodation has provided further clarity. Some minor amendments may be needed. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
S12	Efficient Resource Use and Flood Risk	Functioning effectively. Amendments may be required to reflect changes to national renewable energy policy.
S13	Landscape, Green Infrastructure and the Natural Environment	Functioning effectively. Some minor amendments may be needed in response to Officer Working Group comments. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
S14	Waste	Functioning effectively. Amendments may be required to reflect changes to national waste policy.
S15	Minerals	Functioning effectively. Amendments may be required to reflect changes to regional minerals policy.
S16	Transport	Functioning effectively. Amendments required to reflect replacement of Regional Transport Plan with Local Transport Plan.
S17	Place Making and Design	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.

Table 2: Review of Development Management Policies

Development Management Policies		Commentary
H1	Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
H2	Residential Development in Main Villages	Functioning effectively.
H3	Residential Development in Minor Villages	Main thrust of policy functioning effectively. Some amendments required in response to Officer Working Group comments.
H4	Conversion/Rehabilitation of Buildings in the Open Countryside for Residential Use	Adopted Rural Conversions to a Residential or Tourism Use (Policies H4 and T2) SPG provides further clarity on implementation of this policy. Some amendments required in response to Officer Working Group comments to improve clarity.

Development Management Policies		Commentary
H5	Replacement Dwellings in the Open Countryside	Main thrust of policy functioning effectively. Some amendments required in response to Officer Working Group comments. Adopted LDP Policies H5 and H6 Replacement Dwellings in the Open Countryside and Extension of Rural Dwellings SPG may require updating accordingly.
H6	Extension of Rural Dwellings	Functioning effectively.
H7	Affordable Housing Rural Exceptions	Functioning effectively although limited applications received since LDP adoption. Consideration will be given to minor amendments in response to Officer Working Group comments.
H8	Gypsy, Traveller and Travelling Showpeople Sites	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments and to align with national planning policy guidance. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
H9	Flat Conversions	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
CRF1	Retention of Existing Community Facilities	Amendments required in response to Officer Working Group comments.
CRF2	Outdoor Recreation /Public Open Space and Allotment Standards and Provision	Functioning effectively. Revise standards in line with updated Fields of Trust standards and consider minor amendments in response to Officer Working Group comments.
CRF3	Safeguarding Existing Recreational Facilities and Public Open Space	Functioning effectively.
RET1	Primary Shopping Frontages	Functioning effectively. Review, and where necessary, revise Primary Shopping Frontages to ensure designations are up to date and appropriate.
RET2	Central Shopping Areas	Functioning effectively. Review, and where necessary, revise Central Shopping Areas to ensure designations are up to date and appropriate.
RET3	Neighbourhood Centres	Functioning effectively. Review, and where necessary, revise Neighbourhood Centres to ensure designations are up to date and appropriate. Consideration will be given to minor amendments in response to Officer Working Group comments.
RET4	New Retail Proposals	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments. Amendments may be required to reflect changes to national retail policy.
E1	Protection of Existing Employment Land	Some amendments required in response to Officer Working Group comments to improve clarity.
E2	Non-allocated Employment Sites	No relevant applications since LDP adoption, consideration will be given to minor amendments in response to Officer Working Group comments.

Development Management Policies		Commentary
E3	Working from Home	Delete policy, considered unnecessary and sufficiently covered by other policies.
RE1	Employment within Villages	Consideration will be given to minor amendments in response to Officer Working Group comments to improve clarity.
RE2	Conversion/Rehabilitation of Buildings in the Open Countryside for Employment Use	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments to improve clarity.
RE3	Agricultural Diversification	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments to improve clarity.
RE4	New Agricultural and Forestry Buildings	Functioning effectively.
RE5	Intensive Livestock and Free Range Poultry Units	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
RE6	Provision of Recreation, Tourism and Leisure Facilities in the Open Countryside	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
T1	Touring Caravan and Tented Camping Sites	Functioning effectively, consideration will be given to amendments to improve clarity in response to Officer Working Group and Economy & Development Select Committee's comments.
T2	Visitor Accommodation Outside Settlements	Functioning effectively, consideration will be given to amendments to improve clarity in response to Officer Working Group and Economy & Development Select Committee's comments. The SPG on Sustainable Tourism Accommodation has provided further clarity.
T3	Golf Courses	No applications received since LDP adoption. Consideration will be given to amendments in response to Officer Working Group comments.
SD1	Renewable Energy	Functioning effectively. Amendments may be required to reflect changes to national renewable energy policy. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
SD2	Sustainable Construction and Energy Efficiency	Functioning effectively. Amendments to supporting text required to reflect changes to national renewable energy policy and deletion of TAN22. Other amendments to the policy may also be required as a result. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
SD3	Flood Risk	Delete policy, considered sufficiently covered by national policy. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.

Development Management Policies		Commentary
SD4	Sustainable Drainage	Functioning effectively.
LC1	New Built Development in the Open Countryside	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
LC2	Blaenavon Industrial Landscape World Heritage Site	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
LC3	Brecon Beacons National Park	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
LC4	Wye Valley AONB	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
LC5	Protection and Enhancement of Landscape Character	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments. The Landscape SPG will provide further clarity on interpretation and implementation of this policy once adopted.
LC6	Green Wedges	Review Green Wedge's and revise boundaries as necessary to ensure designations are justified. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
GI1	Green Infrastructure	Adopted Green Infrastructure SPG provides further clarity on implementation of this policy. Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
NE1	Nature Conservation and Development	Functioning effectively, amendments required to reflect changes to legislative framework and national policy.
EP1	Amenity and Environmental Protection	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
EP2	Protection of Water Sources and Water Environment	Functioning effectively.
EP3	Lighting	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
EP4	Telecommunications	Functioning effectively.
EP5	Foul Sewage Disposal	Functioning effectively.
W1	Waste Reduction	Functioning effectively. Limited applicability, consider whether still required.
W2	Waste Recovery Facilities: Household	Functioning effectively. Limited applicability, consider whether still required.

Development Management Policies		Commentary
W3	Waste Management Facilities	Functioning effectively.
W4	Rural Composting	Functioning effectively.
W5	Waste Disposal by Landfill or Landraising	Functioning effectively.
W6	Waste Deposition on Agricultural Land for Agricultural Improvement Purposes	Functioning effectively.
M1	Local Building and Walling Stone	Functioning effectively.
M2	Minerals Safeguarding Areas	Functioning effectively. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
M3	Mineral Site Buffer Zones	Functioning effectively. Buffer zone for Livox Quarry requires deletion following refusal of planning permission to continue mineral extraction.
MV1	Proposed Developments and Highway Considerations	Functioning effectively. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
MV2	Sustainable Transport Access	Functioning effectively. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
MV3	Public Rights of Way	Functioning effectively.
MV4	Cycleways	Functioning effectively.
MV5	Improvements to Public Transport Interchanges and Facilities	Functioning effectively. Limited applicability, consider whether still required.
MV6	Canals and Redundant Rail Routes	Functioning effectively. Limited applicability, consider whether still required or whether amendment would be beneficial. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
MV7	Rear Access / Service Areas	Functioning effectively. Limited applicability, consider whether still required.
MV8	Rail Freight	Functioning effectively. Limited applicability, consider whether still required.
MV9	Road Hierarchy	Functioning effectively. Limited applicability, consider whether still required.
MV10	Transport Routes and	Amendments required to reflect updated Local Transport Plan/Active Travel Act and associated schemes.

Development Management Policies		Commentary
	Schemes	
DES1	General Design Considerations	Functioning effectively, consideration will be given to amendments in response to Officer Working Group comments. Draft Review Report consultation comments on this policy noted (Table 4, Appendix 2 refers). These will be considered as part of the LDP revision process.
DES2	Areas of Amenity Importance	Functioning effectively. Review Areas of Amenity Importance to ensure designations are justified.
DES3	Advertisements	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
DES4	Advance Tourism Signs	Functioning effectively.
HE1*	Development in Conservation Areas	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
HE2*	Alterations to Unlisted Buildings in Conservation Areas	Functioning effectively, consideration will be given to minor amendments in response to Officer Working Group comments.
HE3*	Design of Shop Fronts in Conservation Areas	Functioning effectively.
HE4*	Roman Town of Caerwent	Functioning effectively.

*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 Building of Local Interest and Historic Landscapes.

Table 3: Review of Residential Site Allocations – General Matters

Residential Site Allocations – General Matters	Commentary
Strategic Sites (SAH1-SAH7)	Review in relation to reconsideration of dwelling requirement and spatial strategy over extended plan period. Certain housing allocations have been delivered. All undelivered allocations will be reviewed to determine if they remain deliverable. Sites will be removed if considered to be undeliverable.
Urban Sites (SAH8-SAH9)	Progress being made on these sites as detailed below. However, undelivered allocations will be reviewed to determine if they remain deliverable. Sites will be removed if considered to be undeliverable.
Rural Secondary Settlements (SAH10)	Review in relation to reconsideration of spatial strategy. Certain housing allocations have been delivered. All undelivered allocations will be reviewed to determine if they remain deliverable. Sites will be removed if considered to be undeliverable.
Main Villages (SAH11)	Review in relation to reconsideration of spatial strategy. Certain housing allocations delivered. All undelivered allocations will be reviewed to determine if they remain deliverable, having regard to discussions with Registered Social Landlords and private developers. Sites will be removed if considered to be undeliverable.

Table 4: Delivery of Allocated Residential Sites

Delivery of Allocated Residential Sites			
Allocation	Site Name	Allocated No. units	Commentary
Strategic Sites			
SAH1	Deri Farm, Abergavenny	250	Site has full planning permission.
SAH2	Crick Road, Portskewett	285	No planning application received. Site has been subject to pre-application discussions and a planning application is expected in spring 2018.
SAH3	Fairfield Mabey, Chepstow	350	Site has outline planning permission.
SAH4	Wonastow Road, Monmouth	450	Part of site has permission for 340 dwellings and is under construction. No planning application received for remainder of site.
SAH5	Rockfield Farm, Undy	270	Site has outline planning permission.
SAH6	Land at Vinegar Hill, Undy	225	No planning application received.
SAH7	Sudbrook Paper Mill, Sudbrook	190	Site has full planning permission for 212 dwellings and is under construction.
Urban Sites			
SAH8	Tudor Road, Wyesham	35	No planning application received. Site has been subject to pre-application discussions.
SAH9	Coed Glas, Abergavenny	60	Site has full planning permission for 51 dwellings, demolition of buildings has been undertaken but no meaningful progress with regard to commencement of built development.
Rural Secondary Settlement Sites			
SAH10(i)	Cwrt Burrium, Usk	20	No planning application received. Site has been subject to pre-application discussions.
SAH10(ii)	Land south School Lane, Penperlleni	65	Site has full planning permission and construction is at an advanced stage.
SAH10(iii)	Land at Chepstow Road, Raglan	45	No planning application received. Site subject to pre-application discussions.

Delivery of Allocated Residential Sites			
Allocation	Site Name	Allocated No. units	Commentary
Main Village Sites			
SAH11(i)(a)	Land adjacent Village Hall, Cross Ash	10	No planning application received.
SAH11(i)(b)	Land adjacent Cross Ash Garage	5	No planning application received. Working with landowner to bring it forward together with a rural exception site for 6 units. Site has been subject to pre-application discussions.
SAH11(ii)	Land at Well Lane, Devauden	15	No planning application received. Site was subject to pre-application discussions in July 2014 and there was developer interest at this time but progress has since stalled.
SAH11(iii)	Land to south east of Dingestow	15	No planning application received, but MHA have bought the land and are about to submit an application, working up design. Site has been subject to pre-application discussions.
SAH11(iv)	Land west of Grosmont	15	No planning application received. Landowner working with a planning consultant to address access issues.
SAH11(v)	Land to the north of Little Mill	15	No planning application received.
SAH11(vi)	Land rear Village Hall, Llanddewi Rhydderch	5	No planning application received.
SAH11(vii)	Land north west Llanellen	15	No planning application received. Site was subject to pre-application discussions in May 2016 and there was developer interest at this time but progress has since stalled.
SAH11(viii)	Land at Ton Road, Llangybi	10	No planning application received.
SAH11(ix)(a)	Land rear Carpenters Arms, Llanishen	5	Site has outline planning permission.
SAH11(ix)(b)	Land adjacent Church Road, Llanishen	5	No planning application received.
SAH11(x)	Land north Llanvair Kilgeddin	5	Planning application has been received.
SAH11(xi)	Land west of Mathern	15	No planning application received.

Delivery of Allocated Residential Sites			
Allocation	Site Name	Allocated No. units	Commentary
SAH11(xii)	Land south west of Penallt	10	Site has full planning permission.
SAH11(xiii)	Hill Farm, Pwllmeyric	15	Site has outline planning permission subject to the signing of a S106 Agreement.
SAH11(xiv)(a)	Land east Shirenewton (south of minor road)	5	No planning application received. Site has been subject to pre-application discussions.
SAH11(xiv)(b)	Land east Shirenewton (north of minor road)	5	Site has full planning permission and is under construction.
SAH11(xv)	Land adjacent Trellech School	15	Site delivered 2016/2017
SAH11(xvi)	Land adjacent Werngifford, Pandy	15	No planning application received. Site has been subject to pre-application discussions.

Key to Site Status



Site has current planning permission/ under construction



Planning application received or site has planning permission subject to the signing of a S106 Agreement



Site has been the subject of pre-application discussions



No progress to date

Table 5: Delivery of Employment, Tourism and Waste Sites

Employment, Tourism and Waste Sites		Commentary
Employment Sites		
SAE1	Identified Industrial and Business Sites	Functioning effectively, however, may require revision in relation to reconsideration of employment strategy. Certain industrial and business allocations have been delivered. All undelivered allocations will be reviewed to determine if they remain necessary/deliverable over an extended plan period.
SAE2	Protected Employment Sites	Functioning effectively. Revisions required to reflect change in status of sites within the employment hierarchy.
Tourism Sites		
SAT1	Tourism Sites	Functioning effectively, one Tourism site has been delivered since adoption. Review required of undelivered potential sites.
Waste Sites		
SAW1	Identified Potential Waste Management Sites	Revise as necessary in relation to reconsideration of waste strategy. Some sites require removal due to delivery for alternative uses.