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Monmouthshire County Council Adopted Local Development Plan 2011 - 2021 Annual Monitoring Report

Monitoring Period 27th February 2014 – 31st March 2015

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

Annual Monitoring Report

Monitoring Period 27th February 2014 – 31st March 2015

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1 Executive Summary

- 1.1 The Monmouthshire Local Development Plan (LDP) was adopted on 27 February 2014. As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR).
- 1.2 The AMR provides the basis for monitoring the effectiveness of the LDP and ultimately determines whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. It also allows the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County and identifies any significant contextual changes that may influence plan implementation or review.
- 1.3 This is the first AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 27 February 2014 – 31 March 2015. Future AMRs will be based on the financial year 01 April to 31 March. As this is the first year the LDP has been operative and this is the first AMR to be prepared, the impacts of the Plan can only be limited in nature and any conclusions preliminary at this early stage of plan implementation. This AMR provides a baseline for future comparative analysis from which successive AMRs will be able to evidence the emergence of trends.

Key Findings of the First Annual Monitoring Process 2014-2015

Contextual Information

- 1.4 A summary of the relevant contextual material that has been published since the adoption of the Plan at a national, regional and local level, along with general economic trends is included in Section 3. While some of these identified changes may have implications for the future implementation of the LDP, none of the changes identified to date suggest the need for an early review of the Plan. The implications of some of the contextual changes will take place over the longer term and subsequent AMRs will continue to provide updates on relevant contextual material and give further consideration to any changes which could affect the Plan's future implementation.

Local Development Plan Monitoring – Policy Analysis

- 1.5 Section 5 assesses how the Plan's strategic policies and associated supporting policies are performing against the identified key monitoring targets and outcomes and whether the LDP strategy and objectives are being delivered. This has enabled the Council to make an informed judgement of the Plan's progress in delivering the targets/monitoring outcomes and policies during this monitoring period. The table below provides a visual overview of the effectiveness of policies during the monitoring period based on the traffic light rating used in the assessment:

Targets / monitoring outcomes* are being achieved	46
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	27
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	0
No conclusion can be drawn due to limited data availability	6

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

Key Findings

1.6 The results of the monitoring process demonstrate that many of the indicator targets and monitoring outcomes are being achieved. The most significant findings in relation to these are:

- Progress is being made towards the implementation of the spatial strategy.
- Monmouthshire can demonstrate a 5.0 year housing land supply
- The Council has approved proposals for 519 dwelling units of which 167 (32%) are for affordable homes.
- 1 strategic housing site has been granted planning permission at Wonastow Road, Monmouth for 370 dwellings, including 120 affordable units.
- Affordable housing policy targets are being met in relation to planning permissions granted in the main towns and Severnside settlements.
- The County has a total of 46.8ha employment land available, with permissions granted for a range of employment uses on protected, non-allocated and strategic mixed-use employment sites, predominantly in the main towns (10.65 ha). A number of rural diversification and rural enterprise schemes have also been approved (7).
- Vacancy rates in the central shopping areas in all of the County's town and local centres are below the national average.
- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the draft Primary Shopping Frontages SPG.

- The Council approved proposals for a total of 17 tourist accommodation units comprising 10 self-catering holiday cottages/apartments and 7 yurts.
- A substantial proportion of development permitted was on brownfield land (28%). This is significant in Monmouthshire terms given the limited opportunities for brownfield development in the County.
- Permission was granted for a total of 9 community and recreation facilities.
- Progress is being made towards the total waste management capacity for the LDP period and there has been no reduction in the minerals land bank.
- There has been no loss of listed buildings or historic sites and no development permitted which would have an adverse impact on the historic environment.

1.7 Although it is evident that the LDP is performing well in relation to a range of key policy areas, the analysis also demonstrates that there are a number of indicator targets and monitoring outcomes that are not currently being achieved. However, further investigation has determined that there are justified reasons for this performance and this is not representative of any fundamental issues with the implementation of the policy framework or strategy at this time. The most significant findings in relation to these are:

- There has been limited progress with the number of dwellings built; 205 new dwelling completions were recorded, 17 of which were affordable. The implementation of LDP allocated housing sites has also been limited.
- There has been limited take-up of employment land (0.38 ha) and no planning permissions approved on strategic employment sites (SAE1 sites).
- A total of 5 tourism accommodation facilities and 3 community/recreation facilities were lost to alternative uses.

1.8 None of these instances indicate any fundamental issue with the LDP strategy or policies. This is the first year the LDP has been operative and this is the primary reason for the apparent slow delivery in some areas. Furthermore, at this preliminary stage in the LDP's implementation it is difficult to determine conclusive trends as to which policies are performing as expected and which are not. Continued close monitoring in future AMRs will help to identify more definitive trends in the performance of the Plan's strategy and policy framework.

Supplementary Planning Guidance (SPG)

- 1.9 Progress has been made in the preparation of supplementary planning guidance to help to facilitate the interpretation and implementation of LDP policy which is detailed in Section 3. SPG preparation will continue in the next monitoring period.

Sustainability Appraisal (SA) Monitoring

- 1.10 Section 6 expands the assessment of the performance of the LDP against the SA monitoring objectives. This provides a short term position statement on the performance of the Plan against a number of sustainability indicators and provides a baseline for comparative analysis. Some of the most notable findings include:

- 6 locations where annual objective levels of nitrogen dioxide were exceeded
- 16.7% people travel to work by public transport, walking or cycling
- 100% groundwater bodies have 'good' quantity status
- 45.5% rivers reached 'good' water quality status
- 66.6% Monmouthshire's total household waste being recycled and composted
- 4.9% increase in tourism expenditure (£173 million)
- No trees protected by Tree Preservation Orders were lost due to development

Conclusions and Recommendations

- 1.11 The key conclusion from this first AMR is that while it is difficult to determine definitive trends in policy performance, good progress is being made in delivering the identified targets and monitoring outcomes and there is no evidence to suggest the need for a full or partial review of the LDP at this early stage in its implementation.
- 1.12 This is the first year the LDP has been operative and is the first AMR to be prepared following the adoption of the Plan. This AMR provides the baseline for future comparative analysis and preliminary conclusions from which future AMRs will be able to evidence the emergence of trends.
- 1.13 It is recommended that this AMR be submitted to the Welsh Government in accord with statutory requirements. The Council should continue to monitor the LDP through the preparation of successive AMRs. Close monitoring will be necessary to determine the effectiveness of the Plan's spatial strategy and policy framework particularly in relation to housing delivery including strategic housing site allocations, the delivery of affordable housing and the progress on strategic employment sites.
- 1.14 The Council is required to commence a full review of the LDP every four years. A review of the LDP in advance of the formal review will only take place if the conclusions of the AMR, or other exceptional circumstances, indicate otherwise.

2 Introduction

- 2.1 The Annual Monitoring Report (AMR) provides the basis for monitoring the effectiveness of the Local Development Plan (LDP) and ultimately determines whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. It also allows the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County and identifies any significant contextual changes that might influence the Plan's implementation or review.
- 2.2 Monitoring is a continuous part of the plan making process. It provides the connection between evidence gathering, plan strategy and policy formulation, policy implementation, evaluation and plan review.

Adoption of the Monmouthshire Local Development Plan

- 2.3 Under the Planning and Compulsory Purchase Act (2004) and associated Regulations, local planning authorities (LPAs) are required to produce a LDP. The Monmouthshire Local Development Plan was formally adopted by Monmouthshire County Council on 27 February 2014. The LDP provides the land use framework which forms the basis on which decisions about future development in the County, including planning applications, are based.
- 2.4 This is the first AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 27 February 2014 – 31 March 2015.

The Requirement for Monitoring

Planning and Compulsory Purchase Act 2004

- 2.5 The Council has a statutory obligation, under section 61 of the 2004 Act, to keep all matters under review that are expected to affect the development of its area. In addition, under section 76 of the Act, the Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government at the end of October each year following plan adoption. The preparation of an AMR is therefore an integral part of the statutory development plan process.
- 2.6 In order to monitor LDP performance consistently, plans should be considered against a standard set of monitoring indicators and targets. The Welsh Government has issued regulations and guidance on the required content of AMRs.

Town and Country Planning (Local Development Plan) (Wales) Regulations 2005

2.7 Under Regulation 37 the AMR is required to:

- Identify policies that are not being implemented;
And for each policy:
- Identify the reasons why the policy is not being implemented;
- Identify the steps (if any) that are intended to be taken to enable the policy to be implemented;
- Explore whether a revision to the plan to replace or amend the policy is required.

2.8 In addition, the AMR is required to monitor identified core indicators by specifying:

- The housing land supply from the current Housing Land Availability Study, and;
- The number (if any) of net additional affordable and general market dwellings built in the LPA area.

These are both for the year of the AMR and for the full period since the LDP was first adopted.

Local Development Plans Wales 2005

2.9 This guidance supplements the Regulation 37 requirement by setting out additional factors that should be assessed by the AMR, namely:

- Whether the basic strategy remains sound (if not, a full plan review may be needed);
- What impact the policies are having globally, nationally, regionally and locally;
- Whether the policies need changing to reflect changes in national policy;
- Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
- Where progress has not been made, the reasons for this and what knock on effects it may have;
- What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and
- If policies or proposals need changing, the suggested actions required to achieve this.

These questions are addressed in Section 7 of the AMR.

Local Development Plan Manual June 2006

2.10 The Manual outlines additional LDP indicators which the AMR should report on. These have been incorporated into the LDP Monitoring Framework where relevant. Some of these indicators have been adapted to better fit with local circumstances and some have been discounted as being inappropriate.

Monmouthshire LDP Monitoring Framework

- 2.11 A Monitoring Framework is provided in Chapter Eight of the LDP comprising a series of 50 indicators, with corresponding targets and triggers for further action, in relation to the Plan's strategic policies. It also indicates the linkages between the Plan themes, objectives, strategic policies and other Plan policies. The indicators were developed in accordance with the above Welsh Government Regulations and guidance on monitoring. The Monitoring Framework forms the basis of the AMR.

Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011)

- 2.12 In addition the LDP and AMR must comply with European Directives and Regulations. The Sustainability Appraisal Report Addendum (2014) identifies a further set of indicators (60) that will be used to monitor progress on sustainability issues. Whilst interlinked, these are set out separately from the LDP Policy Monitoring Framework and have been used in the AMR to measure the environmental, economic and social impacts of the LDP.
- 2.13 The completion of the AMR accords with the requirements for monitoring the sustainability performance of the Plan through the Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011).

AMR Format and Content

- 2.14 The AMR has been designed to be a succinct and easily accessible document that can be used as a convenient point of reference for all strategic policy areas.
- 2.15 The structure of the AMR is as follows:

Section 1 Executive Summary - Provides a succinct written summary of the key monitoring findings.

Section 2 Introduction - Outlines the requirement for, the purpose and structure of the AMR.

Section 3 Contextual Information - Provides a brief overview of the relevant contextual information which, although outside the remit of the Plan, could affect the performance of the LDP policy framework. Policy specific contextual information is provided in the relevant policy analysis section.

Section 4 LDP Monitoring Process - Explains the monitoring process undertaken.

Section 5 LDP Monitoring - Policy Analysis - Provides a detailed analysis of the effectiveness of the LDP policy framework in delivering the identified aims/outcomes and targets, together with recommendations for further action.

Section 6 Sustainability Appraisal Monitoring - Provides an assessment of the LDP's performance against the SA monitoring indicators.

Section 7 Conclusions and Recommendations – Gives an overview of the AMR findings with reference to the analysis made in the preceding sections and, where relevant, provides recommendations on issues that require further consideration.

Publication – The AMR will be published on the Council’s website.

Future Monitoring

- 2.16 The broad structure of the AMR should remain the same from year to year in order to provide ease of analysis between successive reports. However, given that the monitoring process is dependent upon a wide range of statistical information that is sourced from both the Council and external sources, any changes to these sources could make certain indicators ineffective or out-dated. Accordingly, the monitoring framework may evolve over the Plan period and AMRs will be used as a means of identifying any such inevitable changes to the framework.
- 2.17 The Council is required to commence a full review of the LDP every four years. This means that from the date of the LDP’s initial adoption a full review would not be required to commence until 2018 in accordance with the statutory LDP process. A review of the LDP in advance of the formal review will only take place if the conclusions of the AMR or other exceptional circumstances (as set out in paragraph 4.4) indicate otherwise.

3 Contextual Information

- 3.1 This section provides a brief summary of the relevant contextual material that has been published since the LDP's adoption in February 2014. This includes national legislation and relevant plans, policies and strategies at the national, regional and local level. Any potential overall implications for the LDP as a whole are outlined where appropriate. General economic trends which have occurred since the LDP's adoption are also set out, together with progress on key supplementary planning guidance.
- 3.2 Contextual information which is specific to a particular LDP policy area is provided in the relevant policy analysis section for ease of reference and is therefore not repeated here.

Legislative Changes

Planning (Wales) Bill 2014

- 3.3 The Planning (Wales) Bill sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development. The Bill seeks to strengthen the plan-led approach to planning, with LDPs continuing to have a fundamental role in this. It also proposes the introduction of Strategic Development Plans covering three strategic planning areas, including South East Wales, to address cross-boundary issues such as housing, employment, waste and transport. The Welsh Government is also undertaking a review of the LDP process which is likely to result in some amendments to the plan preparation procedure. These matters, including any implications for the LDP, will be given further consideration in the next AMR.

Well-being of Future Generations (Wales) Bill 2014

- 3.4 The policy intent of the Bill is to put sustainable development at the heart of government and public bodies. It seeks to make a difference to the lives of people in Wales in relation to a number of well-being goals including improving health, culture, heritage and sustainable resource use. The Bill provides the legislative framework for the preparation of Local Well-being Plans which will replace Single Integrated Plans. Given that sustainable development is the core underlying principle of the LDP there are clear associations between the aspirations of both the LDP and Bill/Local Well-being Plans. The progress of the Bill and any subsequent implications for the LDP will be given further consideration in the next AMR.

National Planning Policy Amendments

Planning Policy Wales (Edition 7, July 2014)

- 3.5 The planning policy related changes set out in Edition 7 of PPW relate to the deletion of national development management policy on sustainable building standards in

light of the amendments to Part L of Building Regulations. This is further detailed in section 5 – LDP Monitoring Policy Analysis.

Technical Advice Notes (TANs)

3.6 The following TANs have been revised during the current monitoring period:

- TAN 1 Joint Housing Land Availability Studies, January 2015
- TAN 12 Design, July 2014
- TAN 21 Waste, February 2014

In addition, TAN 23 Economic Development was published in February 2014 and TAN 22 Sustainable Buildings was cancelled in July 2014. The potential implications of these changes for the LDP are provided in the relevant policy analysis section.

Welsh Government Population and Household Projections (2011 based), 2013

3.7 The identified level of housing provision in the Monmouthshire LDP is 4,500 dwellings over the Plan period 2011-21. This figure accommodates the level of growth indicated by the 2008-based Welsh Government Household Projections, which projected an increase for the County of 3,969 households between 2011-21 (or about 4,100 dwellings), with a small allowance (10 dwellings per year) to be met in that part of Monmouthshire included in the Brecon Beacons National Park, together with an additional requirement for the period 2006-2011.

3.8 Since this level of housing growth was established the Welsh Government have published the 2011-based population projections (December 2013), followed by the 2011-based household projections (February 2014). These projections are based on the results of the 2011 Census as well as the 2011 mid-year population estimates for Wales. The results of the 2011 Census showed that population growth in the County was higher than had been projected for 2011 when using the 2008-based projections whilst household growth was shown to be lower than those projected for the years up to 2011 in the 2008-based household projections. Conversely average household size was higher at the time of the census than had been previously projected for 2011. This reflected the difference between actual household formation trends and those that had been built into the assumptions for the previous household projections.

3.9 The 2011-based household projections for the County would indicate a dwelling requirement in the region of 1,400 dwellings over the Plan period, although if the 10 year trend were taken from the projections it would indicate a dwelling requirement of in the region of 2,200 dwellings over the Plan period. The LDP housing requirement will thus provide for more than the number of households anticipated by the 2011-based projections.

- 3.10 The Welsh Government is clear that household projections should be a starting point for LDP housing requirements and not an end in themselves. The Minister for Housing and Regeneration stresses in a letter to Local Planning Authorities (April 2014) that the level of housing required should reflect the analysis of all relevant sources of evidence, as it is not prudent for a Plan, looking 15-20 years ahead to replicate a period of what has been exceptionally poor economic performance.
- 3.11 The level of housing growth proposed in the LDP is based on an extensive evidence base and was arrived at to meet specific policy objectives. It is considered that this is an appropriate level of growth and meets the affordable housing need over the Plan period whilst not prejudicing future economic development in the County. It is considered that the optimum position for the LDP is to achieve these aims, while minimising the impact of development on the environment, particularly given its high quality landscapes and lack of brownfield development opportunities.
- 3.12 The variation between the 2008 and 2011 household projections is therefore not considered to require a review of the Plan. Future AMRs will consider population and household projections as they emerge.

Regional Context

Cardiff Capital Region and City Deal

- 3.13 The Welsh Government has identified two new city-regions in Wales, one of which covers Cardiff and south-east Wales, including Monmouthshire. As set out in the report 'Powering the Welsh Economy'¹, the Cardiff Capital Region is intended to encourage the ten local authorities and other key partners in its boundaries to work together and collaborate on projects and plans for the area. This is still at an early stage and at present the potential consequences for the LDP are not clear. Similarly the Authorities forming the Capital Region are working on a City Deal bid. The progress of the Cardiff Capital Region agenda, City Deal Bid and any subsequent implications for the LDP will be given further consideration in subsequent AMRs where appropriate.

Local Context

Monmouthshire Single Integrated Plan, 2013-2017

- 3.14 The Monmouthshire Single Integrated Plan (SIP) replaced the Community Strategy, Children and Young People's Plan, Community Safety Plan and Health, Social Care and Well-being Strategy. Based on a rich and comprehensive unified needs assessment and wide reaching engagement process, it aims to drive improvement within the County, with a specific focus on certain priorities which forms the core agenda for improvement. It is considered that the LDP is consistent with the current SIP given their collective priorities including affordable housing, business and

¹Cardiff Capital Region Board, 'Powering the Welsh Economy', 2015

enterprise, accessibility, and environmental protection and enhancement. The progression of the SIP will be considered in subsequent AMRs to ensure the continued alignment of both core plans.

Monmouthshire Community Infrastructure Levy (CIL) Update

- 3.15 Consultation on the CIL Preliminary Draft Charging Schedule commenced during the current monitoring period. Work on the CIL will continue into the next monitoring period which is expected to include further viability testing, the preparation of the Draft Charging Schedule and subsequent Examination. The progress of the CIL and any subsequent implications for the LDP will be given further consideration in successive AMRs where appropriate.

General Economic Trends

Economic Activity

- 3.16 Key economic activity data for Monmouthshire and Wales from the LDP base date of 2011 to the first year following adoption is shown in the tables below. The data demonstrates that employment, unemployment and earnings indicators have shown slight improvement over this period for both areas. However, such marginal changes are not considered to be so significant to have any implications for the LDP. These economic indicators will be considered in subsequent AMRs and any potential implications recorded.

Economically Active – In Employment

	Monmouthshire	Wales
April 2011-March 2012	73.8%	66.7%
April 2012-March 2013	74.2%	67.6%
April 2013-March 2014	73.0%	69.5%
April 2014-March 2015	74.5%	69.3%

Source: Nomis

Economically Active – Unemployed

	Monmouthshire	Wales
April 2011-March 2012	5.1%	8.4%
April 2012-March 2013	5.6%	8.3%
April 2013-March 2014	5.1%	7.4%
April 2014-March 2015	4.9%	6.8%

Source: Nomis

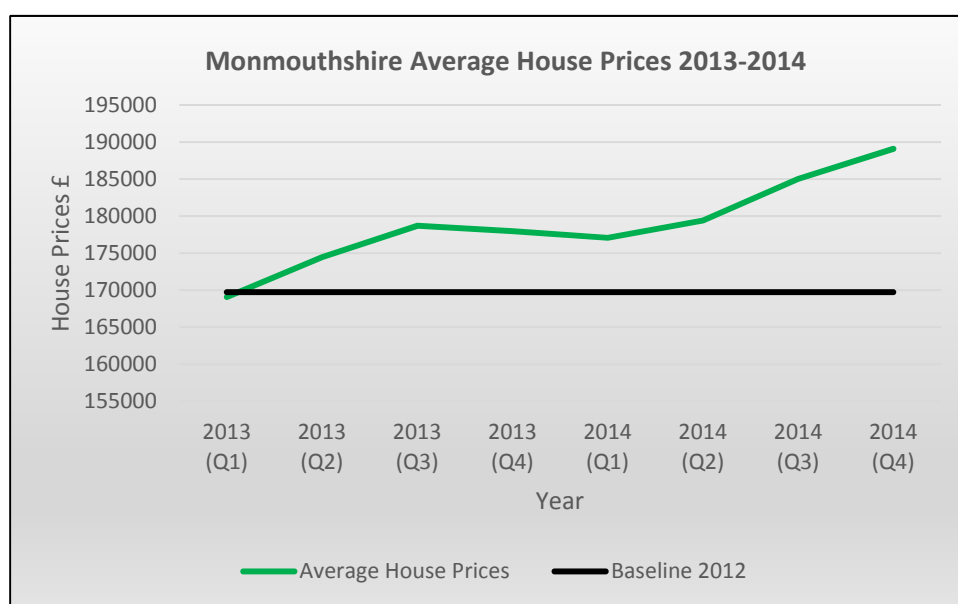
Gross Weekly Pay Full-Time Workers (Earnings by Residence)

	Monmouthshire	Wales
2011	£560.3	£455.1
2012	£530.7	£454.9
2013	£579.5	£475.3
2014	£577.6	£479.4

Source: Nomis

House Prices

- 3.17 As demonstrated in the graph below, Land Registry data indicates that in general average house prices in Monmouthshire have increased each quarter over the 2013-2014 period, with the exception of quarter 4 2013 and quarter 1 2014. Average prices at quarter 4 2014 (£189,083) were considerably higher than the 2012 baseline price (£169,717). If the house price trend data recorded exceeds the identified trigger for further investigation set out in relation to Policy S4, the Council will consider re-assessing the viability evidence which informed the affordable housing policy targets. This is given further consideration in the policy analysis section relating to Policy S4.



Source: Land Registry

Supplementary Planning Guidance

- 3.18 A number of supplementary planning guidance (SPG) documents to support key LDP policy areas have been prepared and consulted on during the current monitoring period. These are:
- Green Infrastructure
 - Affordable Housing
 - Renewable Energy and Energy Efficiency
 - Conversion of Agricultural Buildings Design Guide
 - LDP Policy H4(g) Conversion/Rehabilitation of buildings in the Open Countryside to Residential Use Assessment of Re-use for Business Purposes
 - LDP Policies H5 & H6 Replacement Dwellings in the Open Countryside and Extension of Rural Dwellings
- 3.19 Consultation on a Planning Advice Note in relation to Wind Turbine Development: Landscape and Visual Impact Assessment Requirements was also undertaken during

this period. These guidance documents are expected to be adopted during the early part of the next monitoring period.

3.20 It is anticipated that the following priority SPG will also be prepared and progressed through to adoption during the next monitoring period:

- Primary Shopping Frontages
- Landscape

3.21 Progress on these and additional SPG will be reported in the next AMR. Of note, it is expected that 18 Conservation Area Character Appraisals will be consulted on during the next monitoring period. Progress of these appraisals will also be reported in the next AMR.

Summary

3.22 As detailed above, new legislation and national, regional and local plans, policies and strategies have emerged since the adoption of the LDP, some of which may have implications for the future implementation of the LDP. However, none of contextual changes identified to date suggest the need for an early review of the Plan. Subsequent AMRs will continue to provide updates on relevant contextual material which could affect the Plan's future implementation.

4 LDP Monitoring Process

How is the LDP Monitored?

- 4.1 Section 5 provides a detailed analysis of the effectiveness of the LDP policy framework in delivering the identified policy aims/outcomes and targets, together with appropriate recommendations for further action. Consideration is also given to any significant policy specific contextual issues that have arisen over the monitoring period which could affect policy implementation. Aligned with the LDP monitoring framework, the analysis is grouped according to the Plan's strategic policies and is structured as follows:

Monitoring Aims / Outcomes	The monitoring aim / outcome identifies what each strategic policy is seeking to achieve. Supporting objectives, development management and site allocation policies are also set out to demonstrate the interlinkages between the policies.
Contextual information	Significant contextual information that has been published since the Plan's adoption is outlined where relevant to a particular strategic policy. This will enable the AMR to determine whether the performance of a policy has been affected by contextual changes. These can include new or amended legislation, national, regional and local plans, policies or strategies as well as external social and economic trends which could affect the delivery of the LDP such as economic conditions. Any such changes lie outside the remit of the LDP.
Indicators, targets and triggers	<p>Policy performance recorded during the monitoring period in relation to the indicators and relevant targets /triggers for further investigation is set out for each strategic policy.</p> <p>The targets and triggers for certain indicators have been subdivided to enable the effective monitoring of these indicators. This includes indicators relating to the following strategic policies:</p> <ul style="list-style-type: none"> • S1 Spatial Strategy • S3 Strategic Housing Sites • S4 Affordable Housing • S6 Retail • S8/S9 Enterprise and Economy/ Employment Sites Provision <p>The total number of targets and triggers in the monitoring framework has subsequently increased.</p>

<p>Analysis</p>	<p>Having regard to the indicators, relevant targets, triggers and monitoring outcomes, the AMR assesses whether the Plan's strategic policies are being implemented as intended and whether the LDP objectives and strategy are being achieved. This includes the identification and further investigation of any policy that fails to meet its target and/or has reached its trigger point. However, the fact that a policy reaches its trigger level does not automatically imply that the policy is failing. The analysis will consider whether such performance may be due to extraneous circumstances or could be justified in the context of the overall policy framework.</p> <p>In certain instances it has been difficult to identify meaningful trends due to the limited amount of data available and consequently some of the conclusions drawn are very preliminary and will need to be verified by a longer period of monitoring. This is particularly pertinent given that this is the first AMR.</p> <p>The analysis excludes those indicator targets with no applicable planning applications or completions to assess during the monitoring period and those which provide baseline information from which future trends may be assessed. These totalled 9 and 3 respectively during this monitoring period.</p>
<p>Recommendations</p>	<p>Taking account of the policy analysis, appropriate recommendations are provided including a statement of any necessary actions required. If policies are found to be failing the AMR will set out clear recommendations on what, if anything, needs to be done to address this.</p> <p>Consideration of the LDP against all of the information gathered over the monitoring period will allow the Council to determine whether a review of the Plan is required.</p>

Policy Performance Traffic Light Rating

- 4.2 As a visual aid in monitoring the effectiveness of the Plan's strategic policies and to provide a quick reference overview of policy performance a 'traffic light' rating is included for relevant indicators as follows:

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

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

Replacement Indicators

- 4.3 In instances where the Council has been unable to monitor an indicator or where an indicator has been superseded, an explanation will be provided in the relevant policy analysis section and, where appropriate, an alternative indicator will be identified. There may also be instances where it is necessary to amend an indicator, for example, to improve the clarity of the indicator or realign it with relevant data sets. In such cases an explanation will be provided in the relevant policy analysis section and the indicator amended as appropriate.

Triggers for Plan Review

- 4.4 The Council is required to commence a full review of the LDP every four years. It is, however, recognised that the following exceptional circumstances could elicit an early review of the Plan:
- A significant change in external conditions
 - A significant change in national policy or legislation
 - A significant change in local circumstances e.g. closure of a significant employment site that weakens the local economy
 - A significant change in development pressures or needs and investment strategies of major public and private investors
 - Significant concerns from the results of the AMR in terms of policy effectiveness/implementation and site delivery, including a fall in the housing land supply below 5 years.

All of these issues will be taken into consideration in determining whether a full or partial review of the Plan is necessary.

Sustainability Appraisal Monitoring Framework

- 4.5 The Sustainability Appraisal Monitoring expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. The SA identifies 17 objectives and 60 indicators developed to measure the environmental, economic and social impacts of the LDP. This is set out in Section 6 of the AMR.

5 LDP Monitoring – Policy Analysis

- 5.1 This section provides a detailed assessment of whether the Plan’s strategic policies, and associated supporting policies, are being implemented as intended and whether the LDP objectives and strategy are being achieved. Appropriate recommendations are subsequently provided, together with necessary actions to address any policy implementation issues identified through the monitoring process. Aligned with the LDP, the analysis is set out in strategic policy order.

Spatial Strategy

Monitoring Aim/Outcome: New housing development to be distributed in accordance with the LDP Spatial Strategy

Strategic Policies: S1/S2 Spatial Distribution of New Housing Provision

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: SAH1-SAH11

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
Proportion of new housing development provided in accordance with the spatial strategy Policy S1 / settlement hierarchy set out in Policy S2*	Location of new residential development should correspond to the requirements set out in the Tables to Policy S2:	Housing completions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	Dwelling Completions
	a) Main towns 41%		27%
	b) Severnside Settlements 33%		43%
	c) Rural Secondary Settlements 10%		6%
	d) Rural General 16%		24%

Analysis – Dwelling Completions

a) Main Towns

Of the 205 dwelling completions recorded during the monitoring period, 27% were in the County's main towns. As this is below the LDP target by 14% the trigger for this indicator has been reached. However, given that this is first year that the LDP has been operational this trend may be expected as allocated LDP sites, which are in accordance with the spatial strategy (Policy S1), have not yet progressed. It is anticipated that as allocated sites obtain permission and are developed the proportion of completions in the County's main towns will align more closely with the target figure of 41%. In particular, the delivery of the Plan's

strategic housing sites in the main towns, a significant proportion of which are expected to be developed from 2016/17, will undoubtedly increase dwelling completions in these key settlements in accordance with the spatial strategy. This is evidenced by the published Joint Housing Land Availability Study.

In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the main towns as set out in Policy S1 and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

b) Severnside Settlements

43% of dwelling completions recorded during the monitoring period were in Severnside Settlements which is 10% higher than the identified target for this area. This signifies that the trigger for this indicator has been met, albeit marginally. A significant proportion of the completions recorded in these settlements (67 out of a total of 87) during the monitoring period were on residual UDP sites which has contributed to completions exceeding the target figure. These sites are now built-out and therefore will not impact on next year's completions rates in this area. This figure does not illustrate that new housing development has been progressed outside of the LDP strategy or allocations. Furthermore, given that this is first year that the LDP has been operational, allocated LDP sites, which are in accordance with the spatial strategy, (Policy S1) have not yet progressed through to completion stage. It is anticipated that as allocated sites are developed the proportion of completions in the Severnside Settlements will align more closely with the target figure of 33%.

In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the Severnside Settlements as set out in Policy S1 and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

c) Rural Secondary Settlements

6% of dwelling completions recorded during the monitoring period were in the County's rural secondary settlements which is marginally below the identified target of 10%. As such the trigger for further investigation has not been reached.

Given that the LDP was adopted in February 2014, allocated sites in the rural secondary settlements were not sufficiently progressed to generate completions during the current monitoring period. As would be expected, small sites accounted for the over half (54%) of the completions recorded in these settlements, with a residual UDP site at Llanfoist accounting for the remaining completions. It is anticipated that as allocated sites are developed in Penperlleni, Raglan and Usk the proportion of completions in these settlements will align more closely with the target figure of 10%.

In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the rural secondary settlements as set out in Policy S1 and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the

effectiveness of the spatial strategy over the Plan period.

d) Rural General

Nearly a quarter of dwelling completions recorded during the monitoring period were in the County's rural general areas. Although 8% above the identified target (16%), the trigger for further investigation has not been reached.

As would be expected in rural settlements small sites accounted for the majority of completions (71%), most of which were conversions. The remaining completions were recorded on a windfall site at Little Mill. The relatively high proportion of dwelling completions in rural general areas reflects the fact that small sites accounted for almost half of all completions recorded in Monmouthshire over the monitoring period. As the Plan's allocated sites including the allocated main village sites (SAH11) are developed, together with continued opportunities for small site conversion and infill development, it is anticipated that the proportion of completions in these settlements will more closely align with the target figure of 16% over the Plan period.

In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the rural general areas as set out in Policy S1 and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

Recommendation

a) No action is currently required. As this is the first AMR it is difficult to determine a definitive trend at this stage. The completions recorded during this monitoring period will provide the baseline figure for future comparative analysis. Continue to monitor.

b) No action is currently required. As this is the first AMR it is difficult to determine a definitive trend at this stage. The completions recorded during this monitoring period will provide the baseline figure for future comparative analysis. Continue to monitor.

c) No action is currently required. As this is the first AMR it is difficult to determine a definitive trend at this stage. The completions recorded during this monitoring period will provide the baseline figure for future comparative analysis. Continue to monitor.

d) No action is currently required. As this is the first AMR it is difficult to determine a definitive trend at this stage. The completions recorded during this monitoring period will provide the baseline figure for future comparative analysis. Continue to monitor.

*Dwelling completions and permissions are monitored in order to gain a comprehensive picture of the spatial strategy's implementation.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
Proportion of new housing development permitted in accordance with the spatial strategy Policy S1 / settlement hierarchy set out in Policy S2*	Location of new residential development should correspond to the requirements set out in the Tables to Policy S2:	Housing completions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	Dwelling Permissions
	e) Main towns 41%		81%
	f) Severnside Settlements 33%		11%
	g) Rural Secondary Settlements 10%		1%
	h) Rural General 16%		7%

Analysis – Dwelling Permissions

e) Main Towns

Of the 519 dwelling units granted planning permission during the monitoring period, the majority were in the County's main towns (420) which is significantly above the LDP target. The high proportion of permissions recorded in the main towns is a result of the outline permission for 370 units at the LDP strategic mixed-use site at Wonastow Road Monmouth which accounted for the vast majority of dwelling permissions (88%). This is only the first of the Plan's allocated residential sites to acquire planning permission which may be expected given that the LDP has only been in operation since February 2014. Small sites accounted for the remaining permissions in the main towns, accounting for a total of 50 dwellings (12%) – 23 dwellings in Chepstow, 18 in Monmouth and 9 in Abergavenny. As the LDP's other allocated residential sites are progressed and obtain permission it is anticipated that the proportion of permissions in the County's other settlements including Severnside and rural secondary settlements, will increase ensuring improved alignment with the spatial strategy as set out in Policy S1.

Of note, 290 of the dwellings permitted in the main towns during the monitoring period were for general market dwellings and 130 were for affordable dwellings. The Wonastow Road site accounted for all of the affordable units permitted.

In view of the above, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the main towns and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy

over the Plan period.

f) Severnside Settlements

57 (11%) of the 519 dwellings permitted during the monitoring period were in Severnside settlements which is below the identified target for this area. However, given that this is first year that the LDP has been operational this trend may be expected as allocated LDP sites, which accord with the spatial strategy (Policy S1), have not yet acquired permission. There are 4 strategic housing allocations in the Severnside area and accordingly, as these sites are progressed and opportunities for windfall / small sites continue, the proportion of permissions in the Severnside Settlements should align more closely with the target figure of 33%.

Windfall sites (former primary schools) in Caldicot and Rogiet accounted for a significant proportion of the permissions recorded in the Severnside area (17 and 19 dwellings respectively), both of which will provide 100% affordable housing units. Small sites accounted for the remaining permissions recorded in this area (11 dwellings in Magor/Undy, 7 in Caldicot and 3 in Rogiet), all of which were for general market housing.

In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to residential permissions granted in Severnside Settlements and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

g) Rural Secondary Settlements

6 (1%) of the dwellings permitted during the monitoring period were in rural secondary settlements, 4 dwellings in Penperlleni, 1 in Raglan and 1 in Llanfoist, which is below the identified target.

Small sites accounted for all of the permissions recorded in these settlements, all of which were for general market housing. Given that the LDP has only been in operation since February 2014, it is not surprising that allocated sites in the rural secondary settlements were not sufficiently progressed to acquire permission during the current monitoring period. It is anticipated that as allocated sites are progressed in Penperlleni, Raglan and Usk and opportunities for infill / windfall development continue, the proportion of permissions in these settlements will align more closely with the target figure of 10%.

In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the rural secondary settlements and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

h) Rural General

36 (7%) of the dwellings permitted during the monitoring period were in the County's rural general areas which is less than the identified target (16%).

Unsurprisingly, small sites accounted for all dwelling permissions recorded in a range of rural settlements throughout Monmouthshire. Many of these were conversions and, with the exception of a single plot affordable housing exception site, were for general market housing. Given that this is the first monitoring period, this trend may be expected as allocated main village sites (SAH11), which are in accordance with the spatial strategy (Policy S1), have not yet acquired permission. It is anticipated that the progression of these sites, coupled with continued small site conversion and infill opportunities, will ensure that the proportion of permissions in rural settlements more closely reflects the target figure of 16%.

In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to residential permissions in rural settlements and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

Recommendation

e) No action is currently required. As this is the first AMR it is difficult to determine a definitive trend at this stage. The permissions recorded during this monitoring period will provide the baseline figure for future comparative analysis. Continue to monitor.

f) No action is currently required. As this is the first AMR it is difficult to determine a definitive trend at this stage. The permissions recorded during this monitoring period will provide the baseline figure for future comparative analysis. Continue to monitor.

g) No action is currently required. As this is the first AMR it is difficult to determine a definitive trend at this stage. The permissions recorded during this monitoring period will provide the baseline figure for future comparative analysis. Continue to monitor.

h) No action is currently required. As this is the first AMR it is difficult to determine a definitive trend at this stage. The permissions recorded during this monitoring period will provide the baseline figure for future comparative analysis. Continue to monitor.

*Dwelling completions and permissions are monitored in order to gain a comprehensive picture of the spatial strategy's implementation.

Housing Provision

Monitoring Aim/Outcome: To provide 4,500 dwelling units (including 960 affordable dwelling units) in the County over the Plan period.

Strategic Policy: S2 Housing Provision

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: H1-H9, SAH1-SAH11

Contextual Changes

Technical Advice Note (TAN) 1 Joint Housing Land Availability Studies (WG, January 2015)

The revised TAN sets out a number of amendments to the JHLAS process, including an obligation for authorities to use the residual methodology for calculating housing land supply and reducing the timescale for completing the studies. The current Monmouthshire JHLAS has been prepared in line with the requirements of the modified TAN.

The Housing (Wales) Act 2014

One of the key provisions of the Act places a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified. As detailed below, the Council is currently preparing a Gypsy Traveller Accommodation Assessment (GTAA) the outcomes of which will be taken into account in future AMRs and the plan review process.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. The number of additional general market and affordable dwellings built over the Plan period*	Up to 488 dwellings to be built per annum 2013-2021	10% less or greater than the LDP strategy build rate for 2 consecutive years	205
2. Housing land supply*	Maintain a minimum 5 year housing land supply throughout the Plan period	Less than a 5 year housing land supply in any 1 year	5.0
3. Average density of housing permitted on allocated sites**	Meet the target densities set out in site allocation	Planning permissions granted that do not meet	33 dph

	policies SAH1 to SAH10	these densities	
4. Review of Gypsy/ Traveller Accommodation Needs and Sites Study to be completed within two years of the LDP's adoption	If a need for additional site(s) is identified seek to identify a suitable site by Spring 2017***	Identified need not met by Spring 2017	0 applications received for Gypsy/ Traveller site(s)

Analysis

1. 205 general market and affordable dwellings were built during the monitoring period (188 general market and 17 affordable). 73 of these completions were on the remaining UDP sites (including Church Road Caldicot and Merton Green Caerwent) with a smaller number on windfall sites (including Saw Mill House, Little Mill and the Former Forensic Science Laboratory, Chepstow). Small sites accounted for a significant number of completions over this period, totalling 99 (48%). While this figure is considerably below the target of 488 dwelling completions per annum between 2013 and 2021, this is the first year that the LDP has been operational and it is anticipated that the dwelling completions will increase over the remainder of the Plan period as allocated sites obtain permission and are developed. The delivery of the Plan's strategic housing sites in particular will undoubtedly enhance the completion rate.

Although completions are lower than the identified target, the trigger for further investigation has not been reached as this is based on a two year period to enable consequential trends to emerge. The completions recorded during this monitoring period will provide the baseline figure for future comparative analysis. The Council will continue to monitor dwelling completion rates closely in future AMRs to determine the effectiveness of the policy framework in delivering both general market and affordable dwellings.

2. The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2014 period demonstrates that the County had 5.0 years housing land supply (based on the residual method). The overall total 5 year land supply is 2,874 units, comprising 2,420 units on large sites and 454 units on small sites.

As the 2014 figure meets the identified target, there is no current need to review the housing land supply. Given the importance of maintaining a 5 year housing land supply the Council will continue to closely monitor this issue in future AMRs.

In order to provide a comprehensive picture of the housing land supply since the LDP's base date of 2011, the following table provides the figures from previous years.

Study Year	Number of Years Supply
2011	4.4
2012	3.6
2013	5.2

3. One permission was granted on an allocated site during the monitoring period; 370 units at the strategic mixed-use site at Wonastow Road, Monmouth. The density of the development calculated on the net residential area gives an average density of 33 dwellings per hectare which accords with the target density set out in the LDP.

Given that this is the first monitoring period and there has only been one permission granted on an allocated site, the conclusions drawn are very preliminary. The effectiveness of the LDP target densities will become more evident as allocated sites are progressed over the Plan period. The Council will therefore continue to monitor this issue closely in future AMRs.

4. No planning applications were received for Gypsy or Traveller accommodation which indicates that there was no need for such provision during the monitoring period.

The Council is committed to monitoring the accommodation needs of Gypsies/ Travellers and is in the process of preparing a Gypsy Traveller Accommodation Assessment for the County which will be submitted to WG by February 2016. The aim of the assessment is to provide data which will identify Gypsy and Traveller pitch needs separately from wider residential demand and aspiration. The outcomes of the assessment will inform the LDP process. Should a need be identified, this will be considered through next year's AMR and subsequent LDP review process in order to meet the monitoring target. In the meantime, LDP criteria-based Policy H8 will be used to consider any applications for Gypsy/ Traveller accommodation that may arise in Monmouthshire. On this basis no further investigation is currently required.

Recommendation

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

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

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

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

*Core Indicator as required by the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005

**Additional indicator as set out in LDP Manual (WG, 2006)

***Indicator amended to 'seek to identify' a site by spring 2017 rather than 'obtain permission'. Given the current timescale for the publication and implementation of the GTAA it is considered unrealistic to expect a relevant site to gain permission by spring 2017.

Strategic Housing Sites

Monitoring Aim/Outcome: To deliver the strategic housing sites in accordance with strategic policy S3 and site allocation policies SAH1-SA7.

Strategic Policy: S3 Strategic Housing Sites

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: SAH1-SA7

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. The number of dwellings permitted on strategic sites as identified in Policy S3 and site allocation policies SAH1 to SAH7	Secure /deliver housing need on the key strategic sites identified in Policy S3 and site allocation policies SAH1-SA7 during the Plan period:	Planning permission is not granted by the end of 2014 for each of the strategic sites	
	a) Deri Farm, Abergavenny		0
	b) Crick Road, Portskewett		0
	c) Fairfield Mabey, Chepstow		0
	d) Wonastow Road, Monmouth		370*
	e) Rockfield Farm, Undy		0
	f) Land at Vinegar Hill, Undy		0
	g) Former Paper Mill, Sudbrook		0

2. The number of dwellings completed on strategic sites as identified in Policy S3 and site allocation policies SAH1 to SAH7	Dwelling completions in accordance with the housing trajectory for each of the strategic sites**	Dwelling completions fall below 10% of housing trajectory target for each of the strategic sites	
	a) Deri Farm, Abergavenny		N/A
	b) Crick Road, Portskewett		N/A
	c) Fairfield Mabey, Chepstow		N/A
	d) Wonastow Road, Monmouth		N/A
	e) Rockfield Farm, Undy		N/A
	f) Land at Vinegar Hill, Undy		N/A
	g) Former Paper Mill, Sudbrook		N/A

Analysis

1. Dwelling Permissions

In terms of allocated strategic sites, outline planning permission has been gained for the strategic mixed-use site at Wonastow Road Monmouth for 370 units. As the remaining strategic sites have not yet acquired planning permission the trigger for further investigation has been met. Progress of these sites is outlined in brief below. Given the constraints associated with some of the sites, including Deri Farm, Fairfield Mabey and the Former Paper Mill Site, the trigger date of gaining permission for all sites by the end of 2014 is perhaps rather ambitious, particularly as the LDP has only been operational since February 2014. External influences, such as the economic climate, may also have impacted on the slower than anticipated progress of many strategic sites through the planning process.

Deri Farm, Abergavenny (SAH1):

Persimmon submitted a full application for 250 residential units in November 2014 which is yet to be registered given outstanding issues relating site viability (affordable housing provision) and undergrounding of the power lines. The 2014 JHLAS housing trajectory indicates first completions on site in 2015/16.

Crick Road, Portskewett (SAH2):

Council owned site allocated for 285 residential units and 1ha of serviced land for business and industrial development. Master planning consultation exercise to be carried out and subsequent planning application submitted during the next monitoring period. A number of site surveys were undertaken in 2014, including an extended phase 1 habitat and species assessment and bat/bird survey. The 2014 JHLAS housing trajectory indicates first completions on site in 2016/17.

Fairfield Mabey, Chepstow (SAH3):

In October 2014 the landowner submitted an outline application (DC/2014/01290) for up to 600 residential units (350 to be delivered within the Plan period), commercial space including offices and workshops (Use Class B1) and small scale retail/food and drink floorspace (Use Classes A1 and A3) and multi-functional green and blue open space. The application is yet to be determined as there are outstanding highways issues to be resolved. The 2014 JHLAS housing trajectory indicates first completions on site in 2016/17.

Wonastow Road, Monmouth (SAH4):

Outline permission granted for up to 370 dwellings and 6.5 hectares of employment land in December 2014 (DC/2013/00368). Reserved matters application due to be submitted by the developers (Barratt/David Wilson and Taylor Wimpey) for approval during the next monitoring period. The 2014 JHLAS housing trajectory indicates first completions on site in 2015/16.

The additional 80 units relating to this allocation are to be delivered as an extension to the site at Drewen Farm which will generate a total of 450 residential units over the Plan period. An application for this element of this site has not yet been submitted.

Rockfield Farm, Undy (SAH5):

Council owned site allocated for 270 residential units and 2ha of serviced land for business and industrial development. Master planning consultation exercise is to be carried out and subsequent planning application submitted during the next monitoring period. A number of site surveys were undertaken in 2014, including an extended phase 1 habitat and species assessment and bat/bird survey. The 2014 JHLAS trajectory indicates first completions on site in 2016/17.

Land at Vinegar Hill, Undy (SAH6):

Site for 225 residential units, linked to the adjacent Rockfield Farm site and likely to progress in tandem. The developer has indicated that they intend to submit a full application on the site during the next monitoring period. The 2014 JHLAS trajectory indicates first completions on site in 2015/16.

Former Paper Mill, Sudbrook (SAH7):

Full planning application (DC/2014/01468) submitted by Harrow Estates in December 2014 for 209 residential units. However, due to outstanding viability issues the application was not registered during the current monitoring period. Redrow has been confirmed as the developer of the site and it is anticipated that the application will be progressed

during the next monitoring period. The 2014 JHLAS trajectory indicates first completions on site in 2015/16.

It is recognised that, with the exception of Wonastow Road, allocated strategic sites have not progressed in accordance with the identified target of obtaining planning permission by the end of 2014. However, in view of the above there is not considered to be any significant issue with the implementation of the Plan's strategic site allocations and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of strategic site delivery over the Plan period.

The delivery of strategic sites has obvious implications for the spatial strategy. As noted in the policy analysis for Policy S1, as these sites are progressed it is anticipated that dwelling delivery will more closely align with the Plan's spatial strategy.

2. Dwelling Completions

There were no completions on allocated strategic sites during the monitoring period which is to be expected as only one such site gained permission. Significant progress is being made on planning applications for these sites. As these sites progress through the planning process during the next monitoring period it is anticipated that dwelling completions will more closely align with the identified housing trajectory targets.

The 2014 trajectory records the first completions on 4 of the strategic sites in 2015/16, with completions on the remaining sites commencing in 2016/17. Accordingly, as this is the first monitoring period it is too early to determine whether the identified trajectory targets are being met and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine whether the Plan's strategic residential and mixed-use allocations are being delivered in accordance with the housing trajectory targets.

Recommendation

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

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

*Target is 450, additional 80 units to be delivered through Drewen Farm extension

**The JHLAS trajectory used has a base date of 1 April 2014 as this is the JHLAS that predicted completions for the current monitoring period

Affordable Housing

Monitoring Aim/Outcome: To provide 960 affordable dwelling units over the Plan period

Strategic Policy: S4 Affordable Housing

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: H7, SAH1-SAH11

Contextual Changes

House Prices

The recorded fluctuations in the County's average house prices since 2012 are set out in Section 3 - Contextual Information. The potential implications of these house price trends for Policy S4 are assessed in relation to indicator 5 below.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. The number of additional affordable dwellings built over the Plan period* ¹	Deliver 96 affordable dwellings per annum 2011-2021 (total of 960 over the Plan period)	10% less or greater than the LDP strategy build rate for 2 consecutive years	17
2. Number of affordable dwellings secured on new housing sites	a) 35% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Main Towns and Rural Secondary Settlements identified in Policy S1	Proportion of affordable housing achieved on development sites in each area falls below the requirement set out in Policy S4	35%
	b) 25% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Severnside Settlements identified in Policy S1		100%**

	c) 60% of the total number of dwellings to be affordable on sites of 3 or more dwellings in the Main Villages identified in Policy S1		0***
	d) Minor villages: sites with capacity for 4 dwellings make provision for 3 to be affordable; and sites with capacity for 3 dwellings make provision for 2 to be affordable.		N/A (no applicable applications)
3. Number of affordable dwellings permitted/built on Main Village Sites as identified in Policy SAH11	Main Village sites to collectively deliver 20 affordable dwellings per annum 2014-2021	10% less or greater than the target build rate for 2 consecutive years	0
4. Number of affordable dwellings built through rural exception schemes	No target	None	0
5. Affordable housing percentage target in Policy S4	Target to reflect economic circumstances	Average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters	Refer to analysis below (5)
Analysis			
<p>1. 17 affordable dwellings were completed during the monitoring period, accounting for 8% of total dwelling completions recorded. 4 of these completions were on a residual UDP site (Church Road, Caldicot), with 1 completion on a windfall site (Saw Mill House, Little Mill). Two small sites accounted for the remaining 12 completions (Grosvenor Road, Abergavenny (8) and Meadow Walk, Chepstow (4)). While this figure is considerably below the target of 96 affordable dwelling completions per annum between 2013 and 2021, this is the first year that the LDP has been operational and it is anticipated that the completion rate will increase over the remainder of the Plan period as allocated sites obtain permission and are developed. The higher affordable housing policy targets sought</p>			

through the LDP, as set out in Policy S4, should act to enhance the affordable dwelling completion rate achieved to 2021.

Despite the low completion rate, 167 affordable dwelling units were granted planning permission over the monitoring period which equates to 32% of all residential permissions. This indicates that Policy S4 is functioning effectively in enabling the delivery of affordable housing.

Although affordable dwelling completions are lower than the identified target, the trigger for further investigation has not been reached as this is based on a two year period to enable consequential trends to emerge. The completions recorded during this monitoring period will provide the baseline figure for future comparative analysis. The Council will continue to monitor completion rates closely in future AMRs to determine the effectiveness of Policy S4 in delivering affordable dwellings.

2. Main Towns and Rural Secondary Settlements

The proportion of affordable dwellings permitted on sites of 5 or more units in the County's main towns and rural secondary settlements during the monitoring period achieved the LDP policy target of 35%. The permission for 370 dwellings at the strategic mixed-use site at Wonastow Road Monmouth accounted for all of the affordable dwelling permissions recorded in these settlements during the monitoring period (130 dwellings /35%). The remainder of permissions recorded in the main towns and rural secondary settlements were for sites with a capacity of less than 5 units and, therefore, fell below the threshold set out in Policy S4.

Clearly, although the policy target set out in S4 in relation to the main towns and rural secondary settlements has been achieved during this monitoring period, it is only based on one permission signifying that a meaningful analysis of the policy's performance is not possible at this stage. As the LDP's other allocated residential sites are progressed in these settlements it is anticipated that a more meaningful analysis of this indicator will be possible. The Council will therefore continue to monitor this issue closely in order to determine the effectiveness of the affordable housing target identified in Policy S4.

Sevenside Settlements

The proportion of affordable dwellings permitted on sites of 5 or more units in Sevenside during the monitoring period clearly exceeded the policy target of 25% as both permissions were for 100% affordable housing. The sites at Caldicot (17 affordable units) and Rogiet (19 affordable units) are being developed by registered social landlords (RSL), MHA and Melin respectively, with the specific aim of providing affordable housing in the County. The remainder of the permissions recorded in Sevenside settlements were for sites with a capacity of less than 5 dwellings and, therefore, fell below the threshold set out in Policy S4.

While the permissions recorded suggest that the policy target set out in Policy S4 in relation to Sevenside settlements has been exceeded, this is based on just two 100% RSL affordable housing sites. Accordingly, a meaningful analysis of the policy's success in meeting the 25% target is not possible at this stage. As the LDP's other allocated

residential sites are progressed in these settlements it is anticipated that a more meaningful analysis of this indicator will be possible. The Council will therefore continue to monitor this issue closely in order to determine the effectiveness of the affordable housing target identified in Policy S4.

Main Villages

There were no permissions granted on either allocations or sites within the Main Villages over the monitoring period. There are nevertheless a number of applications relating to Main Village sites currently in the planning/pre-application system, it is therefore anticipated that these will progress during the next monitoring period.

While the target in relation to Main Villages has not been achieved, no relevant applications have been determined over the monitoring period. It is therefore not possible to provide a meaningful analysis of the policy's effectiveness in relation to Main Village sites at this stage. The Council will continue to monitor such sites over the next monitoring period in order to determine the implementation of the affordable housing targets identified in S4.

Minor Villages

No permissions were granted during the monitoring period for small sites in Minor Villages. The Council will continue to monitor any Minor Village sites in order to determine the effectiveness of the affordable housing target identified in Policy S4.

3. No planning permission was granted on allocated sites identified in Policy SAH11 during the monitoring period. There were subsequently no completions relating to the allocations over the monitoring period. One of the allocated sites is subject to a current planning application, to be determined during the next monitoring period.

While no allocated sites were permitted over this period, this is the first monitoring period and the conclusions drawn are therefore preliminary. The Council will continue to monitor this issue closely in future AMRs to determine the effectiveness of the affordable housing policy framework relating to the Main Village sites.

4. There were no completions relating to rural exception schemes over the monitoring period. Despite the fact no sites were completed over the monitoring period, a site was approved as a rural exception under the build your own affordable home scheme. This related to a single dwelling which is currently under construction. However, given that this is the first monitoring period the conclusions drawn are preliminary and the Council will subsequently continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to rural exception schemes.

5. The trigger for conducting additional viability testing in relation to the affordable housing targets set out in Policy S4 is an increase in average house prices of 5% or more above the 2012 base price sustained over 2 quarters.

As set out in Section 3, Land Registry data indicates that in general average house prices in Monmouthshire have increased each quarter over the 2013-2014 period, with the

exception of quarter 4 2013 and quarter 1 2014. Subsequently, average prices at quarter 4 2014 (£189,083) were higher than the 2012 baseline price (£169,717). Despite this, the trigger for further investigation has not been met. A 5% rise in the 2012 base price figure would equate to an increase of £8,486 and although house prices have generally risen each quarter over the 2013-2014 period, prices have not increased by this amount continuously over 2 quarters. The largest increase recorded over the monitoring period was £5,629 between quarters 2 and 3 2014. Accordingly, there has not been significant changes in house prices to necessitate a re-assessment of the viability evidence in relation to Policy S4. The Council will continue to monitor house price trends in future AMRs in order to determine any potential implications for the effective implementation of Policy S4.

Recommendation

1. No action is required at present. Continue to monitor.
2. No action is required at present. Continue to monitor.
3. No action is required at present. Continue to monitor.
4. No action is required at present. Continue to monitor.
5. No action is required at present. Continue to monitor.

*Core Indicator as required by the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005

¹ This Indicator and Target are based on the Monmouthshire planning area and Monmouthshire LDP only. It has previously been used as the authority's corporate affordable housing target. However, a revised corporate target is being prepared. This will be based on the whole of the Monmouthshire administrative area (including part of the Brecon Beacons National Park). Any new revised target will be higher than the current LDP target, including a proportion of the affordable housing target from the Brecon Beacons LDP, in addition to the Monmouthshire LDP target.

**100% affordable housing sites

*** One permission granted for 3 dwellings in main village (DC/2014/00108) previously granted outline permission in 2009 and renewed 2012 – Policy S4 not applicable. Also only plus 2 dwellings as application involves demolition and replacement of existing bungalow.

Community and Recreation Facilities

Monitoring Aim/Outcome: To retain existing community and recreation facilities and seek to develop additional facilities

Strategic Policy: S5 Community and Recreation Facilities

LDP Objectives Supported: 1 & 5

Other LDP Policies Supported: CRF1, CRF3

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Number of community and recreation facilities granted planning permission	No target*	None*	9
2. Number of community/ recreation facilities lost	Minimise the loss of community and recreation facilities	Loss of any 1 community/ recreation facility in any 1 year	3
Analysis			
<p>1. 9 planning applications were approved for community and recreation uses during the monitoring period. Three of these applications were for recreation use, these included a training pitch and additional changing room facilities at Usk Rugby Club and the provision of a skate park and earth/gravel BMX pump track in Monmouth. Of the 6 community facilities approved two were for extension/renovation of existing facilities, three were changes of use and one was for the construction of a new primary school (to replace the existing primary school in Raglan).</p> <p>The number of community and recreation facilities approved suggests that the relevant Plan policies are operating effectively allowing such developments to take place. However, given that this is the first monitoring period the conclusions drawn are very preliminary and the Council will continue to monitor closely in future AMRs to determine the effectiveness of the policy framework relating to this issue.</p>			
<p>2. There has been a loss of 3 community facilities during the period monitored, two of which concern facilities that had not served any operational function for a significant period of time. The first of these is a public house/hotel in Portskewett which is in a derelict state and had previously been granted permission in 2006, although not</p>			

implemented, for a change of use to residential. The site is within allocated employment land and its proposed current change of use to B8 is deemed in accordance with the land allocation and surrounding industrial uses. The second concerns a church hall which has not been in use for the past 10-15 years, proceeds of the sale are to be used to improve the church and provide improved community facilities in the church for local people, the local community will thus continue to be adequately served. The third facility to be lost is a nursery in Magor, however there is a previous extant permission for residential use at the site permitted prior to the current monitoring period and so the principle of residential use is already established.

While the data collected indicates that a number of community facilities have been lost to alternative uses over the monitoring period and subsequently the trigger for this indicator has been met, their loss is justified within the context and requirements of the LDP policy framework. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

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

*Not considered appropriate to include a target/trigger for this indicator given that in some instances the Council is looking to reduce the amount of community facilities or to focus investment on existing facilities

Retail

Monitoring Aim/Outcome: Direct new food and non-bulky retail development to the County's town and local centres and seek to enhance their vitality, attractiveness and viability.

Strategic Policy: S6 Retail

LDP Objectives Supported: 1 & 2

Other LDP Policies Supported: RET1-RET4

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Amount of new food and non-bulky retail development permitted in town/local centres as a proportion of all retail development permitted	90% of new food and non-bulky retail floorspace to be located in town/local centres	More than 10% of new food and non-bulky retail floorspace is developed outside town/local centres in any 1 year	0% retail development permitted in town/local centres. 157 sq m permitted outside town/ local centres*
2. Percentage of vacant units within the Central Shopping Areas (CSA) of each town and local centre**	No increase in the number of vacant units:	Vacancy rate in a town/local centre increases for 2 consecutive years	Vacancy Rate**
	a) Abergavenny		5.1%
	b) Caldicot		9.2%
	c) Chepstow		9.0%
	d) Monmouth		8.3%
	e) Magor		9.1%
	f) Raglan		0%
	g) Usk		7.8%

3. Percentage of A1 uses in the primary shopping frontages of Abergavenny, Caldicot, Chepstow and Monmouth**	% of A1 uses no less than the thresholds identified for the towns' primary shopping frontages as defined in the Primary Shopping Frontages SPG***	% figures for a primary shopping frontage fall below the threshold set out in the SPG	% of A1 Uses**
	a) Abergavenny <ul style="list-style-type: none"> PSF1 Cross St, High St, Frogmore St & 1 Nevill St (SPG Target 75%) 		<ul style="list-style-type: none"> 76%
	<ul style="list-style-type: none"> PSF2 Cibi Walk (SPG Target 100%) 		<ul style="list-style-type: none"> 100%
	<ul style="list-style-type: none"> PSF3 Cross St (51-60&Town Hall) (SPG Target 55%) 		<ul style="list-style-type: none"> 36%
	b) Caldicot <ul style="list-style-type: none"> PSF4 Newport Rd (SPG Target 65%) 		<ul style="list-style-type: none"> 65%
	c) Chepstow <ul style="list-style-type: none"> PSF5 High St (SPG Target 75%) 		<ul style="list-style-type: none"> 80%
	<ul style="list-style-type: none"> PSF6 St Mary St (SPG Target 65%) 		<ul style="list-style-type: none"> 65%
	d) Monmouth <ul style="list-style-type: none"> PSF7 Monnow St (SPG Target 75%) 		<ul style="list-style-type: none"> 77%
	<ul style="list-style-type: none"> PSF8 Church St, Agincourt Sq & Priory St (1-4) (SPG Target 65%) 		<ul style="list-style-type: none"> 57%

Analysis

1. No applications were permitted for new A1 food and non-bulky retail developments in the County's town/local centres during the period monitored. As one application (100% of applications) was permitted outside of the centres, the trigger for this indicator has been met. The permission (DC/2014/01231) relates to a change of use from a nursery to a convenience store (157 sq m) in Llanover which does not conflict with any LDP policies. While Policy RET4 encourages retail development within the town centres subject to various criteria, Strategic Policy S5 allows for community facilities such as local shops within village development boundaries. This development is considered appropriate

given the particular circumstances of the application. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. However, given that this is the first monitoring period the conclusions drawn are very preliminary and the Council will continue to monitor this issue in future AMRs to determine the effectiveness of the Plan's retail policy framework.

2. Vacancy rates recorded during the monitoring period** in all of the County's central shopping areas (CSA) were below the UK rate (13% March 2015, Local Data Company). The vacancy rates vary between the centres, ranging from 0% in the Raglan CSA to 9.2% in the Caldicot CSA. The fact that vacancy rates are generally low and below the national average would suggest that the town and local centres are functioning effectively.

The trigger for further investigation is based on a 2 year period to enable consequential trends to emerge. The vacancy levels recorded during this monitoring period will therefore provide the baseline figures to enable future comparative analysis. The Council will continue to monitor vacancy levels in future AMRs to determine any trends.

3. The percentage of A1 retail uses within the towns' primary shopping frontages recorded during the monitoring period** generally accord with the thresholds identified in the draft Primary Shopping Frontages SPG. There are, however, two primary shopping frontages where the proportion of A1 retail uses are below the identified thresholds - PSF3 Cross St (51-60 & Town Hall) Abergavenny and PSF8 Church St, Agincourt Sq & Priors St (1-4) Monmouth. There is an aspiration to address this situation and enhance the retail function of these frontages which is reflected in the draft SPG thresholds. It is therefore important that a strong policy stance on proposals for change of use to non-retail uses in these frontages is maintained in order to address this issue.

The 2014 figures will provide the baseline data to enable future comparative analysis of A1 uses within these frontages. The Council will continue to monitor this matter closely in future AMRs to determine the effectiveness of the policy framework relating to this issue.

Recommendation

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

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

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

*One planning permission granted for convenience store in Llanover (DC/2014/01231)

**Data Source: Monmouthshire Retail Background Paper (May 2015). Base date October 2014

***Monmouthshire Draft Primary Shopping Frontages SPG

Economy and Enterprise

Monitoring Aim/Outcome:	To ensure a sufficient supply of employment land and to protect the County's employment land
Strategic Policies:	S8 Enterprise and Economy, S9 Employment Sites Provision
LDP Objectives Supported:	7
Other LDP Policies Supported:	E1-E3, RE1, SAE1-SAE2

Contextual Changes

Technical Advice Note (TAN) 23 Economic Development, WG February 2014

The Welsh Government produced a new TAN relating to Economic Development in February 2014. TAN 23 provides additional clarity relating to development management decisions and preparation of LDPs in relation to economic development. The LDP's employment and economy policies and proposals are in general conformity with the requirements of the new TAN. It does, however, place greater emphasis on collaborative working with neighbouring authorities in terms of preparing regional evidence bases to inform regional working, including in relation to economic development strategies and the identification of strategic employment sites. The opportunities for greater regional collaborative working on economic development matters will be given further consideration as part of the plan review process. Furthermore, the publication of WG detailed guidance on employment land reviews may require some revisions to way in which the Authority undertakes such studies. This will be given further consideration when this guidance is published.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Net employment land supply/development*♦	Maintain sufficient employment land to meet identified take-up rate of 1.9 ha per annum	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	46.8ha
2. Take-up of employment land*♦	Maintain sufficient employment land to meet identified take-up rate of 1.9 ha per annum	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	0.38ha

3. Planning permission granted for new development (by type) on allocated employment sites as identified in Policy SAE1♦	No specific target	Lack of development on strategic employment sites identified in Policy SAE1 by the end of 2017	0 planning permissions granted
4. Planning permissions granted for employment use by settlement	No specific target	None	
	Main Towns		9.70ha
	Sevenside Settlements		0.39ha
	Rural Secondary Settlements		0.3ha
	Rural General		0.25ha
5. Planning permissions granted for employment use by sector** /***	No specific target	None	
	Manufacturing		1.90ha
	Wholesale & retail trade; repair of motor vehicles and motor cycles		0.3ha
	Transport & storage; information and communication		1.35ha
	Real estate activities; Professional, scientific and technical activities; Administrative and support service activities		0.60
6. Amount of employment land lost to non-employment uses (i.e. non-B1, B2, B8 uses)	Minimise the loss of employment land to non-B1, B2, B8 uses	Loss of any B1, B2 or B8 employment land in any 1 year	0.08ha
7. Proportion of resident workforce working within Monmouthshire	Increase the proportion of resident workforce working within Monmouthshire	None	54.5%

8. Number of people in-commuting to Monmouthshire	Reduce the level of in-commuting over the Plan period	None	19,200
Number of people out-commuting from Monmouthshire	Reduce the level of out-commuting over the Plan period	None	19,600

Analysis

1. There is 46.8ha of employment land available across the County. The figure is 3.3ha lower than the figure identified in Policy SAE1 as two applications were completed at Magor Brewery after the Deposit LDP prior to adoption.

Sufficient employment land is therefore maintained over the monitoring period providing opportunity to meet the identified take-up rate of 1.9ha per annum. Policies S8 and S9 are functioning effectively in this respect.

2. Whilst sufficient land is available the take-up rate of employment land was limited to 0.38ha over the monitoring period on protected employment sites rather than identified LDP allocations (SAE1 sites). The take-up included one new build development, though more commonly was associated with extensions to existing buildings.

A large proportion of undeveloped land is located in Magor along the M4 corridor providing a prime opportunity to secure investment. The take-up figure is likely to increase in the next monitoring period due to development currently underway in Chepstow. The trigger for further investigation relates to the total amount of land supply rather than take-up rates, this indicator will nevertheless be closely monitored in future AMRs to determine the effectiveness of the policy framework relating to employment land.

3. No planning permission was granted on allocated sites identified in Policy SAE1 during the monitoring period. The lack of applications coming forward for new employment floorspace on these sites is perhaps reflective of the slow growth experienced in the UK economy in recent years. It is, however, notable that enabling development in the form of a hotel/restaurant/public house has commenced at the allocated site in Llanfoist providing more of an attraction to prospective employers in this location. While it does not relate to an allocated SAE1 employment site, 6.5ha of the Wonastow Road, Monmouth strategic mixed-use site was approved for employment use over the monitoring period as part of the overall planning application.

Whilst there has been limited progress with the delivery of strategic employment sites, this is the first monitoring period and the conclusions drawn are therefore preliminary. The Council will continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to the delivery of strategic employment sites.

4. 13 applications were approved for employment use outside of the identified business and industrial sites (SAE1 sites), totalling 10.64 hectares. Of these, 7 permissions were on protected employment sites (SAE2 sites) totalling 2.18 hectares, 5 permissions were on non-allocated employment land totalling 1.97 hectares, and 1 permission related to the LDP strategic mixed-use site at Wonastow Road, Monmouth (6.5 hectares).

As may be expected, in terms of floorspace the majority of these permissions (9.7 hectares (92%)) were in the County's main towns with Abergavenny accounting for 0.21 hectares (B1 light industrial units at Nantgavenny Lane), Chepstow 1.83 hectares (B1 office conversion in the town centre and B2 industrial units at Newhouse Farm SAE2k), and Monmouth 7.74 hectares. The LDP strategic mixed-use allocation at Wonastow Road accounted for 6.5 hectares of employment permissions in Monmouth and hence for a large proportion of permissions in the main towns and County as a whole. Employment permissions in Severnside settlements totalled 0.39 hectares, at the protected employment sites of Wales One Business Park SAE2w (B1 office development, 0.1 hectares), Magor Brewery SAE2o (B2/B8 small extensions 0.08 hectares) and Severn Bridge Caldicot SAE2p (B8 workshop and storage 0.18 hectares and B2 extension to workshop 0.03 hectares). There was just 1 employment permission in the Rural Secondary Settlement of Penperlleni (change of use to a vehicle repair garage totalling 0.3 hectares at Plough Road), and 1 permission in the rural settlement of Llanvetherine (B1 change of use to office, 0.25 hectares).

While there is no specific target relating to this indicator, the Council monitors employment permissions on protected, unallocated and strategic mixed-use employment sites. The data collected demonstrates that these sites have accounted for all of the employment permissions in Monmouthshire over the monitoring period, the vast majority of which have been in the main towns. This indicates that despite the limited delivery of the SAE1 business and industrial sites, there has been some progress in terms of employment permissions elsewhere in the County. However, as this is the first monitoring period the conclusions drawn are very preliminary and the Council will continue to monitor this issue in future AMRs.

5. The majority of employment floorspace permitted on protected and unallocated employment sites during the monitoring period was for B1 uses (2.39 hectares), followed by B8 uses (1.42 hectares) and B2 uses (0.04 hectares). The strategic mixed-use allocation at Wonastow Road is allocated for B1 and B8 uses (6.5 hectares), while the permission at Penperlleni is for a mix of B1, B2 and B8 uses (0.3 hectares).

Turning more specifically to employment sectors, based on the UK Standard Industrial Classification (SIC) 2007 the employment permissions recorded over the monitoring period were in the following 4 sectors:

- Manufacturing (1.9 hectares)
- Wholesale and retail trade; repair of motor vehicles/motor cycles (0.3 hectares)
- Transport and storage; information and communication (1.35 hectares)
- Real estate; professional, scientific and technical activities; administrative and support service activities (0.6 hectares)

The above excludes the employment provision at the Wonastow Road site (6.5 hectares) as

this is an outline permission and the occupiers/ sectors are therefore not currently determined.

The data indicates that the manufacturing and transport/storage and information/communication sectors accounted for 5 and 2 of the permissions respectively and for the majority of the employment floorspace granted permission during the monitoring period (46% and 33% respectively). Of note, 4 permissions were in the real estate, professional, scientific and technical activities sector. These accounted for just 15% of the total employment floorspace permitted, however, this may be expected as such activities typically occupy significantly less floorspace than manufacturing and transport/storage uses.

While there is no specific target relating to this indicator the Council monitors employment sectors coming forward in the County. This will assist in determining whether the Council's ambitions for growing identified key economic sectors, including green/low carbon technologies and knowledge intensive/high technology enterprises, are being achieved. As this is the first monitoring period the conclusions drawn are very preliminary and the Council will continue to monitor this issue in future AMRs.

6. 1 application relating to the loss of employment land was approved during the monitoring period which involved the change of use of a portakabin from office accommodation to a children's nursery at Westgate Yard, Llanfoist. Although not a protected employment site, the site is adjacent to an identified business and industrial site – Westgate Business Park Llanfoist (SAE1d). Given the temporary nature of the building and the fact that it is not a purpose built business premises and was vacant, the proposal was not considered to conflict with LDP Policy E1 (Protection of Existing Employment Land), particularly when weighed against the benefits of the provision of a community facility of this nature.

While the data collected indicates that one employment facility has been lost to an alternative use over the monitoring period and subsequently the trigger for this indicator has been met, the loss is justified within the context and requirements of the LDP policy framework. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

7. The 2014 Welsh Government Commuting Statistics indicate that 54.5% of the County's residents work in the area which is less than the Welsh average of 69.4%. The remaining proportion of residents (45.5%) work outside of Monmouthshire indicating relatively high levels of out-commuting.

There is an aspiration to increase the proportion of resident workforce working within Monmouthshire over the Plan period. However, as this is the first monitoring period no trends can be identified due to the limited amount of data available. The figure recorded during the current monitoring period will provide the baseline figure for future comparative analysis. The Council will continue to monitor this issue closely in future AMRs

to determine progress towards meeting this aspiration.

8. According to 2014 Welsh Government Commuting Statistics Monmouthshire had a net outflow of 400 commuters – with 19,200 commuting into the Authority to work and 19,600 commuting out. There was significant in-commuting from Newport (2,800), Blaenau Gwent (2,700) and Torfaen (2,600) and from outside of Wales (6,200). The main areas for out-commuting were Newport (4,400), Cardiff (3,000) and Torfaen (1,800), with a further 2,800 commuting to Bristol and 2,600 to other areas outside Wales. The high proportion of commuting to/from areas outside of Wales clearly reflects Monmouthshire’s location as a border authority.

There is an aspiration to reduce the levels of both in-commuting and out-commuting recorded in Monmouthshire over the Plan period. However, as this is the first monitoring period no trends can be identified due to the limited amount of data available. The figure recorded during the current monitoring period will provide the baseline figure for future comparative analysis. The Council will continue to monitor this issue closely in future AMRs to determine progress towards meeting this aspiration.

Recommendation

1. No action is required at present. Continue to monitor.
2. No action is required at present. Continue to monitor.
3. No action is required at present. Continue to monitor.
4. No action is required at present. Continue to monitor.
5. No action is required at present. Continue to monitor.
6. No action is required at present. Continue to monitor.
7. No action is required at present. Continue to monitor.
8. No action is required at present. Continue to monitor.

* Additional indicator as set out in LDP Manual (WG, 2006)

**UK Standard Industrial Classification (SIC) 2007. Only includes those sectors for which planning permission has been granted over the monitoring period. For a full list of sectors refer to the SIC 2007.

***Sector(s) for Wonastow Road Site (6.5ha) unknown at present (outline application for B1/B8 uses) therefore excluded

◆Data Source: Monmouthshire Employment Land Background Paper for the period April 2014-March 2015

Rural Enterprise

Monitoring Aim/Outcome: Encourage diversification of the rural economy

Strategic Policy: S10 Rural Enterprise

LDP Objectives Supported: 1, 3, 5, 7 & 14

Other LDP Policies Supported: RE1-RE6

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Number of rural diversification and rural enterprise schemes approved*	No target	None	7
Analysis			
<p>1. 7 applications relating to rural diversification/enterprise were approved during the monitoring period. 5 of the applications were allowed as rural enterprise schemes. Of these, 3 related to conversion of existing agricultural buildings to provide business uses where the former use of the building had become redundant. An additional scheme related to the change of use of redundant public toilets in Tintern to a podiatrist business, providing the opportunity to improve the appearance of a redundant building in a Conservation Area/Area of Outstanding Natural Beauty. The final rural enterprise scheme related to new build development in order to support and expand an existing rural business. The remaining two applications related to agricultural diversification, one of which was approved for a 'glamping' tourism scheme, whilst the other was approved to provide a cattery. Both schemes will supplement and diversify the respective farm businesses.</p> <p>The amount of rural diversification and rural enterprise schemes approved over the monitoring period suggests that Strategic Policy S10 and supporting development management policies are operating effectively. The Council will continue to monitor this indicator in future AMRs to determine the effectiveness of this policy framework in relation to the diversification of the rural economy.</p>			
Recommendation			
1. No action is required at present. Continue to monitor.			

*Rural Enterprise Schemes as listed here do not constitute those that require special justification as defined by TAN6

Visitor Economy

Monitoring Aim/Outcome: Encourage high quality sustainable tourism

Strategic Policy: S11 Visitor Economy

LDP Objectives Supported: 1, 3, 5 & 7

Other LDP Policies Supported: T1-T3, RE6, SAT1

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Number of tourism schemes approved <i>(includes extensions /conversions and new build)</i>	No target	None	17 tourist accommodation units gained*
2. Number of tourism facilities lost through development, change of use or demolition	Minimise the loss of tourism facilities	Loss of any 1 tourism facility in any 1 year	5 tourism facilities lost
Analysis			
<p>1. 10 applications were approved for tourism uses during the monitoring period, all of which were for tourist accommodation facilities. These included a total of 10 holiday accommodation units (all conversions) in various settlements** and a campsite (agricultural diversification scheme) comprising of 7 ‘glamping tents’ (yurts) in Llanvetherine. The number of tourist accommodation facilities approved suggests that the relevant Plan policies are operating effectively allowing such developments to take place. However, given that this is the first monitoring period the conclusions drawn are very preliminary and the Council will continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to the provision of tourist facilities.</p>			
<p>2. 5 applications relating to the loss of tourism facilities were approved during the monitoring period, all of which involved the loss of tourist accommodation. Two of these involved the change of use from B&B to residential accommodation (Caldicot and Grosmont). However, given that the units were vacant and had previously been in use as dwellings the reversion to residential use was considered acceptable in principle.</p>			

Another application resulted in the loss of a holiday let to residential accommodation (Devauden) which was considered acceptable in order to meet a specific housing need. One application involved the change of use of a B&B to office accommodation in Chepstow. In this instance the evidence submitted with the application indicated that the B&B had a persistently low occupancy rate and it was determined that the loss of the facility would not adversely impact on tourism. A further application related to the demolition of a public house/hotel in Portskewett and its replacement with a workshop/storage facility. This was deemed acceptable as the site is within an allocated employment site for B1, B2 and B8 uses and the proposed employment use is in accordance with the allocation and surrounding industrial uses.

While the data collected indicates that a number of tourist accommodation facilities have been lost to alternative uses over the monitoring period and subsequently the trigger for this indicator has been met, their loss is justified within the context and requirements of the LDP policy framework. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

Recommendation

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

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

*All visitor accommodation: 10 self-catering holiday cottages/apartments; 7 yurts

**Abergavenny, Little Mill, Llandewi Skirrid, Llantilio Crosenny, Monmouth, Skenfrith, Talycoed, Tintern, Wolvesnewton

Efficient Resource Use and Flood Risk

Monitoring Aim/Outcome: To ensure development accords with the principles of sustainable development

Strategic Policy: S12 Efficient Resource Use and Flood Risk

LDP Objectives Supported: 1, 8, 9, 10 & 11

Other LDP Policies Supported: SD1-SD4

Contextual Changes

Building Regulations Part L and Amendments to PPW/TAN 12 Design

Amendments were made to Part L of Building Regulations (Conservation of Fuel and Power) on energy efficiency in July 2014. Technical Advice Note (TAN) 22 was subsequently deleted by the Welsh Government and Section 4.12 of Planning Policy Wales (PPW) was revised to delete national development management policy relating to sustainable building standards. The changes extend energy efficiency requirements for all new domestic buildings to ensure an 8% reduction in greenhouse gas emissions and a 20% reduction in non-domestic buildings, compared to 2010 Building Regulations levels. Consequently, LDPs are no longer required to develop policies for local sustainable building standards as these matters are now dealt with through building regulations. In addition to the revisions to PPW, TAN12 relating to Design was updated to provide information on the energy hierarchy, allowable solutions and sustainable building policies relating to strategic sites in LDPs. Practice Guidance was also produced.

The changes do not result in a requirement to make modifications to LDP policies. Minor amendments will nevertheless be required to the supporting text of policies S12 and SD2 (Sustainable Construction and Energy Efficiency), although these changes are not so significant to result in the early review of the Plan. As a consequence of these changes, two of the monitoring framework indicators relating to Strategic Policy S12 have been deleted as they are no longer relevant. The indicators relating to the Code for Sustainable Homes and BREEAM are therefore not included in the table below.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Proportion of development on brownfield land as a percentage of all development permitted* <i>(excludes householder,</i>	Increase proportion of development on brownfield land	No increase in proportion of development on brownfield land for 2 consecutive years	28% (17.3ha)

<i>change of use and agricultural buildings)</i>			
2. Amount of development (by TAN15 category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests*	All developments to be compliant with TAN15 requirements	Planning permission is granted contrary to TAN15 requirements	1 application granted in Zone C1
3. Number of new developments permitted that incorporate on-site renewable energy generation** (excludes householder, change of use and agricultural buildings)	Increase in the number of new developments permitted incorporating renewable energy generation	No annual increase	2
4. Number of new developments completed that incorporate on-site renewable energy generation (excludes householder, change of use and agricultural buildings)	Increase in the number of new developments completed incorporating renewable energy generation	No annual increase	N/A
Analysis			
<p>1. A total of 62 hectares of development was permitted over the monitoring period, 17.3ha of which was located on brownfield sites. This equated to 28% of all development (excluding householder, change of use and agricultural buildings) as being permitted on brownfield land. Monmouthshire has limited opportunities for development on such land. A large proportion of the brownfield development permitted (approximately 61% of the total) related to housing plots in existing residential curtilage/garden areas. The other permissions on brownfield sites varied from developments on employment land to redevelopment of former school sites.</p> <p>The trigger for further investigation is based on a 2 year period to enable consequential trends to emerge. Accordingly, the data recorded during the current monitoring period will provide the baseline figure for future comparative analysis. It will subsequently be important to monitor this indicator in future AMRs in order to identify trends and ascertain whether the target of increasing the proportion of development on brownfield land being met.</p>			

2. One application was granted permission for a change of use to holiday accommodation in Zone C1 floodplain over the monitoring period. The application related to the conversion of a granary to the rear of a public house. While it was accepted that the tourism use would result in the building being used for highly vulnerable development the proposal was deemed to be in accordance with Policy SD3 (Flood Risk). The conversion of the granary was considered as an extension to the existing use of the public house providing a supplementary source of income for the established tourism/leisure business. In addition to this, there was also an extant permission for new build holiday lets on site and the principle for holiday accommodation was consequently previously accepted in this location.

While the trigger for this indicator has been met, the conversion of the granary to holiday accommodation is justified in the context and requirements of the LDP policy framework. The Council will continue to monitor this indicator in future AMRs to determine the effectiveness of the policy framework relating to this issue.

3. Two applications were permitted over the monitoring period for on-site renewable energy generation. One scheme related to a biomass boiler and associated biomass storage barn in order to provide 7 households in the vicinity with heat and hot water. The other related to a solar farm with a maximum output of 8.1 MW providing energy for the equivalent of 2120 average households annually. The solar scheme will also provide educational facilities as part of a wider community education scheme. Both schemes will provide economic, social and community benefits once implemented. The two schemes approved over the monitoring period suggest that Strategic Policy S12 and supporting policies are operating effectively in respect of renewable energy. However, given that this is the first monitoring period the conclusions drawn are preliminary and the Council will subsequently continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to efficient resource use.

4. There were no completions incorporating on-site renewable energy generation which is to be expected as no such permissions were approved during the monitoring period. This will be monitored for the 2015-2016 period based on applications granted for on-site renewable energy in 2014-2015 and 2015-2016 in order to determine the effectiveness of the policy framework in relation to efficient resource use.

Recommendation

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

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

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

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

*Additional Indicator as set out in LDP Manual (WG, 2006)

**Additional monitoring indicator included in the monitoring framework in order to identify schemes in 4

Landscape, Green Infrastructure and the Natural Environment

Monitoring Aim/Outcome: To protect open space and sites of acknowledged nature conservation and landscape importance

Strategic Policy: S13 Landscape, Green Infrastructure and the Natural Environment

LDP Objectives Supported: 8

Other LDP Policies Supported: LC1-LC6, GI1 & NE1

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Amount of Greenfield land lost to development which is not allocated in the development Plan* <i>(includes new built development – housing, employment but excludes agricultural buildings)</i>	Minimise the loss of non-allocated Greenfield land	Any loss of non-allocated Greenfield land in any 1 year	26.0 ha
2. Amount of public open space / playing fields lost to development which is not allocated in the development Plan*	Minimise the loss of open space / playing fields to development that is not allocated in the development Plan	Any loss of open space due to development, not allocated in the development Plan in any 1 year	1.47 ha
3. Change in areas and populations of biodiversity importance due to development – including change in priority habitats and species / change in designated areas	As a minimum development causes no net loss of biodiversity of acknowledged importance	A recorded net loss in areas and populations of biodiversity importance due to development	Data not available

4. Developments permitted / completed that are within, or likely to adversely effect, internationally / nationally important nature conservation areas	None adversely affected	Recorded damage or fragmentation of designated sites / habitats	Data not available
5. Developments granted permission that cause harm to the overall nature conservation value of locally designated sites	Minimise developments that would cause harm to the overall nature conservation value of locally designated sites	1 or 2 developments result in overall harm for 2 consecutive years, or 3 or more developments result in harm in any 1 year	Data not available
6. Number of new developments delivering habitat creation and restoration	Increase number of new developments delivering habitat creation / restoration	None	1
7. Sample of planning applications granted with the potential for significant landscape implications	All development to contribute to high quality well designed environment	Monitoring results are negative	Data not available

Analysis

1. Over the monitoring period 28 permissions were granted on greenfield land which is not allocated for development in the LDP, totalling 26.0 hectares. The majority of these permissions (13) related to 'horsiculture' activities e.g. riding arenas, stables (total 1.77 hectares) all of which were considered to be an appropriate use of land in rural areas. 7 permissions related to residential development (total 0.86 hectares) – these ranged from extensions to residential curtilages to new dwellings which were considered acceptable in policy terms. There were also 2 permissions for employment use on non-allocated greenfield land (total 1.4 hectares) which were considered appropriate in policy terms, particularly in supporting local businesses. Other proposals permitted included rural enterprise, tourism and community uses (0.04, 2.4 and 0.45 hectares respectively) which were again considered to accord with LDP policies.

A renewable energy scheme (solar panels) at Pen Y Cae Mawr accounted for the majority of greenfield land permitted at 18.5 hectares. Whilst a significant area of non-allocated greenfield land is covered by this permission, it was considered acceptable in principle as it will provide a form of renewable energy and fundamentally the land can be restored to

its former status in the future (typically after 25 years) and can continue to be grazed with the panels in situ.

While the data collected indicates that there has been a loss of non-allocated greenfield land over the monitoring period and subsequently the trigger for this indicator has been met, the loss is justified within the context and requirements of the LDP policy framework. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

2. During the monitoring period 4 permissions were granted on areas of open space not allocated for development in the LDP, totalling 1.47 hectares. Two of these permissions related to residential development, one of which involved the loss of an area of grassland within Llangybi (0.19 hectares). Although an open green space, the area is not afforded specific designation within the LDP as an area of amenity importance under Policy DES2, and given compliance with other LDP policies the principle of development was considered acceptable. The other residential permission involved the loss of a small area of amenity importance in Rogiet (0.85 hectares). However, the development was not considered to be contrary to the criteria of Policy DES2 and as the vast majority of public open space is to be retained for recreational use it was considered an acceptable loss of open space. Moreover, the development will enable a 100% affordable housing site to be delivered.

The other two permissions resulting in the loss of non-allocated open space related to community uses – an overspill car park at Llantillio Pertholey Community Hall (0.09 hectares) and a skate park at Rockfield Road Recreation Ground Monmouth (0.34 hectares). As both permissions will provide a community use (in the case of the latter an alternative community facility) the loss of open space was considered acceptable in principle in planning policy terms.

While the data collected indicates that there has been a loss of non-allocated open space during the monitoring period and subsequently the trigger for this indicator has been met, the loss is justified within the context and requirements of the LDP policy framework. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

3. Unable to monitor as this information is not currently available and the Monmouthshire LBAP is not up to date. The potential for monitoring this indicator for the 2015-2016 period will be given further consideration in the next AMR.

4. Unable to monitor as this information is not currently available. The potential for monitoring this indicator for the 2015-2016 period will be given further consideration in the next AMR.

5. Unable to monitor as this information is not currently available. The potential for monitoring this indicator for the 2015-2016 period will be given further consideration in the next AMR.

6. One application related specifically to the creation of a wildlife pond in Shirenewton. Whilst the pond will be visible from the adjacent public highway it will provide valuable biodiversity gain.

While only one application is listed, it is likely other schemes approved over the monitoring period will help restore habitat through improved Green Infrastructure networks. Although there is no trigger for further investigation in relation to this indicator, the Council will continue to be monitor the issue in future AMRs to determine the effectiveness of the policy framework in relation to Landscape, Green Infrastructure and the Natural Environment.

7. Unable to monitor as this information is not currently available. It is anticipated that the adoption and subsequent implementation of the GI SPG during the next monitoring period will assist with monitoring this indicator. This will be given further consideration in the next AMR.

Recommendation

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

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

3. Planning Policy Service to liaise with the Council's Countryside Service to seek a way forward to monitor this issue in the next monitoring period.

4. Planning Policy Service to liaise with the Council's Countryside Service to seek a way forward to monitor this issue in the next monitoring period.

5. Planning Policy Service to liaise with the Council's Countryside Service to seek a way forward to monitor this issue in the next monitoring period.

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

7. Planning Policy Service to liaise with the Council's Countryside Service to seek a way forward to monitor this issue in the next monitoring period.

*Additional indicator as set out in LDP Manual (WG, 2006)

Waste

Monitoring Aim/Outcome:	Meet the County's contribution to local waste facilities
Strategic Policy:	S14 Waste
LDP Objectives Supported:	12
Other LDP Policies Supported:	W1-W6, SAW1

Contextual Changes

Planning Policy Wales (PPW) (Edition 7, July 2014)

Technical Advice Note (TAN) 21 Waste, WG February 2014

As stated in Welsh Government Policy Clarification Letter CL-01-12, a re-write of national planning policy on waste was needed to reflect the new waste policy context introduced through the EU Directive on Waste (2008/98/EC); the Waste Strategy for Wales, 'Towards Zero Waste, June 2010; and the underpinning suite of waste sector plans, in particular the Collections, Infrastructure and Markets (CIM) Sector Plan, June 2012. PPW, therefore, was amended in February 2014 (Edition 6) and a revised TAN21 issued in the same month.

The LDP Waste policies were prepared in the context of the South East Wales Regional Waste Plan (RWP) 1st Review (2008). The revised PPW and TAN21 no longer require the preparation of RWPs. The CIM Sector Plan describes the waste management framework considered to provide the best solutions to meet environmental, social and economic needs in Wales to 2050. Waste assessments contained within the CIM Sector Plan do not have to be repeated by local planning authorities at a regional or local level. However, monitoring will need to be carried out through voluntary co-operation at a regional level to inform decision making in future LDPs and in dealing with planning applications for waste. The information on landfill void and operational recovery capacity will be collated by a lead local planning authority in each region and published in an annual Waste Planning AMR. No Waste Planning AMR has yet been produced. Future LDP AMRs will need to consider the findings of any such reports. The implications of the new policy changes set out in PPW and TAN 21 will need to be taken into account at review. The changes are not considered to result in a requirement to make modifications to current LDP policies.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Amount of waste management capacity permitted expressed as a percentage of the total capacity required	Aim to provide between 2.2 and 5.6 hectares for new in-building waste management facilities	Amount of B2 employment land falls below 5.6 ha	Waste capacity permitted 1.49 ha (i.e. 68% of 2.2

as identified in the Regional Waste Plan*	located on appropriate B2 employment sites over the Plan period		ha to 27% of 5.6 ha) Identified potential waste management sites 32.5 ha
Analysis			
<p>1. Two permissions relating to waste management facilities have been permitted during the monitoring period: the installation of hardstanding and lagoon to accommodate an extension to an existing green waste facility at Maindiff Court Farm, Llantilio Pertholey (0.45 ha) and change of use to allow for the bringing in of waste materials, processing and grading of these materials and moving them off site at Unit 21 Caerwent Army Training Estate (1.04 ha). Progress has been made, therefore, in meeting the required provision of between 2.2 and 5.6 ha during the Plan period. There has been a reduction in the amount of land available for potential waste management sites (i.e. B2 employment sites and existing waste disposal or management sites) from the 35.4 ha identified in the LDP to 32.5 ha (due to the take up of some B2 employment land at the Quay Point, Magor B2 site). There remains, therefore, ample land available for potential waste management sites in relation to the maximum requirement of 5.6 ha.</p>			
Recommendation			
<p>1. No action is required at present. Continue to monitor.</p>			

*Additional indicator as set out in LDP Manual (WG, 2006)

Minerals

Monitoring Aim/Outcome: Safeguard areas of aggregates resources

Strategic Policy: S15 Minerals

LDP Objectives Supported: 12

Other LDP Policies Supported: M1-M3

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement*	A minimum land bank of 10 years to be maintained	10 years land bank is not maintained	0
2. Number of permitted permanent non-mineral developments on safeguarded sites that do not comply with Policy M2**	Minimise the number of permanent non-mineral developments on safeguarded sites	If any such developments are permitted	0

Analysis

1. No land-based minerals extraction took place in the County during the monitoring period. There has, therefore, been no reduction in the land bank, which relies on the reserves available at Ifton Quarry, Rogiet. This quarry has not been worked for some time but has the benefit of an existing planning permission. Given the importance of maintaining a 10 year land bank the Council will continue to monitor this issue closely in future AMRs.

2. This indicator originally required the 'number of permitted permanent non-mineral developments on safeguarded sites'. This would have not been meaningful, however, as a number of developments have been permitted on safeguarding areas but only in instances where there was no conflict with Policy M2, e.g. they may have been in areas where minerals working would not have been permitted because of proximity to existing

residential properties or because the proposals constituted infill development within a built up area. The indicator has been amended, therefore, to require the number of developments permitted in a minerals safeguarding area in non-compliance with Policy M2. No such permissions occurred during the monitoring period.

This indicates that Policy M2 is being implemented effectively and no further investigation is required at present. The Council will continue to monitor this issue in future AMRs to determine the effectiveness of the policy framework relating to this issue.

Recommendation

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

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

*Additional indicator as set out in LDP Manual (WG, 2006)

**Indicator amended to include reference to Policy M2 for clarification

Transport

- Monitoring Aim/Outcome:** To increase sustainable forms of transport and ensure that all development meets sustainable transport planning principles
- Strategic Policy:** S16 Transport
- LDP Objectives Supported:** 1-6, 9 & 13
- Other LDP Policies Supported:** MV1-MV10

Contextual Changes

Guidance to Local Transport Authorities – Local Transport Plan 2015, May 2014

The 2010 South East Wales Regional Transport Plan (RTP) has now been replaced as the Council's statutory local transport plan. Subsequent to WG Local Transport Plan (LTP) guidance in May 2014, Monmouthshire prepared a new LTP in January 2015 which was approved by WG in May 2015. The Council's Transport Section is responsible for the implementation of the LTP. As directed by the guidance, the LTP is an update of schemes and priorities identified in the RTP. The transport schemes identified in Policy MV10 are therefore carried forward to the Monmouthshire LTP and their progress will be monitored through the AMR process.

Statutory Guidance for the Delivery of the Active Travel (Wales) Act, October 2014

The Act requires local authorities in Wales to produce active travel maps and deliver year on year improvements in active travel routes and facilities. In terms of implications for the LDP, any new or amended proposals for active travel routes and facilities, especially for walking and cycling, may be considered for safeguarding at LDP Review where they are within a programme, supported by funding and likely to be delivered in the Plan period. This will be further considered in future AMRs.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Number of improvements to transport secured through S106 agreements	No target	None	3 S106 agreements delivering transport improvements
2. Progression of LTP* schemes detailed in Policy MV10 in accordance with the	LTP proposals implemented in accordance with the LTP delivery timetable	LTP proposals detailed in Policy MV10 are not being implemented in	Progression detailed in analysis below

LTP delivery timetable		accordance with the LTP delivery timetable	
Analysis			
<p>1. The following transport improvements have been secured through S106 agreements over the monitoring period:</p> <ul style="list-style-type: none"> • Gavenny Gate, Llanfoist - 80 dwellings: Green Travel Plan (£550 per unit, total £44,000) • Land at Swan Meadow, Abergavenny - 38 retirement apartments: Local transport infrastructure in the vicinity of the development (£10,000) • Wonastow Road, Monmouth - 370 dwellings & 6.5ha of employment land: New bus stop facilities & improvements to existing bus services (£200,000) Council to complete off-site improvements to footpath 375/267 (£100,000) Access road through the employment land to be installed on occupation of 40% of total number of units permitted. <p>As indicated above, a number of transport improvements have been secured via S106 agreements all of which relate to residential development. In accordance with LDP transport policy framework, the improvements seek to encourage sustainable transport in the vicinity of the respective developments.</p> <p>While there is no specific target relating to this indicator the Council is interested in monitoring the amount of transport improvements secured through S106 agreements. However, as this is the first monitoring period the conclusions drawn are very preliminary and the Council will continue to monitor this issue in future AMRs. It is anticipated that as LDP site allocations come forward an increased number of sustainable transport improvements will be secured through either the S106 or CIL processes.</p>			
<p>2. The progress of LTP* schemes detailed in Policy MV10 in accordance with the LTP timetable is as follows:</p> <p>B4245/M48 Link Road: No progress. Current M4 corridor enhancement scheme proposes new junction to the east of Magor/Undy and Rogiet which would provide link between (declassified) M48 (and M4) and B4245. Progress on the B4245/M48 Link Road is dependent on the outcome of the decision on the M4 corridor enhancement scheme.</p> <p>Abergavenny Rail Station Interchange: Scheme included in new LTP as Abergavenny rail station access and interchange improvements. Expected that the scheme will be taken forward as part of WG's Metro project - letters have been sent to WG's Cardiff Capital Region Board and Metro Team to progress the scheme in January 2016.</p> <p>Chepstow Rail Station and Bus Station Interchange: Scheme included in new LTP as Chepstow rail station access and interchange improvements. Expected that the scheme will be taken forward as part of WG's Metro project - letters have been sent to WG's Cardiff Capital Region Board and Metro Team to progress the scheme in January 2016.</p>			

Severn Tunnel Junction Interchange: Scheme included in new LTP as Severn Tunnel Junction rail station access and interchange improvements. Construction of new disabled access and changes to the station access and car park is underway and due for completion during the next monitoring period. Discussions with options for further development are ongoing.

Monmouth Park and Ride: No progress.

Chepstow Park and Ride: No progress.

Monmouth Links Connect 2: MCC's Transport Section has advised that substantial elements of the scheme have been delivered. Remaining elements are to be reviewed as part of the Monmouth Active Travel Network / scheme included as Monmouth Links Connect 2 further phases (Monmouth Active Travel Network).

There has been some progress towards the delivery of the LTP* schemes detailed in Policy MV10. As indicated above, a number are progressing - most notably, elements of the Monmouth Links Connect 2 project have been delivered and parts of the Severn Tunnel Junction Interchange scheme are likely to be completed in 2016. Progress in relation to the Abergavenny Rail Station Interchange and Chepstow Rail /Bus Station Interchange is also expected in the next monitoring period as part of the WG's Metro Project.

Given that this is the first monitoring period and the LTP has been recently adopted the conclusions drawn are very preliminary. The Council will continue to monitor the progress of the schemes in future AMRs to determine whether they are being implemented in accordance with the LTP delivery timetable.

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

*The 2015 Monmouthshire Local Transport Plan (LTP) has replaced the 2010 South East Wales Regional Transport Plan (RTP). The transport schemes identified in the RTP have been carried forward to the LTP. The indicator wording has been amended to reflect this.

Place Making and Design

Monitoring Aim/Outcome: To protect sites and buildings of acknowledged built and historic interest

Strategic Policy: S17 Place Making and Design

LDP Objectives Supported: 14 & 15

Other LDP Policies Supported: DES1-4, HE1-4

Contextual Changes

There have been no significant contextual changes relating to this policy area over the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 27 February 2014 – 31 March 2015
1. Number of listed buildings and historic sites	No applications to result in the loss of listed buildings	There is a loss of more than 1 listed building for 3 or more consecutive years	Refer to analysis (1) below
2. Number of conservation areas with up-to-date character appraisal	100% of identified draft Conservation Area Appraisals by 2016*	Target is not met	1 Complete 3.3% (Trellech)
3. Sample of planning applications granted for developments with potential for significant design / environmental implications	All development to contribute to the creation of a high quality well designed environment	Monitoring results are negative	No relevant data - refer to analysis (3) below
4. Sample of planning applications granted for developments with the potential for significant impact on buildings of historic / archaeological interest, scheduled ancient monuments and conservation areas	No adverse impact on the historic environment	Any development adversely affects the historic environment	No relevant data - refer to analysis (4) below

5. Occasions when development permitted would have an adverse impact on a listed building, conservation area, site of archaeological significance, or historic landscape park or their setting	Development proposals do not adversely impact upon buildings and areas of built or historic interest and their setting	1 or more planning consents are issued where there are outstanding objections from the Council's Conservation Team, Cadw or GGAT	None recorded
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Analysis

1. Number of listed buildings and historic sites:

	LDP Base Date 2011	2014
Listed Buildings	2146	2154
Scheduled Ancient Monuments	169	164
Historic Parks and Gardens	44	45
Archaeologically Sensitive Areas	10	10
Landscapes of Outstanding Historic Interest	3	3

There has been an increase of 8 in the number of listed buildings/structures since the LDP base date of 2011. While it appears there was a loss in the number of Scheduled Ancient Monuments (SAMs) a reappraisal has been undertaken to assess the number within the Monmouthshire administrative area. 3 SAMs previously considered as within Monmouthshire, whilst close to the Monmouthshire planning area, are actually located outside the area. 2 SAMs were de-scheduled prior to the adoption of the LDP. Both of the SAMs that were de-scheduled nevertheless remain of historic interest, one of which is a Grade I listed gatehouse and the other a Grade II listed bridge. The figure has been adjusted accordingly to assist in future monitoring. An additional Historic Park and Garden was registered in September 2013 which results in the increase to 45, this is included on the LDP Constraints Mapping but was not provided in time to amend the LDP text. There were no changes to the Archaeologically Sensitive Areas or Landscapes of Outstanding Historic Interest.

There were consequently no losses to the number of listed buildings or historic sites over the monitoring period. Policy S17 is functioning effectively in this respect. The Council will continue to monitor the number of listed buildings and historic sites to determine the effectiveness of the policy framework relating to this issue.

2. With regard to the number of Conservation Areas with up-to-date character appraisals, Trellech is currently the only Conservation Area with an up-to-date adopted character appraisal. 18 additional draft Conservation Area Character Appraisals are timetabled for consultation by the Conservation Team during the next monitoring period, which once adopted would further increase this figure to 100% of those in progress in the lead up to the adopted LDP. The remaining 12 Conservation Area Appraisals will be

progressed in the future subject to available resources.

3. Members of Planning Committee attend an annual design tour. The last design tour took place in September 2014 but did not consider any applications approved under the LDP.

Future design tours should include applications that were considered after the LDP was adopted, although it is appreciated applications may take a number of years before they are completed. The Council will continue to monitor samples of planning applications closely in future AMRs to determine the effectiveness of the policy framework relating to design.

4. Members of Planning Committee attend an annual design tour. The last design tour took place in September 2014 but did not consider any applications approved under the LDP.

Future design tours should include applications that were considered after the LDP was adopted, although it is appreciated applications may take a number of years before they are completed. The Council will continue to monitor samples of planning applications closely in future AMRs to determine the effectiveness of the policy framework relating to developments with potential for significant impact on buildings of historic/archaeological interest, Scheduled Ancient Monuments and Conservation Areas.

5. There were no planning consents issued over the monitoring period with an outstanding objection from the Council's Conservation Team, Cadw or GGAT. Policy S17 is functioning effectively in this respect. The Council will continue to monitor the number of listed buildings and historic sites to determine the effectiveness of the policy framework relating to this issue.

Recommendation

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

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

3. No action required at present. Continue to monitor.

4. No action required at present. Continue to monitor.

5. No action required at present. Continue to monitor.

*Target wording amended for clarification, relates to the 18 draft Conservation Area Appraisals that were in progress during the lead up to the adoption of the LDP.

Methodology

- 6.1 The Sustainability Appraisal monitoring expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) Monitoring Objectives. The data collated includes a mix of qualitative and quantitative data with a commentary in the latter column to describe the progress and provide a recommendation. Not all of the indicators originally listed in the SA monitoring framework are included, information is only provided for those indicators where data is available. The Deleted SA Indicators Table identifies the indicators previously considered for monitoring in the Sustainability Appraisal Report Addendum (2014) that have been deleted and outlines the reasoning. In some instances information is no longer available, in other instances the data available is of insufficient detail to enable useful monitoring.
- 6.2 Indicators may have been amended where there is a data gap to allow for similar information to be collated, the text is italicised to identify indicators where a change has been made. There is also overlap with some LDP indicators, these indicators are marked in bold and coloured green for clarity. This is intended to provide an indication of how the LDP monitoring and SA monitoring are interlinked. A brief commentary is provided although reference should be made to Section 5 LDP Policy Analysis for additional information.
- 6.3 There are a number of SA indicators where information is not published annually, for example those based on the census. The purpose of the monitoring framework is to review changes on an annual basis, as a consequence these are not necessarily going to be useful moving forward in terms of future monitoring. They have however been retained in order to provide a baseline, further work will be undertaken in time for the next AMR to determine whether alternative sources of information are available.
- 6.4 The traffic light rating system used for the LDP Monitoring Indicators has not been taken forward for use with the SA Monitoring. Many of the SA objectives are aspirational. In addition, the LDP alone would not be the only factor that would need to be considered in achieving their aims. The SA Monitoring does not include targets as such, unlike the LDP monitoring, it would therefore prove difficult to interpret the commentary into a traffic light rating. The symbols associated with certain indicators identify the desired direction for change. The symbols refer to; (+) increase or more; (-) decrease, less or none and; (nc) no change. This is the first SA monitoring to be undertaken since the adoption of the LDP and it provides a baseline only, emerging trends are therefore not apparent. Accordingly, the direction of change is not included in the commentary for this monitoring period but will be included in future AMRs. This will be utilised to assess the LDPs progression towards meeting the identified sustainable development indicators.
- 6.5 Information contained in the SA monitoring framework in the main relates to a wide range of data produced internally, by various departments of the Council and externally from other organisations. Where data has been sourced externally, a footnote is provided to ensure the data source is easily identifiable.

Sustainability Appraisal Monitoring

Headline	Objective	SA Indicators	Data	Commentary
Accessibility	Allow equitable access for all to jobs, services and facilities they need, in a way that reduces reliance on car use	<ol style="list-style-type: none"> 1. Average travel to work distance (-) 2. Proportion of people travelling to work by public transport, walking or cycling (+) 3. Proportion of the workforce who remain in their own area for work, according to travel to work statistics' (+) 4. <i>Proportion of housing development completed within or adjoining the main towns, Severnside Settlements, Rural Secondary Settlements (RSS) and rural general, as identified in Policy S1.</i> 5. Percentage of new development within 10 minute walk from a frequent and regular bus service (+) 	<ol style="list-style-type: none"> 1. 21.9km* 2. 16.7%* 3. 54.5%**** 4. Main Towns: 27%, Severnside: 43%, RSS: 6%, Rural General: 24% 5. Data not available 	<p>1 – 3. The 2011 Census recorded 16.7% of people travelling to work by public transport, walking or cycling. The Welsh Government travel to work statistics identify 54.5% remaining in their own area for work, this sets the baseline for future comparative analysis. The average travel to work distance is 21.9km. Data will not be published until the next census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p>4. The Severnside Settlements provided the largest proportion of completions over the monitoring period equating to 43% of the overall figure. The Main Towns provided 27% and the Rural Secondary Settlements 6%. The Rural General figure which includes Main Villages delivered 24%. The Policy Analysis in Section 5 relating to the Spatial Strategy provides full analysis of this indicator.</p> <p>5. This information is not available for the current monitoring period. The indicator will be amended for next year's monitoring period to 'percentage of major new development within 10 minute walk from a frequent and regular bus service' and monitored accordingly.</p> <p>Continue to monitor SA objective.</p>
Housing	Provide a range of types and tenures of housing that allows people to meet their housing needs	<ol style="list-style-type: none"> 1. People in housing need (-) 2. Affordable home completions (+) 3. General market home completions 4. Average density of 	<ol style="list-style-type: none"> 1. 478 over 5 Year Period (2010 base date) 2. 17 3. 188 4. 33dpha 	<p>1. A new Local Housing Market Assessment (LHMA) is being prepared in accordance with the revised Welsh Government methodology. This will be published in time for the next monitoring period.</p>

Headline	Objective	SA Indicators	Data	Commentary															
		<p>housing permitted on allocated sites</p> <p>5. The number of dwellings permitted and completed on strategic sites as identified in policy S3.</p> <p>6. Number of affordable dwellings built through rural exception schemes</p> <p>7. Number of dwellings provided in accordance with the settlement hierarchy set out in Policy S2</p> <p>8. Housing land supply</p>	<p>5. 370 dwellings permitted, 0 completed</p> <p>6. 0 completed (1 affordable dwelling permitted)</p> <p>7. See table in commentary section</p> <p>8. 5.0 Years</p>	<p>2 – 5. There were 17 affordable home completions and 188 market dwelling completions over the monitoring period. Of the allocated sites permitted the average density per hectare was 33. No strategic sites were completed over the monitoring period, however 370 dwellings were permitted on the Wonastow Road Strategic Mixed Use Site (SAH4) in Monmouth.</p> <p>6. While no rural exception affordable dwellings were completed over the monitoring period, one of the affordable dwellings was permitted through the ‘build your own affordable home’ scheme as a rural exception.</p> <table border="1" data-bbox="683 297 898 992"> <thead> <tr> <th></th> <th>2014 - 2015</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Main Towns</td> <td>27%</td> <td>41%</td> </tr> <tr> <td>Severnside</td> <td>43%</td> <td>33%</td> </tr> <tr> <td>Rural Secondary</td> <td>6%</td> <td>10%</td> </tr> <tr> <td>Rural General</td> <td>24%</td> <td>16%</td> </tr> </tbody> </table> <p>7. The table above provides a breakdown of the 205 dwellings completed, in comparison with the settlement hierarchy set out in Policy S2. The Policy Analysis in Section 5 relating to the Spatial Strategy provides full analysis of this indicator.</p> <p>8. The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2014 period demonstrates that based on the residual method the County had 5.0 year housing land supply.</p> <p>Continue to monitor SA objective.</p>		2014 - 2015	Target	Main Towns	27%	41%	Severnside	43%	33%	Rural Secondary	6%	10%	Rural General	24%	16%
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Health, safety & security	To improve health and wellbeing by encouraging more	1. Quantity of amenity open spaces identified in DES2 and leisure centres (+)	1. 148 DES2 sites. 4 Leisure Centres.	1. There are 148 allocated Areas of Amenity Importance (DES2 sites) across the County covering a total of 425.6ha. A review of these sites has not yet been undertaken, although is likely to															

Headline	Objective	SA Indicators	Data	Commentary
	healthy lifestyles, and protecting people from risk that may impact on their health and/or safety			<p>commence during the next monitoring period.</p> <p>Monmouthshire has a total of 4 Leisure Centres across the County; Abergavenny, Caldicot, Chepstow and Monmouth. The spread of leisure centres provides good access for residents both within the main towns and rural areas.</p> <p>Continue to monitor SA objective.</p>
Community	To support and promote the distinctive character of local communities and community cohesion	<p>1. Number of community and recreation facilities granted planning permission (+)</p> <p>2. Amount of community and recreation facilities lost to other uses.</p> <p>3. Amount of public open space / playing fields lost to development which is not allocated in the development plan</p>	<p>1. 9</p> <p>2. 3</p> <p>3. 1.47ha</p>	<p>1. Over the monitoring period a total of 9 applications were approved as either community or recreation facilities. Of which 3 were for a recreation use and 6 were community facilities. For further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.</p> <p>2. A total of 3 community facilities were lost over the monitoring period. Of these, the loss of one relating to a redundant church hall provides an opportunity to enhance the local church and provide improved community facilities within the church itself, resulting in a positive impact for the local community. For further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.</p> <p>3. During the monitoring period 4 permissions were granted on areas of open space not allocated for development in the LDP, totalling 1.47 hectares. Two of the permissions related to alternative community uses and one of the others to an affordable housing site, effectively supporting the community in alternative ways. The full details of which are noted in the Landscape, Green Infrastructure and Natural Environment Policy Analysis.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
Biodiversity	Protect, value, manage and enhance healthy functioning ecosystems, habitats and natural species diversity, valuing nature conservation interests wherever they are found	<p>1. Developments permitted that cause harm to the overall Nature Conservation value of locally designated sites (-)</p> <p>2. Number of new developments delivering or obligations for priority BAP habitats and species (+)</p> <p>3. Hectares of ancient woodland lost to development (-)</p> <p>4. Change in areas and populations of biodiversity importance due to development</p> <p>5. Development permitted / completed that are within, or likely to adversely effect, internationally / nationally important nature conservation areas.</p> <p>6. Developments granted planning permission that cause harm to the overall nature conservation value of locally designated sites</p>	<p>1. Data not available</p> <p>2. Data not available</p> <p>3. Approximately 0.07ha ancient woodland potentially lost to development</p> <p>4. Data not available</p> <p>5. Data not available</p> <p>6. Data not available</p>	<p>3. A small proportion of ancient woodland was potentially lost to development over the monitoring period. Of which, a very minor proportion of less than 0.01 of a hectare is included within the curtilage of a residential conversion, whilst it is not conditioned that this will be retained it is noted within the application that as part of the natural screening it will be reinforced. The other application relates to horticulture and will result in the loss of approximately 0.06ha of Ancient Woodland. This portion of land does not however benefit from a local nature conservation designation and no concerns relating to its loss were subsequently raised.</p> <p>1 - 2 & 4 - 6. The remainder of these indicators are unable to be monitored as this information is not currently available and the Monmouthshire LBAP is not up to date. The potential for monitoring these indicators for the 2015-2016 period will be given further consideration in the next AMR.</p> <p>Continue to monitor SA objective.</p>
Landscape	To maintain and enhance the quality and	<p>1. Number of trees protected by TPOs lost to development (-)</p>	<p>2. No trees protected by TPOs lost.</p>	<p>2. No Tree Preservation Order trees were lost to development over the period. Only one application was flagged that could have a potential impact, although appropriate conditions were put in</p>

Headline	Objective	SA Indicators	Data	Commentary
	<p>character of the landscape, including its contribution to the setting and character of settlements</p>			<p>place in order to mitigate against any impact.</p> <p>Continue to monitor SA objective.</p>
Built Environment	<p>To maintain and enhance the built environment for both its visual character and distinctiveness and to create a better living environment.</p>	<ol style="list-style-type: none"> 1. <i>Number of new developments permitted that incorporate on-site renewable energy generation.</i> 2. <i>Number of new developments completed that incorporate on-site renewable energy generation.</i> 3. <i>Sample of planning applications granted for developments with the potential for significant design / environmental implications.</i> 	<ol style="list-style-type: none"> 1. 2 2. 0 3. N/A 	<ol style="list-style-type: none"> 1. Two applications were permitted over the monitoring period for on-site renewable energy generation. One related to a biomass scheme and the other to a solar farm. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk. 2. No developments were completed that incorporate on-site renewable energy generation, over the monitoring period. 3. Members of Planning Committee attend an annual design tour. The last design tour took place in September 2014 but did not consider any applications approved under the LDP. Refer to the Policy Analysis in Section 5 on Place Making and Design for further details. <p>Continue to monitor SA objective.</p>
Historic heritage	<p>Understand, value, protect and restore, where necessary, the historic cultural heritage of the area, including features of the built and semi-</p>	<ol style="list-style-type: none"> 1. <i>Number of listed building demolished (-)</i> 2. <i>Sample of planning applications granted for developments with the potential for significant impact on buildings of historic / archaeological</i> 	<ol style="list-style-type: none"> 1. No listed buildings demolished. 2. N/A 3. One up to date Conservation Area character appraisal. 	<ol style="list-style-type: none"> 1. There were no losses to the number of listed buildings or historic sites over the monitoring period. No developments were identified over the monitoring period that adversely affect buildings/structures/sites of historic interest. 2. Members of Planning Committee attend an annual design tour. The last design tour took place in September 2014 but did not consider any applications approved under the LDP. Refer to the Policy Analysis in Section 5 on Place Making and Design for further

Headline	Objective	SA Indicators	Data	Commentary
	natural environment	<p>interest, scheduled ancient monuments and conservation areas adversely affected by development.</p> <p>3. Number of conservation areas with an up-to-date character appraisal</p>		<p>details.</p> <p>3. There is only one up-to-date Conservation Area Appraisal, although consultation is expected to commence on an additional 18 Draft Conservation Area Appraisals in September 2015. Refer to the Place Making and Design Policy Analysis in Section 5 for further details.</p> <p>Continue to monitor SA objective.</p>
Air	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere to protect from climate change	<p>1. Number of locations where air quality exceeds objective levels per annum (-)</p> <p>2. Percentage of people employed using their car/van as their main way of commuting to and from work either by driving or as a passenger (-)</p> <p>3. Proportion of people employed travelling to work by public transport, walking or cycling (+)</p>	<p>1. 6 locations across; Chepstow, Llanfoist & Usk</p> <p>2. 81.4%*</p> <p>3. 16.7%*</p>	<p>1. The annual objective level of nitrogen dioxide was exceeded in 2014 in 6 locations. Two locations were situated in Merthyr Road, Llanfoist along with two locations in Bridge Street, Usk. The remaining two locations were both in Chepstow on Hardwick Hill and Mount Pleasant. The objective levels for PM10 and PM2.5 were not exceeded over the 2014 calendar year. These along with Nitrogen Dioxide are the only pollutants monitored in Monmouthshire, due to vehicles being the main sources of pollution. Monitoring tubes are positioned in Chepstow, Llanfoist, Monmouth and Usk as these are the areas identified as having air quality issues.</p> <p>2 – 3. The 2011 Census recorded 16.7% of people travelling to work by public transport, walking or cycling. The mode of commuting statistics are also taken from the 2011 Census identifying, 81.4% of people employed as using their car/van as their main way of commuting to and from work. Data will not be published until the next census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
Water quality	To maintain and improve the quality of ground, surface and coastal waters	<ol style="list-style-type: none"> 1. % of rivers reaching 'good' water quality status (+) 2. Proportion of allocated sites and all other developments of over 10 dwellings/1ha that incorporate SUDS (+) 	<ol style="list-style-type: none"> 1. 45.45%** 2. Data not available 	<ol style="list-style-type: none"> 1. The Water Framework Directive (WFD) combines ecological and chemical status in its reporting, the surface water body will need to reach good status in both elements in order to reach an overall 'good status'. The indicator has subsequently been updated to reflect this. 33 rivers were assessed across Monmouthshire in total, of which 45.45% were considered to have obtained 'good' status. 2. The original indicator was unable to be monitored as the information was not readily available. The indicator has been amended to allow for SUDs on developments of a certain size to enable it be monitored in future AMRs. <p>Continue to monitor SA objective.</p>
Water supply	To maintain the quantity of water available including potable water supplies, and ground water and river levels	<ol style="list-style-type: none"> 1. Proportion of groundwater bodies reaching 'good' quantity status (+) 	<ol style="list-style-type: none"> 1. 100%** 	<ol style="list-style-type: none"> 1. Monmouthshire sits within three groundwater bodies, the Usk Devonian Old Red Sandstone (ORS), Wye Secondary Devonian ORS and Usk and Wye southern Carboniferous Limestone. All three groundwater bodies have good status for quantity. <p>Continue to monitor SA objective.</p>
Flood risk	Ensure that new development is designed and located to avoid the risk of flooding, and ensure the risk of flooding is not increased elsewhere	<ol style="list-style-type: none"> 1. Number of permissions for development in Flood Zones C1 and C2 not meeting all TAN 15 tests (-) 2. Proportion of allocated sites and all other developments of over 10 dwellings/1ha that incorporate SUDS (+) 	<ol style="list-style-type: none"> 1. 1 2. Data not available 3. 0** 	<ol style="list-style-type: none"> 1. One application was granted permission for a change of use to holiday accommodation in Zone C1 floodplain over the monitoring period. The proposal was nevertheless justified, for further details in relation to this matter refer to the Efficient Resource Use and Flood Risk Policy Analysis in Section 5 of the AMR. 2. The original indicator was unable to be monitored as the information was not readily available, the indicator has been amended to allow for SUDs on developments of a certain size to enable it be monitored in future AMRs.

Headline	Objective	SA Indicators	Data	Commentary
Minerals and waste	To ensure that primary materials and minerals are managed in a sustainable way, by safeguarding mineral areas, encouraging re-use and recycling and avoiding final disposal of resources	<p>3. Instances where rivers experienced summer low flow (-)</p> <p>1. Number of permitted permanent non-mineral developments on safeguarded sites that do not comply with Policy M2 (-)</p> <p>2. Proportion of Monmouthshire's household waste being recycled and composted (+)</p> <p>3. Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan</p> <p>4. Extent of primary land-won aggregates resources as a percentage of total capacity identified in the</p>	<p>1. 0</p> <p>2. 66.6%***</p> <p>3. 1.49ha permitted</p> <p>4. 0</p>	<p>3. There are three key river monitoring stations in Monmouthshire. Both the River Usk and River Wye Gauging Stations recorded flows below the 95th percentile over the monitoring period. The River Wye recorded 12 days and the River Usk 13 days. In both instances these were below the average of 18 days per year which is used as a typical indication of summer low flows. The Grosmont Gauging Station did not record any flows below the target level over the period.</p> <p>Continue to monitor SA objective.</p> <p>1. No applications were granted over the monitoring period that were contrary to minerals Policy M2.</p> <p>2. Of Monmouthshire's total household waste, 66.6% was recycled or composted over the monitoring period. This provides a baseline figure for future analysis.</p> <p>3. 1.49ha was permitted over the monitoring period, which indicates that progress is being made toward the total waste management capacity for the plan period. 32.5ha of the identified potential waste sites are remaining. For further detail refer to the Waste Policy Analysis in Section 5.</p> <p>4. No primary land-won aggregates were extracted over the monitoring period. For further information refer to the Policy Analysis in Section 5 relating to Minerals.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
Land/soil	To use land efficiently by prioritising development on previously developed land where possible, and using existing land efficiently by tackling contamination and protecting higher grade agricultural soil	<p>Regional Technical Statement.</p> <ol style="list-style-type: none"> 1. <i>Proportion of development permitted on greenfield land as a percentage of all development excluding householder, change of use and agricultural buildings (nc or -)</i> 2. <i>Amount of Greenfield land lost to development which is not allocated in the development plan</i> 3. Annual average densities of new housing development (+) 4. Hectares of agricultural soil at Grade 3 and better that is lost to development (-) 	<ol style="list-style-type: none"> 1. 72% 2. 26ha 3. 21dpha 4. Data not available 	<ol style="list-style-type: none"> 1. A total of 62 hectares of development was permitted over the monitoring period, 44.7ha of which was on greenfield sites. This equated to 72% of all development (excluding householder, change of use and agricultural buildings) as being permitted on greenfield land. A high proportion is expected as Monmouthshire has limited opportunities for development on previously developed land. 2. Over the monitoring period 28 permissions were granted on greenfield land not allocated for development in the LDP, totalling 26.0 hectares. The majority of the greenfield land permitted related to a solar renewable energy scheme. This type of development enables the land to be restored to its former status in the future whilst also providing land for grazing over the lifetime of the renewable energy scheme. For further detail refer to the Landscape, Green Infrastructure and Natural Environment Policy Analysis in Section 5. 3. The annual average density of all new housing development equated to 21 dwellings per hectare. While the figure is lower than the LDP target of 30 dwellings per hectare, only three applications for sites of over 10 were granted permission over the monitoring period. The majority of permissions related to single infill plots in gardens, decreasing the density of developments overall. 4. This information is not available for the current monitoring period. The indicator will be amended for next year's monitoring period to 'hectares of agricultural soil at Grade 3 and better that is lost to major development (excluding LDP allocations and agricultural development)' and monitored accordingly.

Headline	Objective	SA Indicators	Data	Commentary
Energy	To secure energy efficiency improvements in all new buildings and encourage energy generation from renewable sources.	<ol style="list-style-type: none"> <i>Number of new developments permitted that incorporate on-site renewable energy generation (excludes household, change of use and agricultural buildings)</i> 	1. 2	<p>Continue to monitor SA objective.</p> <p>1. Two applications were permitted over the monitoring period for on-site renewable energy generation (excluding householder, change of use and agricultural buildings). One scheme related to a biomass boiler and associated biomass storage barn in order to provide 7 households in the vicinity with heat and hot water. The other related to a solar farm with a maximum output of 8.1 MW providing energy for the equivalent of 2120 average households annually. For further detail refer to the Efficient Resource Use and Flood Risk Policy Analysis in Section 5.</p> <p>Continue to monitor SA objective.</p>
Employment	Provide a range of jobs within Monmouthshire that help meet the needs of the resident workforce	<ol style="list-style-type: none"> Net employment land supply/ development and take-up of employment land (+) Amount of employment land lost to non-employment uses Proportion of resident workforce working in Monmouthshire (+) Average travel to work distance (-) Percentage of vacant units within CSA of each town and local centre 	<ol style="list-style-type: none"> Supply 46.82ha, Take-up 0.38ha 0.08ha 54.5%**** 21.9km* Abergavenny: 5.1%, Caldicot: 9.2%, Chepstow: 9.0%, Monmouth: 8.3%, Magor: 9.1%, Raglan: 0%, Usk: 7.8% 	<p>1. The Employment Land Background Paper identified 46.8ha of employment land available across the County. Whilst sufficient land is available, the take-up rate of employment land was limited to 0.38ha over the monitoring period.</p> <p>2. No land designated specifically for employment was lost over the monitoring period to other uses. One application was however approved for the change of use of a portakabin immediately adjacent an identified business and industrial site. The proposed use related to a nursery, which whilst not an employment use would provide a valuable community facility. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <p>3 – 4. The travel to work statistics are taken from the Welsh Government identifying 54.5% of Monmouthshire’s population remaining in their own area for work, this sets the baseline for future comparative analysis. The average travel to work distance is</p>

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Wealth creation	Raise prosperity and quality of life by developing a more self-sustaining local economy encouraging indigenous growth	<p>1. Range of SAE1/SAE2/Identified Mixed Use Sites available, distribution and size (+)</p> <p>2. Planning permissions granted for employment use by settlement</p> <p>3. Planning permissions granted for employment use by sector</p> <p>4. Proportion of resident workforce working in Monmouthshire (+)</p> <p>5. Number of people in-commuting to Monmouthshire****</p> <p>6. Number of people out-commuting from Monmouthshire****</p> <p>7. Tourism expenditure (+)*****</p> <p>8. Number of rural</p>	<p>1. See table in commentary section</p> <p>2. Main Towns: 9.70ha, Severnside: 0.39ha, RSS: 0.3ha, Rural General: 0.25ha</p> <p>3. See table in commentary section</p> <p>4. 54.5%*****</p> <p>5. 19,200</p> <p>6. 19,600</p> <p>7. £173.15Million</p> <p>8. 7</p> <p>9. 10</p> <p>10. 5</p>	<p>21.9km. Data will not be published until the next census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p>5. The vacancy rates in the Central Shopping Areas (CSA) for all of the County's town and local centres are below the UK rate (13% March 2015, Local Data Company). For full details refer to the Retail Policy Analysis in Section 5.</p> <p>Continue to monitor SA objective.</p>																																								
			<p>1. The table below identifies the range of employment sites across the County by location along with the size of the sites available. While a large proportion of land is located in Magor there is distribution across the Main Towns and some of the Rural Secondary Settlements.</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>Site Name/Location</th> <th>Site Use Class</th> <th>Remaining land available (ha)</th> </tr> </thead> <tbody> <tr> <td>SAE1a</td> <td>Wales One, Magor (west)</td> <td>B1</td> <td>4.0</td> </tr> <tr> <td>SAE1b</td> <td>Quay Point, Magor</td> <td>B1/B2/B8</td> <td>16.3</td> </tr> <tr> <td>SAE1c</td> <td>Gwent Europark, Magor</td> <td>B8</td> <td>13.3</td> </tr> <tr> <td>SAE1d</td> <td>Westgate, Llanfoist</td> <td>B1/B2</td> <td>5.0</td> </tr> <tr> <td>SAE1e</td> <td>Ross Road, Abergavenny</td> <td>B1/B2</td> <td>1.5</td> </tr> <tr> <td>SAE1f</td> <td>Newhouse Farm, Chepstow</td> <td>B2/B8</td> <td>4.0</td> </tr> <tr> <td>SAE1g</td> <td>South Woodside, Usk</td> <td>B1</td> <td>1.3</td> </tr> <tr> <td>SAE1h</td> <td>Pill Row, Caldicot</td> <td>B1/B8</td> <td>1.0</td> </tr> <tr> <td>SAE1i</td> <td>Beaufort Park, Chepstow</td> <td>B1</td> <td>0.42</td> </tr> </tbody> </table>	Site Reference	Site Name/Location	Site Use Class	Remaining land available (ha)	SAE1a	Wales One, Magor (west)	B1	4.0	SAE1b	Quay Point, Magor	B1/B2/B8	16.3	SAE1c	Gwent Europark, Magor	B8	13.3	SAE1d	Westgate, Llanfoist	B1/B2	5.0	SAE1e	Ross Road, Abergavenny	B1/B2	1.5	SAE1f	Newhouse Farm, Chepstow	B2/B8	4.0	SAE1g	South Woodside, Usk	B1	1.3	SAE1h	Pill Row, Caldicot	B1/B8	1.0	SAE1i	Beaufort Park, Chepstow	B1	0.42	
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		<p><i>diversification/ enterprise schemes approved</i></p> <p>9. Number of tourism schemes approved</p> <p>10. Number of tourism facilities lost through development, change of use or demolition</p>		<table border="1"> <thead> <tr> <th data-bbox="177 831 252 987">Site Reference</th> <th data-bbox="177 521 252 831">Site Name/Location</th> <th data-bbox="177 367 252 521">Site Use Class</th> <th data-bbox="177 129 252 367">Remaining land available (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="252 831 336 987">SAE2I</td> <td data-bbox="252 521 336 831">Wonastow Road, Monmouth</td> <td data-bbox="252 367 336 521">B1/B2/B8</td> <td data-bbox="252 129 336 367">1.0</td> </tr> <tr> <td data-bbox="336 831 371 987">SAE2W</td> <td data-bbox="336 521 371 831">Wales One, Magor</td> <td data-bbox="336 367 371 521">B1/B2/B8</td> <td data-bbox="336 129 371 367">0.57</td> </tr> <tr> <td data-bbox="371 831 456 987">SAH2</td> <td data-bbox="371 521 456 831">Crick Road, Portskewett</td> <td data-bbox="371 367 456 521">B1</td> <td data-bbox="371 129 456 367">1.0</td> </tr> <tr> <td data-bbox="456 831 541 987">SAH3</td> <td data-bbox="456 521 541 831">Fairfield Mabey, Chepstow</td> <td data-bbox="456 367 541 521">B1</td> <td data-bbox="456 129 541 367">2.8</td> </tr> <tr> <td data-bbox="541 831 616 987">SAH4</td> <td data-bbox="541 521 616 831">Wonastow Road, Monmouth</td> <td data-bbox="541 367 616 521">B1</td> <td data-bbox="541 129 616 367">6.5</td> </tr> <tr> <td data-bbox="616 831 655 987">SAH5</td> <td data-bbox="616 521 655 831">Rockfield Farm, Undy</td> <td data-bbox="616 367 655 521">B1</td> <td data-bbox="616 129 655 367">2.0</td> </tr> </tbody> </table> <p>2. The majority of permissions relating to employment over the monitoring period were located in the Main Towns, equating to 9.7ha. The Severnside, Rural Secondary Settlements (RSS) and Rural General area accounted for a lesser number of permissions totalling 0.94ha over the monitoring period. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <p>3. The table overleaf only identifies those sectors where planning permission for employment uses occurred over the monitoring period. The largest proportion related to Manufacturing, with Transport and Storage also accounting for a significant amount. For the full list of sectors and additional information refer to the Economy and Enterprise Policy Analysis in Section 5.</p>	Site Reference	Site Name/Location	Site Use Class	Remaining land available (ha)	SAE2I	Wonastow Road, Monmouth	B1/B2/B8	1.0	SAE2W	Wales One, Magor	B1/B2/B8	0.57	SAH2	Crick Road, Portskewett	B1	1.0	SAH3	Fairfield Mabey, Chepstow	B1	2.8	SAH4	Wonastow Road, Monmouth	B1	6.5	SAH5	Rockfield Farm, Undy	B1	2.0
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Headline	Objective	SA Indicators	Data	Commentary										
				<table border="1"> <thead> <tr> <th data-bbox="177 392 220 987">Sector</th> <th data-bbox="177 168 220 392">Size(ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="220 392 256 987">Manufacturing</td> <td data-bbox="220 168 256 392">1.90</td> </tr> <tr> <td data-bbox="256 392 336 987">Wholesale & retail trade; repair of motor vehicles and motor cycles</td> <td data-bbox="256 168 336 392">0.3</td> </tr> <tr> <td data-bbox="336 392 416 987">Transport & storage; information and communication</td> <td data-bbox="336 168 416 392">1.35</td> </tr> <tr> <td data-bbox="416 392 571 987">Real estate activities; Professional, scientific and technical activities; Administrative and support service activities</td> <td data-bbox="416 168 571 392">0.60</td> </tr> </tbody> </table>	Sector	Size(ha)	Manufacturing	1.90	Wholesale & retail trade; repair of motor vehicles and motor cycles	0.3	Transport & storage; information and communication	1.35	Real estate activities; Professional, scientific and technical activities; Administrative and support service activities	0.60
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				<p>4. The Welsh Government travel to work statistics identify 54.5% of Monmouthshire's population remaining in their own area for work, this sets the baseline for future comparative analysis. Data will not be published until the next census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p>5 – 6. The Welsh Government Commuting Statistics identified a total of 19,200 commuting into Monmouthshire and 19,600 out of Monmouthshire over the 2013-2014 period. The Economy and Enterprise Policy Analysis in Section 5 provides a further breakdown of this information.</p> <p>7. The Monmouthshire STEAM report (2015) identified the annual tourism expenditure as £173.15 Million over the 2014 period. This compared to £165.10 Million over the 2013 period, equating to a 4.9% increase.</p> <p>8. A total of 7 applications relating to rural diversification/enterprise were approved during the monitoring period, full details of which can be found in the Rural Enterprise</p>										

Headline	Objective	SA Indicators	Data	Commentary
				<p>Policy Analysis in Section 5.</p> <p>9 – 10. A total of ten tourism schemes were approved over the monitoring period. Planning permission was consequently approved for the loss of 5 facilities. The Visitor Economy Policy Analysis in Section 5 provides full detail of the type of tourism facilities gained and lost over the monitoring period.</p> <p>Continue to monitor SA objective.</p>

* Figure derived from Census 2011

** Natural Resources Wales

*** Wastedataflow – Natural Resources Wales

**** Welsh Government Commuting Statistics (2014)

***** Monmouthshire STEAM Report (2015)

Deleted SA Indicators – These indicators will not be monitored in future Annual Monitoring Reports.

Headline	Deleted SA Indicator	Reason for deletion
Accessibility	Proportion of new development where a green travel plan is prepared (+)	Green travel plans are generally only required for major developments. This is covered in the policy analysis section for Strategic Policy S16 relating to s106 agreements. It is therefore not necessary to retain this as a separate indicator.
Biodiversity	Length of hedgerows lost to development (-)	This information is not readily available. This type of data is not included as standard in the planning application process. It would be too onerous to measure this indicator.
Landscape	Length of linear features (including hedgerows) lost to development (-)	This information is not readily available. This type of data is not included as standard in the planning application process. It would be too onerous to measure this indicator.
Landscape	Area of woodland and other land cover lost to development (-)	This information is not readily available. Part of the indicator is nonetheless covered by the indicators referring to Ancient Woodland and Tree Preservation Orders. It is not necessary to include this as a separate indicator.
Landscape	Area of new development in the AONB not directly related to its management (-)	This indicator has been discounted as it is not considered appropriate or necessary. It is difficult to define and on reflection is not considered to be measurable.
Built Environment/ Water Supply/ Flood Risk/ Energy	Number of dwellings that comply with the national Code for Sustainable Homes standard (+)	Amendments were made to Part L of Building Regulations (Conservation of Fuel and Power) on energy efficiency in July 2014. TAN22 was subsequently deleted by the Welsh Government and Section 4.12 of PPW was revised to delete the national development management policy relating to sustainable building standards. This indicator is no longer relevant.
Minerals and waste	Number of non-residential development (of 1ha or more/1000sqm or more) built to meet BREEAM national standards (+)	Amendments were made to Part L of Building Regulations (Conservation of Fuel and Power) on energy efficiency in July 2014. TAN22 was subsequently deleted by the Welsh Government and Section 4.12 of PPW was revised to delete the national development management policy relating to sustainable building standards. This indicator is no longer relevant.
Energy	Proportion of demolition waste re-used on site (+)	This information is no longer readily available, Code for Sustainable Homes and BREEAM pre-assessment reports which would have contained this type of information are no longer required, due to the amendments to Part L of Building Regulations as noted above.
Energy	Meet targets for renewable energy generation in Wales (+)	This indicator is considered to be too broad, it cannot be monitored effectively. An indicator relating to new developments incorporating renewable energy is already monitored. It is not considered necessary to retain this as a separate indicator.

7 Conclusions and Recommendations

- 7.1 This is the first AMR to be prepared since the adoption of the Monmouthshire LDP and provides a short term position statement on the initial impacts of the LDP. The key conclusion is that while it is difficult to determine definitive trends in policy performance, good progress is being made in delivering the identified targets/ monitoring outcomes and policies and there is no evidence to suggest the need for a full or partial review of the LDP at this early stage in its implementation. The findings of this report provide for future comparative analysis in successive AMRs and the monitoring of the policy framework over a longer period will enable trends to be identified and firmer conclusions drawn.
- 7.2 Welsh Government procedural guidance 'Local Development Plans Wales (LDPW), 2005', (para 4.3) sets out seven questions that the AMR should address. The issues included in these questions have been considered throughout the AMR as part of the analysis of the monitoring data.
- 7.3 This section concludes the findings of the monitoring process and directly responds to the LDPW questions, ensuring that the procedural guidance is fully addressed.

Does the basic strategy remain sound?

- 7.4 The evidence collected through the AMR process indicates that progress is being made with the implementation of the spatial strategy and it remains sound at this time. It is, however, difficult to determine definitive trends at this stage as this is the first monitoring period.

What impact are the policies are having globally, nationally, regionally and locally?

- 7.5 The LDP Policy and SA/SEA monitoring frameworks provide a baseline position and very preliminary conclusions over the first year of the Plan's implementation. Future AMRs will examine impacts over a longer period and by comparative analysis will be able to evidence the emergence of trends at different spatial scales. The evidence to date shows that the Plan is delivering sustainable development and delivering the Council's objective of building sustainable, resilient communities. The global, national, regional and local impact is therefore considered to be positive in this first monitoring period.

Do the policies need changing to reflect changes in national policy?

- 7.6 Section 3 contains contextual information outlining the changes to national planning policy guidance and technical advice which have taken place over the monitoring period. Whilst these changes will need to be incorporated into any future review of LDP policies they are not considered to be of a scale that requires reconsideration of the Plan strategy or individual policies at this time.

Are the policies and related targets being met or is progress being made towards meeting them, including publication of relevant supplementary planning guidance?

7.7 Section 5 provides a detailed assessment of how the Plan’s strategic policies, and associated supporting policies, are performing against the identified key monitoring targets and outcomes and whether the LDP strategy and objectives are being delivered. This has enabled the Council to make an informed judgement of the Plan’s progress in delivering the targets/monitoring outcomes and policies during this monitoring period. The table below provides a visual overview of the effectiveness of the Plan’s policies during the monitoring period based on the traffic light rating used in the assessment:

Targets / monitoring outcomes* are being achieved	46
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	27
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	0
No conclusion can be drawn due to limited data availability	6

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

Key Findings

7.8 The analysis demonstrates that many of the indicator targets and monitoring outcomes are being achieved (green traffic light rating). The most significant findings in relation to these are as follows:

Strategy and Housing

- Progress is being made towards the implementation of the spatial strategy. It is, however, difficult to determine definitive trends at this stage as this is the first year that the LDP has been operative.
- The 2015 Monmouthshire Joint Housing Land Availability Study demonstrates that the County has a 5.0 year housing land supply, meeting the identified target. This target will require close future monitoring to identify trends and/or issues that may need to be addressed.
- 519 dwelling units were granted planning permission; 167 (32%) of these were for affordable homes.

- 1 strategic housing site has been granted planning permission at Wonastow Road, Monmouth for 370 dwellings, including 120 affordable units.
- Affordable housing policy targets being met in relation to planning permissions in the main towns and Severnside settlements.

The majority of dwelling units granted planning permission were in the main towns. This is attributable to the permission for the LDP strategic mixed-use site at Wonastow Road, Monmouth which accounted for the vast majority of total residential permissions during the monitoring period. As the LDP's other allocated residential sites are progressed it is anticipated that more meaningful analysis of strategy and policy performance will be possible.

Economy and Enterprise

- The County has a total of 46.8 ha of employment land available, indicating that sufficient employment land is maintained to meet the identified take up rate.
- There has been some progress in terms of employment permissions within the County, predominantly in the main towns, with permissions granted for a range of employment uses on protected, non-allocated and strategic mixed-use employment sites (10.65 ha). There are a number of schemes at pre-application stage which will be reported on in next year's AMR.
- A number of rural diversification and rural enterprise schemes have been approved (7).
- The Council approved proposals for a total of 17 tourist accommodation units comprising 10 self-catering holiday cottages/apartments and 7 yurts.

Retail and Community Facilities

- Vacancy rates in the central shopping areas in all of the County's town and local centres are below the national average.
- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the draft Primary Shopping Frontages SPG.
- A total of 9 community and recreation facilities have been granted planning permission.

Environment

- 28% of all development permitted was on brownfield land (excluding householder, change of use and agricultural buildings). Given the limited opportunities for development on brownfield land in Monmouthshire the percentage achieved is considered positive and provides a baseline figure for future comparative analysis.
- There has been no loss of listed buildings or historic sites and no development permitted which would have an adverse impact on the historic environment
- Progress is being made towards the total waste management capacity for the LDP period and there has been no reduction in the minerals land bank

7.9 The achievement of targets / monitoring outcomes for these indicators suggests that the policy framework is operatively effectively allowing appropriate development to take place. However, as this is the first monitoring period the conclusions drawn are very preliminary.

Supplementary Planning Guidance

7.10 Progress has been made in the preparation of supplementary planning guidance to help to facilitate the interpretation and implementation of LDP policy which is detailed in Section 3. SPG preparation will continue in the next monitoring period.

Where progress has not been made, what are the reasons for this and what knock on effects may it have?

7.11 The analysis demonstrates that there are no policy indicator targets / monitoring outcomes which are causing concerns over policy implementation (red traffic light rating). There are, however, a number which are not currently being achieved but with no corresponding concerns over policy implementation (amber traffic light rating). Further investigation has determined that there are justified reasons for the performance recorded and this is not representative of any fundamental issues with the implementation of the policy framework or strategy at this time. The most significant findings in relation to these are as follows:

Housing

- 205 new dwelling completions were recorded, 17 of which were affordable. Residential completions, including affordable housing, have been slow to deliver in this first year the LDP has been operative. Sites completed have been small in number, often residual from the UDP. It is anticipated that the completion rate will increase over the remainder of the Plan period as allocated housing sites, which accord with the spatial strategy, obtain permission and are developed.

- There has been limited progress with the delivery of LDP allocated housing sites with only one strategic housing site acquiring planning permission at Wonastow Road, Monmouth. Given the development constraints associated with many of the remaining strategic sites, the trigger date of gaining permission for all sites by the end of 2014 is perhaps rather ambitious particularly since the LDP has only been operational since February 2014. External influences such as the economic climate may also have impacted on the slower than anticipated progress of the strategic sites through the planning process. Nevertheless, good progress is being made on these strategic sites which will be reported on in next year's AMR.

Economy and Enterprise

- While sufficient employment land is available across the county, the take up rate of allocated SAE1 employment land was limited over the monitoring period (0.38ha), with no planning permissions approved on identified strategic employment sites (SAE1 sites). This may be reflective of the Welsh economy in recent years and any conclusions are only preliminary at this time.
- A total of 5 tourism accommodation facilities were lost to alternative uses.

Transport

- There has been some progress towards the delivery of Local Transport Plan schemes, with elements of particular schemes completed or likely to be completed in 2016.

Community Facilities

- A total of 3 community/recreation facilities were lost to alternative uses.

7.12 While the data collected indicates that the triggers for these indicators/monitoring outcomes have been met, the policy analysis demonstrates that these were justified within the context and requirements of the LDP policy framework.

7.13 This is the first year the LDP has been operative and the primary reason for the apparent slow delivery in some areas. Furthermore, at this preliminary stage in the LDP's implementation it is difficult to determine conclusive trends as to which policies are performing as expected and which are not. Continued close monitoring in future AMRs will help to identify more definitive trends in the performance of the Plan's strategy and policy framework.

What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives?

7.14 In view of the evidence gathered through the monitoring process, the Council does not consider that any aspects of the Plan need adjusting or replacing at this time.

If policies or proposals need changing, what suggested actions are required to achieve this?

- 7.15 The Council does not consider that any aspects of the Plan need adjusting or replacing at this time.

Sustainability Appraisal (SA) Monitoring

- 7.16 Section 6 expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. There is an overlap between some of the LDP and SA indicators helping to demonstrate how the LDP monitoring and SA monitoring are interlinked.

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

- 6 locations where annual objective levels of nitrogen dioxide were exceeded
- 16.7% people travel to work by public transport, walking or cycling
- 100% groundwater bodies have 'good' quantity status
- 45.5% rivers reached 'good' water quality status
- 66.6% Monmouthshire's total household waste being recycled and composted
- 4.9% increase in tourism expenditure (£173 million)
- No trees protected by Tree Preservation Orders were lost due to development

- 7.18 The SA monitoring provides a short term position statement on the performance of the Plan against a number of sustainability indicators. As such it provides a baseline for comparative analysis from which future AMRs will be able to evidence the emergence of trends.

Recommendations

- 7.19 There is no evidence to suggest that there is a need for a full or partial review of the LDP at this early stage in its implementation. This is the first year the LDP has been operative and is the first AMR to be prepared following the adoption of the Plan. This AMR provides the baseline data for future comparative analysis and preliminary conclusions from which future successive AMRs will be able to evidence the emergence of trends.

- 7.20 Recommendations:

1. No action is required at present in terms of a full or partial plan review.
2. Submit the 2015 first AMR to the Welsh Government by 31 October 2015 in accord with statutory requirements. Publish the AMR on the Council's website.

3. Continue to monitor the Plan through the preparation of successive AMRs. Close monitoring will be necessary to determine the effectiveness of the Plan's spatial strategy and policy framework particularly in relation to housing delivery including strategic housing site allocations, the delivery of affordable housing and the progress on strategic employment sites.
4. Prepare the 2016 second AMR, report to Planning Committee and submit to the Welsh Government by the required deadline, 31 October 2016.