

## Appendix 2

### Replacement LDP Draft Issues, Vision and Objectives Paper Targeted Engagement: Summary of Responses

- 1.1 The Draft Issues, Vision and Objectives Paper was reported to four Area Committees and two Area Cluster meetings<sup>1</sup> held across the County in January 2019. The Draft Paper will be reported to a further two Area Cluster Meetings in February<sup>2</sup>. An Economy and Development Select Member workshop was also held on 22 January 2019 with an open invite to all Members to allow for a more comprehensive attendance. This targeted engagement sought views and enabled discussions on the draft issues, vision and objectives. Additional comments are invited by 13 February 2019.
- 1.2 The comments received to date are grouped under main topic areas for ease of reference in the table below. Any additional responses received by 13<sup>th</sup> February 2019 will be reported to Economy & Development Select Committee and subsequently incorporated into this appendix.

**Table 1: Replacement LDP Draft Issues, Vision and Objectives Paper Targeted Engagement: Summary of Responses**

Key Topic Area	Key Points Raised
<b>Population, Housing and Employment Growth</b>	<ul style="list-style-type: none"> <li>▪ Currently getting the houses but not the jobs to go with them, needs to be included as an issue. Need to relate housing /jobs more closely.</li> <li>▪ Difficult to retain younger population given high house prices</li> <li>▪ Recognise this is a chicken and egg situation - housing may be required prior to employment to ensure there is an appropriate labour pool to attract employers. This may have a short term negative impact on commuting.</li> <li>▪ Objectives could be read as ‘business as usual’. They do not tackle the issue of the appropriate level of growth for Monmouthshire and as drafted do not drive the change needed.</li> <li>▪ Objectives do not address population growth, unclear from the objectives whether should be accommodating additional growth or allowing for in-migration.</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>▪ Infrastructure capacity concerns - infrastructure should be a priority, timing of provision is of importance (infrastructure should be in place prior to development).</li> <li>▪ Infrastructure capacity issues in Chepstow specifically referenced (road, traffic flows, health care etc.)</li> </ul>

<sup>1</sup> Area Committees attended: Chepstow (23 January 2019); Severnside (23 January 2019); Central Monmouthshire (30 January 2019); North Monmouthshire (30 January 2019). Area Cluster Meetings attended: Monmouth (22 January 2019); Usk (24 January 2019)

<sup>2</sup> Area Cluster Meetings to attend: Chepstow (13 February 2019); Caldicot (date tbc: postponed due to adverse weather)

Key Topic Area	Key Points Raised
	<ul style="list-style-type: none"> <li>▪ Lack of public transport in rural areas, impacts on workforce and ageing population.</li> <li>▪ Digital infrastructure – 6,000 residential properties in digital deprivation. A range of solutions needed to tackle this issue.</li> <li>▪ Social infrastructure must also be considered to ensure the welfare of the population is satisfied, need to ensure there are sufficient GP Surgeries, social workers etc.</li> <li>▪ Integrated bus services should be considered for new developments, current disjoint for example in Overmonnow.</li> <li>▪ Need to look at infrastructure surrounding existing settlements.</li> <li>▪ Deliverability/viability of Sustainable Drainage Systems (SuDs).</li> <li>▪ Metro should link up with other services to link in with other areas of the County.</li> </ul>
<b>Housing/Affordable Housing</b>	<ul style="list-style-type: none"> <li>▪ Should consider links to neighbouring Local Authorities e.g. housing market areas - look at on a sub-regional/regional basis.</li> <li>▪ LDP lacks vision about what we're building and how. Type of housing should be considered in order to benefit communities e.g. community land trusts and co-operative housing. What sort of housing is needed for the community? Too many large (e.g. 4 bed) homes, not enough starter homes or bungalows. Vision of different housing priorities.</li> <li>▪ Role of key worker housing – housing policy alongside planning policy.</li> <li>▪ Difficulty in providing right type of houses to support needs of population. Need for more bungalows and care homes to support needs of older population.</li> <li>▪ Design and build - should ensure the lifetime cost of affordable housing is also affordable.</li> <li>▪ Small developments in villages should be provided, good recent example in Tintern.</li> <li>▪ Significant need for affordable housing is recognised.</li> <li>▪ Additional affordable housing will help retain younger population.</li> <li>▪ Concern that over 2000 people within the County are living in substandard housing.</li> <li>▪ Numbers on the housing register will continue to grow, particularly due to the potential impact of removal of the Severn Bridge tolls, must be kept under review as this will have an impact on housing.</li> <li>▪ New developments should include provision of green technologies i.e. electric vehicle charging points.</li> <li>▪ Brownfield development should be a priority over greenfield development.</li> <li>▪ Consideration of Compulsory Purchase Orders of land for housing development.</li> <li>▪ Impact of the tolls is not yet known but seems to be having an impact on private rented accommodation being sold quickly and leaving people homeless (impact on AH waiting list, house prices).</li> </ul>

Key Topic Area	Key Points Raised
<b>Economy /Employment</b>	<ul style="list-style-type: none"> <li>▪ Impact of demography on employment, a diverse workforce attracts employers.</li> <li>▪ Need for employment as well as housing to retain younger population.</li> <li>▪ Manufacturing employment not attractive.</li> <li>▪ Need for small site industries across the County.</li> <li>▪ Need to retain people in interesting jobs in the County and be able to house them to avoid them leaving.</li> <li>▪ Policy presumption in favour of business use over residential use in rural areas.</li> <li>▪ Rural economy – no vision for rural areas. What growth do they need to be sustained?</li> <li>▪ What will agricultural communities need? Will Brexit mean they need to increase food supply or diversify?</li> <li>▪ Business needs digital infrastructure</li> </ul>
<b>Tourism/Leisure</b>	<ul style="list-style-type: none"> <li>▪ Need for more hotels/accommodation, tourism industry linked with livelihoods in Monmouthshire.</li> <li>▪ Role of Monmouthshire as a destination/tourism area (rather than an industrial County)</li> </ul>
<b>Retail/High Streets</b>	<ul style="list-style-type: none"> <li>▪ Current objective relating to town centres is not going to be satisfied solely by retail, should be widened as the future of the high streets will be dependent on a combination of other activities such as leisure uses, markets, events etc.</li> <li>▪ Improvements needed to boost vacancy rates in Town Centres. Should be reflected in the vision to ensure town centres are made more prosperous.</li> <li>▪ Make use of empty upper floors in retail centres to provide housing, more attractive to younger population.</li> <li>▪ Draw of population in the South of the County to Bristol for retail, more attractive since removal of tolls.</li> <li>▪ Noted Abergavenny is performing well and bucking the trend, what can be learnt from this to help boost other retail centres in our towns?</li> <li>▪ Additional growth might help sustain towns and amenities</li> </ul>
<b>Commuting Patterns</b>	<ul style="list-style-type: none"> <li>▪ Objectives should be more explicit to ensure commuting levels are reduced by only allowing housing where it is linked to employment opportunities and public transport networks.</li> <li>▪ Commuting will increase due to the removal of the Severn Bridge Tolls. Threat of becoming a commuter County.</li> <li>▪ Recognised it is difficult to tackle commuting problem.</li> <li>▪ Commuting patterns not analysed by mode of transport, potential growth in rail investment/capacity should be considered.</li> <li>▪ Digital infrastructure could reduce the need for some people to commute</li> <li>▪ The first phases of the Metro proposals do little to benefit Monmouthshire</li> </ul>

Key Topic Area	Key Points Raised
<b>Education</b>	<ul style="list-style-type: none"> <li>▪ Role of education – need to maintain high standards of education. Contributes to skilled workforce.</li> <li>▪ Education should meet the needs of existing businesses and help encourage new businesses, particularly start ups.</li> <li>▪ Provision of higher education facilities required within the County.</li> <li>▪ The education system should adapt to teach the skills and provide apprenticeships relevant to new economic growth sectors</li> </ul>
<b>Climate Change</b>	<ul style="list-style-type: none"> <li>▪ Carbon reduction should be included - raise awareness of carbon reduction, mitigation and adaptation. <b>This relates both to commuting and what is built</b></li> <li>▪ Impact of climate emergency should be included.</li> </ul>
<b>Brexit</b>	<ul style="list-style-type: none"> <li>▪ Could have impacts on employment/tourism industry in the area.</li> <li>▪ Could bring more of a focus on agricultural diversification due to lack of agricultural subsidies.</li> <li>▪ Potential impact on future of the agricultural economy and food production within the County.</li> </ul>
<b>General Points</b>	<ul style="list-style-type: none"> <li>▪ Comprehensive set of issues included and presented clearly.</li> <li>▪ Cross-border working potential with Forest of Dean and Herefordshire.</li> <li>▪ Wording used could imply that 'issues' are problems, for example the ageing population. This part of the population can also be utilised as a resource.</li> <li>▪ Query of how the vision for Monmouth/Monmouth Town Council plan will link to LDP.</li> <li>▪ Could the creationion of a new settlement be an option?</li> <li>▪ Query regarding whether green wedges will be reviewed in the Replacement LDP.</li> <li>▪ Need to be realistic about what issues the LDP as a land use plan can actually address.</li> </ul>