

SUBJECT: Monmouthshire Replacement Local Development Plan Draft Issues, Vision and Objectives Paper
MEETING: Lower Wye Area Committee
DATE: 23 January 2019

1. PURPOSE:

- 1.1 To seek the views of Lower Wye Area Committee on the Draft Issues, Vision and Objectives Paper in relation to the Monmouthshire Replacement Local Development Plan.

2. RECOMMENDATION:

- 2.1 To note the contents of the Draft Paper. This is not a formal consultation stage, however, views are sought on the draft issues, vision and objectives. Comments received will help inform the final issues, vision and objectives which will be set out in the Replacement LDP Preferred Strategy.

KEY ISSUES:

Background

- 3.1 A full review of the Monmouthshire Local Development Plan (LDP) commenced in 2017, with the final Review Report published in March 2018. Based on the evidence contained in the Review Report, it was concluded that the LDP should be revised and that this should take the form of a full revision procedure. The publication of the LDP Review Report triggered the process through which a replacement LDP will be prepared and adopted for the County.
- 3.2 The Council has commenced preparation of a Replacement LDP for the County (excluding the area within the Brecon Beacons National Park) which will cover the period 2018-2033. The Replacement LDP will set out land use development proposals for the County and will identify where and how much new development will take place over the replacement plan period. It will also identify areas to be protected from development.
- 3.3 The Replacement LDP is being prepared in accordance with the Delivery Agreement (DA) which was agreed by WG in May 2018. The DA sets out the proposed approach, timescales and consultation arrangements for the Replacement LDP. The agreed timetable will see the Replacement LDP being adopted at the end of 2021/early 2022. Work has commenced on the replacement LDP with the initial call for Candidate Sites and a targeted consultation on the draft Sustainability Appraisal (SA) Scoping Report having recently closed.

Purpose of the Draft Issues, Vision and Objectives Paper

- 3.4 The preparation of the issues, vision and objectives is one of the first key stages in Replacement Plan preparation process. The Draft Issues, Vision and Objectives Paper (attached as **Appendix 1**) sets out the identified issues and proposed vision and objectives for the Replacement LDP. It sets out the key issues, challenges and drivers facing the County informed by a range of evidence, including the Monmouthshire Public Service Board (PSB) Well-being Plan, Corporate Business Plan, LDP Review Report, LDP Annual Monitoring Reports and Replacement LDP Sustainability Appraisal Scoping Report, along with wider contextual factors such as national guidance/legislation and the Cardiff Capital Region City Deal. It also sets out the revised LDP vision and objectives to address the issues/challenges identified. The

issues, vision and objectives paper will subsequently inform the Replacement LDP Draft Preferred Strategy which will be subject to statutory consultation towards the end of 2019.

What are the LDP Issues, Vision and Objectives?

- 3.5 The issues relate to the key issues, challenges and drivers for the area that the Replacement LDP is seeking to address (economic, environmental, social and cultural aspects) and form the basis of the LDP objectives. The key issues set out in the adopted Monmouthshire LDP have been reviewed to determine whether they remain relevant. New issues, challenges and drivers that have arisen since the adoption of the current LDP have also been identified. The issues have been informed by a wide range of evidence as noted in paragraph 3.4. The draft Replacement LDP issues are set out in **Section 2** of the Paper and are grouped in accordance with the Seven Well-being Goals as set out in the Well Being of Future Generations (Wales) Act 2015.
- 3.6 The role of the LDP vision is to clarify the core purpose of the Plan and provide a framework for developing the Preferred Strategy and future detailed policies. The Vision will set the overarching context for Monmouthshire for the period up to 2033. The vision set out in the adopted LDP has been reviewed and updated to take account of the issues, challenges and drivers facing the County and reflects key elements of the PSB Well-being Plan and Corporate Business Plan. The draft Replacement LDP vision is set out in **Section 3** of the Paper.
- 3.7 The LDP Objectives reflect and elaborate on the Plan's Vision and set out how the issues/challenges identified as facing the area will be addressed through the LDP. The objectives identified should be capable of being addressed through the land use planning system. As with the issues and vision, the objectives set out in the adopted LDP have been reviewed/updated and reflect key elements of the PSB Well-being Plan and Corporate Business Plan. The draft Replacement LDP objectives are set out in **Section 4** of the Paper.

Next Steps

- 3.8 The draft issues, vision and objectives are heavily drawn from/reflect the PSB Well-being Plan which was extensively consulted on in 2017 and resulted in contributions from more than 1,400 people. This approach reflects Welsh Government guidance which recognises the significance of local well-being plans as a key evidence source for LDPs (paragraphs 1.6 and 1.27, Planning Policy Wales 10 December 2018). In view of this, and given that it is not a statutory requirement to consult on the LDP issues, vision and objectives, it is not considered necessary to undertake a full public consultation exercise on this initial stage of the plan preparation process. Discussions on the draft issues, vision and objectives will, however, take place through the Area Committee and Area Cluster meetings in January 2019, where views will be sought on the Draft Paper. A LDP Member Workshop will also take place in January 2019 to seek views on the draft issues, vision and objectives. Feedback from these meetings will be noted and considered, and where appropriate, will inform the final issues, vision and objectives. The Replacement LDP issues, vision and objectives will be reported to the Economy and Development Select Committee on 14th February 2019, and subsequently finalised prior to inclusion in the Preferred Strategy (autumn 2019). Any comments received at the Area Committee /Area Cluster meetings/by 14th February will be reported to the Economy and Development Select Committee.

4. REASONS:

- 4.1 Under the Planning and Compulsory Purchase Act (2004) and associated Regulations, all local planning authorities are required to produce a LDP. Subsequent to the publication of the LDP Review Report (March 2018), the Council has

commenced the process of preparing a Replacement LDP for the County (excluding the area within the Brecon Beacons National Park) which will cover the period 2018-2033. The Replacement LDP will set out land use development proposals for the County and will identify where and how much new development will take place over the replacement plan period. The preparation of the issues, vision and objectives is one of the first key stages in the Replacement LDP process - the Draft Issues, Vision and Objectives paper is attached as Appendix 1. As part of the LDP Pre-Deposit Proposals a Preferred Strategy must be prepared¹ which should include the strategic issues, a vision and objectives. The Issues, Vision and Objectives Paper will therefore be key in informing the Preferred Strategy which will be subject to statutory consultation at the end of 2019.

4.2 Views are sought on the draft issues, vision and objectives. Comments received will help inform the final issues, vision and objectives which will be set out in the Replacement LDP Preferred Strategy

5. **CONSULTEES.**

- SLT
- Cabinet
- A Member Workshop is scheduled for January 22nd 2019 to discuss/ seek views on the Draft Issues, Vision and Objectives Paper.
- Area Committees (Sevenside, Central Monmouthshire, Lower Wye and Bryn y Cwm).

Going forward:

- Officers will attend forthcoming and Area Committees and Area Cluster meetings (January).

6. **BACKGROUND PAPERS:**

- PSB Well-Being Plan (February 2018)
- Monmouthshire Corporate Business Plan 2017-2022 (February 2018)
- Monmouthshire Local Development Plan Review Report (March 2018)
- Monmouthshire Local Development Plan Annual Monitoring Reports, 2014-15, 2015-16, 2016-17, 2017-18
- Monmouthshire Replacement LDP Sustainability Appraisal Scoping Report (December 2018)

7. **AUTHORS & CONTACT DETAILS:**

Mark Hand (Head of Planning, Housing and Place-Shaping)

Tel: 01633 644803.

E Mail: markhand@monmouthshire.gov.uk

Rachel Lewis (Planning Policy Manager)

Tel: 01633 644827

E Mail: rachelLewis@monmouthshire.gov.uk

¹ In accordance with Regulation 2 of The Town and Country Planning (Local Development Plan) (Wales)) Regulations 2015