

Appendix 2

Replacement LDP Draft Issues, Vision and Objectives Paper Targeted Engagement: Report of Consultation

Table 1: Replacement LDP Draft Issues, Vision and Objectives Paper Targeted Engagement: Report of Consultation

| Key Points Raised | LPAs Response | Recommendation |
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| Key Topic Area - Population, Housing and Employment Growth | | |
| 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. | Comment noted. The importance of securing local employment growth /opportunities and the provision of a range /choice of housing is covered by a number of issues, particularly Issues 2, 3, 26 & 27, and are recognised as key issues that the LDP will seek to address. This is also reflected within the 'How can the Replacement LDP Influence these Issues' section as a specific bullet point A(iii). | No change necessary. |
| Difficult to retain younger population given high house prices. | Agree, this is considered to be covered by multiple issues including Issues 3, 5, 24, 26 and 27 along with the vision and objectives, particularly Objectives 9 and 10. | No change necessary. |
| Recognise that the provision of housing and local employment growth/opportunities is a chicken and egg situation i.e. 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. | Comment noted. | No change necessary. |
| 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. | Levels of growth will be considered at the Growth Options stage and the preferred growth option will subsequently be published as part of the Preferred Strategy. It is recognised in the Paper that the spatial implications of achieving the Vision cannot yet be drafted as the spatial distribution and levels of growth are not yet known. Therefore, both the Vision | No change necessary at this stage. This will be reviewed when the Preferred Strategy is being drafted and to reflect any decision made on economic ambition. |

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| | and objectives will continue to evolve /be refined up to Preferred Strategy stage to ensure that they reflect the strategy. | |
| Objectives do not address population growth, unclear from the objectives whether should be accommodating additional growth or allowing for in-migration. | Levels of growth, including in-migration, will be considered at the Growth Options stage and the preferred growth option will be identified in the Preferred Strategy. This will clarify the level of population growth that the LDP will seek to deliver over the plan period. | No change necessary. |
| Limited mention of population and household projections, latest projections suggest only a small increase by 2029 and then a decline. Note any greater increase will depend on levels of net migration. | Levels of population growth, will be considered at the Growth Options stage and the preferred growth option will be identified in the Preferred Strategy. This will include consideration of Welsh Government's latest population and household projections, as well as policy aspiration and intervention to address the identified issues. | No change necessary. This will be considered at the Growth Options stage |
| Key Topic Area – Infrastructure | | |
| Infrastructure capacity concerns - infrastructure should be a priority, timing of provision is of importance (infrastructure should be in place prior to development). | Comment noted. The importance of securing appropriate infrastructure to accommodate proposed growth (tbc) is a key issue that the LDP will seek to address. Provision of Infrastructure is covered sufficiently by Issue 31, within the 'How can the Replacement LDP Influence these Issues' section, specifically J(ii) and also within Objective 14. | No change necessary. |
| Infrastructure capacity issues in Chepstow specifically referenced (road, traffic flows, health care etc.). | Comment noted. The importance of infrastructure capacity is recognised and will be fully considered as the Replacement LDP progresses. The LDP can contain policies to support/enable infrastructure improvements. | No change necessary. |
| Lack of public transport in rural areas, impacts on workforce and ageing population. | Comment noted. The impacts of the lack of public transport in the County's rural areas is recognised as | No change necessary. |

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| | an issue. It is considered that this is covered by Issue 30. | |
| Digital infrastructure – 6,000 residential properties in digital deprivation. A range of solutions needed to tackle this issue. | Comment noted. The importance of securing the provision of adequate digital infrastructure to support new development is recognised as a key issue that the LDP will seek to address. It is considered that this is covered by Issue 31. | No change necessary. |
| 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. | Comment noted, while health care provision is covered in the ‘How can the Replacement LDP Influence these Issues’ section in G(ii) social infrastructure is not picked up specifically. | Reference to social infrastructure will be included in Issue 31. |
| Integrated bus services should be considered for new developments, current disjoint for example in Overmonnow. | Comment noted. The provision of adequate infrastructure to support new development is a key issue that the LDP will seek to address and is covered by Issue 31, within the ‘How can the Replacement LDP Influence these Issues’ section in J(ii) and also within Objective 14. Public transport opportunities can also be enhanced through the provision of funding supported by new developments and via the Local Transport Plan. | No change necessary. |
| Need to look at infrastructure surrounding existing settlements. | Comment noted. The importance of infrastructure capacity is recognised and will be fully considered as the Replacement LDP progresses. The LDP can contain policies to support/enable infrastructure improvements. | No change necessary. |
| Deliverability/viability of Sustainable Drainage Systems (SuDs). | Comment noted. This will be a matter for consideration when the capacity and deliverability of candidate sites is being considered for inclusion in the Deposit Plan. | No change necessary. This will be considered at Deposit Plan stage. |
| Metro should link up with other services to link in with other areas of the County. | Comment noted. The metro is outside of the scope of the LDP, however a watching brief will be maintained throughout the process. The LDP can contain policies | No change necessary. |

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| | /proposals to support any identified Metro ambitions. | |
| Could the railway be reintroduced into other parts of Monmouthshire, would be supported. | Comment noted. This is outside of the scope of the LDP, however, the principle of additional railway networks can be supported through policies within the Plan. | No change necessary. |
| Active travel should be supported in the replacement LDP, join up with Local Transport Plan. | Comment noted. The provision of active travel opportunities is a key issue that the LDP will seek to address and is included in issue 31. The LDP will contain policies /proposals to support active travel. Additionally it is noted within the 'How can the Replacement LDP Influence these Issues' section in J(iii) that allocations and policies to support the priorities of the emerging Local Transport Plan and cycling strategy will be included. | No change necessary. |
| Key Topic Area - Housing/Affordable Housing | | |
| Should consider links to neighbouring Local Authorities e.g. housing market areas - look at on a sub-regional/regional basis. | Comment noted. This is covered in part by Issue 25. Collaborative work with neighbouring authorities will be undertaken throughout the Replacement LDP process, including in relation to housing market area. Population and household growth projection work has been commissioned jointly with Torfaen and Blaenau Gwent, who are also producing new LDPs. The Delivery Agreement also makes a commitment to engage adjacent local authorities at each of the informal and formal stages, as appropriate. | No change necessary. |
| 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, | Comment noted, the provision of range and choice of housing is a key issue that the LDP will seek to address. While individual types of homes are not listed it is considered that this is covered by Issue 27. The detailed concerns will be considered for inclusion in Plan policies at a future stage. | No change necessary. Further consideration will be given in Policy wording for the Deposit Plan. |

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| not enough starter homes or bungalows. Vision of different housing priorities. | | |
| Role of key worker housing – housing policy alongside planning policy. | Comment noted, the provision of range and choice of housing is a key issue that the LDP will seek to address. While individual types of homes such as key worker housing is not specifically listed it is considered that this is covered by Issue 27. The detailed concerns will be considered for inclusion in Plan policies at a future stage. | No change necessary. Further consideration will be given in Policy wording for the Deposit Plan. |
| 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. | Comment noted, the provision of range and choice of housing is a key issue that the LDP will seek to address. While individual types of homes are not listed it is considered that this is covered by Issue 27. The detailed concerns will be considered for inclusion in Plan policies at a future stage. | No change necessary. Further consideration will be given in Policy wording for the Deposit Plan. |
| Design and build - should ensure the lifetime cost of affordable housing is also affordable. | Comment noted. This is within the control of the Registered Social Landlords and Welsh Government. The Welsh Government is currently reviewing Design Quality Requirements for affordable housing. | No change necessary. |
| Small developments in villages should be provided, good recent example in Tintern. | Comment noted, this will be considered within policies, allocations and settlement boundaries in the replacement LDP. | No change necessary. This will be considered at later stages of Plan preparation. |
| Significant need for affordable housing is recognised. | Support welcomed and is reflected in Issues 26 & 27. | No change necessary. |
| Additional affordable housing will help retain younger population. | Agree, this is considered to be covered by Issue 26, the Vision and a number of Objectives including Objectives 9 and 10. | No change necessary. |
| Concern that over 2000 people within the County are living in substandard housing. | Comment noted. This is a wider issue to be considered outside of the LDP process in terms of improving existing housing stock, but the LDP has a key role in ensuring sufficient quantity and quality new housing is provided to address housing need. | No change necessary. |

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| 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. | Comment noted, it is considered that this is covered by Issue 25, however a watching brief will be maintained throughout the process to see how the changes affect house prices within the area. | No change necessary. |
| New developments should include provision of green technologies i.e. electric vehicle charging points. | Comment noted. The provision of adequate Infrastructure to support new development is a key issue that the LDP will seek to address and is covered by Issue 31. This is covered within the 'How can the Replacement LDP Influence these Issues' section in J(ii) and M(iii). | No change necessary. |
| Brownfield development should be a priority over greenfield development. | This is national policy and included within the issues, as a preference brownfield land should be considered first. However as Issue 16 notes there are limited brownfield opportunities within the County. The recent call for brownfield sites, open to the public, proposed very few brownfield sites. | No change necessary. |
| Consideration of Compulsory Purchase Orders of land for housing development. | Comment noted, it is not considered appropriate to include this in the Issues, Vision and Objectives. This relates to a change in approach to ensure Plan delivery and is an option that will require further consideration, as will the deallocation of sites that are not delivered. | No change necessary. |
| 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). | Comment noted, it is considered that this is covered by Issue 25, however a watching brief will be maintained throughout the process to see how the changes affect house prices within the area. | No change necessary. |
| House price comparisons with nearby parts of Gloucestershire and Herefordshire may be more beneficial than those for the whole of Wales. | Comment noted. This data will be included in the appendices in the housing section alongside the data for Monmouthshire and Wales. | This data will be included in the appendices in the housing section alongside the data for Monmouthshire and Wales. |

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| Key Topic Area - Economy /Employment | | |
| Impact of demography on employment, a diverse workforce attracts employers. | Comment noted, this is considered to be covered by multiple issues including Issues 3 and 5 along with the vision and objectives relating to Objectives 1 and 9. | No change necessary. |
| Need for employment as well as housing to retain younger population. | Comment noted, the importance of securing local employment growth /opportunities to retain/enable younger population to live and work in the County is recognised as a key issue that the LDP will seek to address and is covered by a number of issues, particularly Issues 2, 3 & 5. This is also reflected within the 'How can the Replacement LDP Influence these Issues' section as a specific bullet point A(iii) along with the vision and Objectives 9 and 10. | No change necessary. |
| Manufacturing employment not attractive. | Comment noted. An Employment Land Review will be undertaken as part of the evidence base for the Replacement LDP. Future employment growth including appropriate employment sectors, will be considered at later stages of the Replacement LDP process. | No change necessary. Employment sectors will be considered to inform allocating sites in the Deposit Plan. |
| Need for small site industries across the County. | Comment noted, this is considered to be covered by Issue 1, the 'How can the Replacement LDP Influence these Issues' section in A(i) and Objective 1. An Employment Land Review will be undertaken as part of the evidence base for the Replacement LDP. Future employment growth including appropriate employment sectors, will be considered at later stages of the Replacement LDP process. This will include addressing the needs of our existing business to help them remain and grow. | No change necessary. This will inform the Deposit Plan. |
| Need to retain people in interesting jobs in the County and be able to house them to avoid them leaving. | Comment noted. The importance of securing local employment growth /opportunities to retain/enable younger population to live and work in the County is | No change necessary. |

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| | recognised as a key issue that the LDP will seek to address and is covered by a number of issues, particularly Issues 2, 3 & 5. | |
| Policy presumption in favour of business use over residential use in rural areas. | Comment noted. This is a detailed matter relating to policies within the current LDP. These policies will be reviewed and revised where necessary in the replacement LDP. | No change necessary. |
| Rural economy – no vision for rural areas. What growth do they need to be sustained? | Levels of growth and spatial distribution will be considered at the Growth Options stage, including in relation to rural areas. The preferred option will subsequently be published as part of the Preferred Strategy. It is recognised in the Paper that the spatial implications of achieving the Vision cannot yet be drafted as the spatial distribution and levels of growth are not yet known. Therefore, both the Vision and Objectives will continue to evolve /be refined up to Preferred Strategy stage to ensure that they reflect the strategy. | No change necessary. This will be considered further at Growth Options stage. |
| What will agricultural communities need? Will Brexit mean they need to increase food supply or diversify? | Comment noted. The impact of Brexit on the agricultural sector currently unknown, this is covered in Issue 6, however a watching brief will be maintained throughout the replacement LDP process. An initial meeting has been held with NFU Cymru, Gwent Young Farmers and the Country Land Alliance to help understand those needs. | No change necessary. |
| Business needs digital infrastructure. | Comment noted. The provision of adequate digital infrastructure to support new development is a key issue that the LDP will seek to address and is covered by Issue 31. | No change necessary. |
| Businesses struggle to recruit professional people. | Comment noted, it is considered that this is covered by Issue 4 in terms of retaining and providing a | No change necessary. |

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| | workforce population. Wider issues of skills and training lie outside of the LDP. | |
| Shortage of small business units. | Comment noted, this is considered to be covered by Issue 1 and Objective 1. An Employment Land Review will be undertaken as part of the evidence base for the Replacement LDP. Future employment growth including appropriate sectors, will be considered at later stages of the Replacement LDP process. | No change necessary. This will inform the Deposit Plan. |
| Key Topic Area - Tourism/Leisure | | |
| Need for more hotels/accommodation, tourism industry linked with livelihoods in Monmouthshire. | Agree, this is considered to be covered by Issue 9. Consideration will be given to including this as an objective as the Preferred Strategy is progressed. Candidate sites suggestions for tourism are welcome. | No change necessary. |
| Role of Monmouthshire as a destination/tourism area (rather than an industrial County). | Comment noted. The role of Tourism is recognised in Issue 9. | No change necessary. |
| Inclusion of farm diversification in relation to tourism is welcomed, however want to ensure the farming sector who offer this are not overlooked in future. | Agree, the however this also relates to policies within the current LDP. These policies will be reviewed and revised where necessary in the replacement LDP. | No change necessary. Further consideration will be given when drafting policies for the Deposit Plan. |
| Key Topic Area - Retail/High Streets | | |
| 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. | Comment noted. Issue 8 and the associated objective recognises the role of the high streets is changing. Agree that other activities can assist in this, however, markets and events are covered by different legislation and are therefore outside of the scope of the LDP, but can be supported through relevant policies. The extent of the Central Shopping Areas and associated policies will be reviewed as part of the replacement LDP. | No change necessary. The extent of the Central Shopping Areas and associated policies will be reviewed as part of the Deposit Plan. |
| Improvements needed to address vacancy rates in Town Centres. Should be reflected in the vision to ensure town centres are made more prosperous. | Comment noted, it is considered that this is covered by Issue 8, Objective 2 and parts 1 and 2 of the Vision. The extent of the Central Shopping Areas and | No change necessary. As above. |

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| | associated policies will be reviewed as part of the replacement LDP. | |
| Make use of empty upper floors in retail centres to provide housing, more attractive to younger population. | Comment noted. This is supported by current policies in the LDP. These policies will be reviewed and revised where necessary in the replacement LDP. Such space could make an important contribution to urban housing potential but requires action from property owners too. | No change necessary. |
| Draw of population in the South of the County to Bristol for retail, more attractive since removal of tolls. | Comment noted, it is recognised by Issue 8 that there is a leakage of expenditure. The associated objective also notes that development can help increase the potential customer base for our High Streets through growth while recognising the role of these centres is evolving. | No change necessary. |
| Noted Abergavenny is performing well and bucking the trend, what can be learnt from this to help boost other retail centres in our towns? | Comment noted, this will be considered within policies in the replacement LDP. | No change necessary. |
| Additional growth might help sustain towns and amenities | Agree, this is recognised in the Objective 2. | No change necessary. |
| Key Topic Area - Commuting Patterns | | |
| 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. | Comment noted. However, the reasons why people choose to live where they do is more complex than simply being close to where they work, for example affordability, job changes, spouse's employment, family connection, school catchments, quality of life. There is no guarantee that by building houses where existing employment opportunities are available/mixed use sites that those occupying the houses will work in these locations. The approach of building housing only in locations where there are linkages to employment opportunities will also have a detrimental effect on some settlements that are in | No change necessary. This will be considered at the Growth Options stage and subsequent stages. |

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| | need of additional support to retain community facilities etc, that could only be achieved by increasing the population through additional housing opportunities. It is recognised that housing should be located in sustainable locations but that this should be in the context of Monmouthshire. Active Travel and public transport opportunities can also be increased through the provision of funding supported by new developments. | |
| Commuting will increase due to the removal of the Severn Bridge Tolls. Threat of becoming a commuter County. | Comment noted. The impact of the removal of the Tolls on commuting patterns is not yet known. Securing local employment growth /opportunities and providing a range /choice of housing can assist in reducing commuting outflow (covered by a number of issues, particularly Issues 2, 3, 26 & 27, and are recognised as key issues that the LDP will seek to address. | No change necessary. |
| Recognised it is difficult to tackle commuting problem. | Comment noted. | No change necessary. |
| Commuting patterns not analysed by mode of transport, potential growth in rail investment/capacity should be considered. | Comment noted. Rail investment is outside of the scope of the LDP, however, public transport opportunities can also be increased through the provision of funding supported by new developments. The LDP will be developed alongside a Local Transport Plan, and emerging development proposals can help inform wider regional projects such as Metro+. | No change necessary. |
| Digital infrastructure could reduce the need for some people to commute. | Agree, this is considered to be covered by Issue 31 and Objective 14. Issue 38 and Objective 17 have been amended. | Issue 38 and Objective 17 have been amended to clarify this matter. |
| The first phases of the Metro proposals do little to benefit Monmouthshire. | Comment noted. The metro is outside of the scope of the LDP, however a watching brief will be maintained throughout the process. The LDP can contain policies | No change necessary. |

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| | /proposals to support any identified Metro ambitions. The LDP will be developed alongside a Local Transport Plan, and emerging development proposals can help inform wider regional projects such as Metro+. | |
| Monmouth in particular is restricted to car commuting. Bus service requires improvements. | Comment noted. Provision of Infrastructure is covered by Issue 31. Public transport opportunities can also be increased through the provision of funding supported by new developments. The LDP will be developed alongside a Local Transport Plan, and emerging development proposals can help inform wider regional projects such as Metro+. | No change necessary. |
| Key Topic Area - Education | | |
| Role of education – need to maintain high standards of education. Contributes to skilled workforce. | Comment noted. The importance of higher education standards and the skills taught is recognised however this is outside of the scope of the LDP. | No change necessary. This is beyond the scope of a land-use plan. |
| Education should meet the needs of existing businesses and help encourage new businesses, particularly start ups. | Comment noted. The importance of education standards and the skills taught is recognised however this is outside of the scope of the LDP. | No change necessary. As above. |
| Provision of higher education facilities required within the County. | Comment noted, the importance of higher education facilities is recognised. The replacement LDP can contain policies to support provision of higher education facilities in the County, and could include a site allocation if a deliverable proposal is identified in coming months. | No change necessary. |
| The education system should adapt to teach the skills and provide apprenticeships relevant to new economic growth sectors. | Comment noted. The role of the education system to ensure a skilled workforce is recognised but is outside the scope of the LDP. | No change necessary. |
| Key Topic Area – Climate Change | | |

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| Carbon reduction should be included - raise awareness of carbon reduction, mitigation and adaptation. This relates both to commuting and what is built. | Comment noted. The importance of carbon reduction is recognised as a key issue that the LDP should seek to address. It is considered that an additional issue should be included within the climatic factors section. | Include additional issue (38) within the climatic section relating to carbon reduction and to reflect the Council decision on 16 th May 2019 to declare a climate emergency. |
| Impact of climate emergency should be included. | The importance of climate change is recognised as a key issue that the LDP should seek to address. Amendments have been made to reflect the Council's decision on 16 th May 2019 to declare a climate emergency. | Include additional issue (38) within the climatic section relating to carbon reduction and to reflect the Council decision on 16 th May 2019 to declare a climate emergency. Add M(iii) to reflect how the LDP can influence this issue. Objective 17 amended. |
| Key Topic Area – Brexit | | |
| Could have impacts on employment/tourism industry in the area. | Comment noted. The impact of Brexit on the employment and tourism industry is currently unknown, however a watching brief will be maintained throughout the replacement LDP process. Implications of Brexit will be considered as appropriate through the Replacement LDP process and this will influence LDP policies. | No change necessary. |
| Could bring more of a focus on agricultural diversification due to lack of agricultural subsidies. | Comment noted. The impact of Brexit on the agricultural sector currently unknown, this is covered in Issue 6, however a watching brief will be maintained throughout the replacement LDP process. Implications of Brexit will be considered as appropriate through the Replacement LDP process and this will influence LDP policies. | No change necessary. |
| Potential impact on future of the agricultural economy and food production within the County. Concern over no reference to land being utilised for food production. | Comment noted. The impact of Brexit on the agricultural sector currently unknown, this is covered in Issue 6, however a watching brief will be maintained throughout the replacement LDP process. Implications of Brexit will be considered as appropriate through the Replacement LDP process. | No change necessary. |
| Key Topic Area – General Points | | |

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| Comprehensive set of issues included and presented clearly. | Support welcomed. | No change necessary. |
| Cross-border working potential with Forest of Dean and Herefordshire. | Comment noted. The Delivery Agreement makes a commitment to engage adjacent local authorities at relevant stages of the Replacement LDP process. This will ensure relevant issues are identified and taken into account. | No change necessary. |
| 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. | Comment noted, this is not the intention. Issue 19 specifically notes that an ageing population brings many opportunities. | No change necessary. |
| Query of how the vision for Monmouth/Monmouth Town Council plan will link to LDP. | The Vision for Monmouth Town Plan should reflect the Vision of the statutory LDP. | No change necessary. |
| Could the creation of a new settlement be an option? | The appropriate level of growth and spatial distribution of growth will be considered at the growth options stage and the preferred growth option will subsequently be published as part of the Preferred Strategy. It is recognised in the Paper that the spatial implications of achieving the Vision cannot yet be drafted as the spatial distribution and levels of growth are not yet known. Both the Vision and Objectives will evolve as the plan progresses and will be updated at the time of the Preferred Strategy. | No change necessary. This will be considered at the Growth Options stage. |
| Query regarding whether Green Wedges will be reviewed in the Replacement LDP. | The Green Wedges will be reviewed as part of the evidence base for the Replacement LDP. | No change necessary. |
| Need to be realistic about what issues the LDP as a land use plan can actually address. | Agree. | No change necessary. |
| Uncertainty is the biggest issue when planning for 2033 – Climate Change, Brexit, effect of removal of Severn Crossing Tolls & limited public expenditure make planning ahead especially difficult. | Comment noted. Uncertainty regarding these issues is recognised. MCC will maintain a watching brief on these issues and where relevant these will be taken into account as the Replacement LDP progresses. The new LDP will be subject to annual monitoring and | No change necessary. |

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| | review should circumstances change in the longer term. | |
| Concern over the lack of reference to the agricultural sector and its contribution to the seven Well Being Goals of the WCFG Act. | Comment noted. It is not considered necessary to specifically refer to the contribution of the agricultural sector to the well-being goals. The agricultural sector is included in Issue 6 along with the Vision and Objective 13 relating to Rural Communities. | No change necessary. |