

<p>SUBJECT: MONMOUTHSHIRE REPLACEMENT LOCAL DEVELOPMENT PLAN GROWTH AND SPATIAL OPTIONS</p> <p>MEETING: SEVERNSIDE AREA COMMITTEE</p> <p>DATE: 10 JULY 2019</p> <p>DIVISION/WARDS AFFECTED: ALL</p>

1. PURPOSE:

- 1.1 The purpose of this report is to engage with the Severnside Area Committee and the associated local community on the Local Development Plan (LDP) Growth and Spatial Options consultation.

2. RECOMMENDATIONS:

- 2.1 To comment on, and encourage the local community to comment on, the Growth and Spatial Options Paper. The consultation period runs from 8th July 2019 to 5th August 2019.

3. KEY ISSUES:

Background

- 3.1 The Council is preparing a Replacement LDP for the County (excluding the area within the Brecon Beacons National Park) to cover the period 2018-2033. The Replacement LDP will allocate land for development, designate areas to be protected, and contain policies that will form the basis of making decisions on future applications for planning permission.
- 3.2 The timetable and consultation/engagement arrangements for the Replacement LDP are set out in a Delivery Agreement (DA) which was agreed by Welsh Government (WG) in May 2018. The agreed timetable will see the Replacement LDP being adopted at the end of 2021/early 2022.
- 3.3 One of the first key stages of the Replacement LDP process involved the preparation of the Issues, Vision and Objectives Paper. A vision and 17 objectives have been drafted and consulted on. These seek to tackle the 38 main issues facing our communities which were identified from evidence, feedback, and community input into the Monmouthshire Well-being Plan.
- 3.4 We are now seeking your views on Growth Options: how much should the county grow by, and broadly where could that growth be located. We have identified 8 options for the amount of growth, with details provided about what this means in terms of new homes and jobs. We have also identified 5 options for how growth might be distributed. All of these options have been assess against the 17 objectives.
- 3.5 We have produced an Easy Read Guide (**Appendix 1**) and an Executive Summary (**Appendix 2**) to accompany the full Growth Options Report (**Appendix 3**). Comments are invited via our website.

- 3.6 Following assessment of the community and stakeholder responses, we will propose a Preferred Option, which will be subject to further community engagement in Autumn 2019.

Growth Options

- 3.7 The Council, in conjunction with Torfaen County Borough Council and Blaenau Gwent County Borough Council, commissioned Edge Analytics to prepare a range of demographic, housing and employment growth scenarios to inform the growth options/opportunities for the replacement LDPs. The Edge Analytics Report sets out a demographic profile of the County, illustrating the geographical context, components of population change (i.e. births, deaths and migration), housing completions and the changing age profile of the population. It then considers how much housing and employment growth would be needed over the Replacement LDP period for each of the scenarios set out.
- 3.8 The Paper presents a number of alternative low, mid and high growth options for consultation purposes, to assist in determining the housing and employment requirements of the Replacement LDP, as summarised in the table below.

Alternative Growth Options (type)	
Low Growth Options	
Option 1 (Demographic)	Net Nil Migration
Option 2 (Demographic)	WG 2014-based Principal
Mid Growth Options	
Option 3 (Dwelling)	Dwelling-led 15 year average
Option 4 (Employment)	UK Growth Rates
Option 5 (Employment)	Radical Structural Change* Lower (CR reducing)
High Growth Options	
Option 6 (Demographic)	PG Long Term (adjusted)
Option 7 (Employment)	Radical Structural Change* Higher (CR reducing)
Option 8 (Employment)	Radical Structural Change* Higher

*'Radical Structural Change' (RSC) scenarios consider the potential impact of substantial economic changes in Monmouthshire's economy, resulting in a significantly higher employment growth range than under the 'Baseline' and UK Growth equivalent. Under these scenarios, employment growth ranges from +3,866 jobs to +8,273 jobs over the plan period, averaging +258 jobs pa and +552 jobs pa respectively.

Spatial Strategy Options

- 3.9 In addition to setting out options for the level of growth needed over the plan period, consideration must also be given to spatial strategy options for broadly where this development should take place within the County. The Paper therefore presents 5 broad spatial strategy options for consultation:

- **Option 1: Continuation of existing LDP Strategy**

Distribute development around the County with a particular focus on Main Towns, some development in Severnside and some development in the most sustainable rural areas to enable provision of affordable housing throughout the County. New residential development to be accompanied by new employment opportunities, where possible.

- **Option 2: Dispersed growth and New Settlement**
Distribute growth across Primary Settlements, Secondary Settlements, Severnside and those Rural Settlements identified as having capacity for growth and/or in need of development to sustain them, including a small amount of development in the most sustainable Rural Settlements to bring forward affordable housing. Inclusion of a New Settlement within the County to deliver longer term growth providing housing, employment, retail and associated infrastructure. It is recognised a New Settlement will take a long time to progress and cross over into next plan period, hence additional dispersed growth is required to account for the identified need.
- **Option 3: Distribute growth proportionately across rural and urban areas**
Distribute growth proportionately across Primary Settlements, Secondary Settlements, Severnside and those Rural Settlements identified as having capacity for growth and/or in need of development to sustain them, including, a small amount of development in the most sustainable Rural Settlements to bring forward affordable housing.
- **Option 4: New settlement with limited growth in Primary Settlements, Secondary Settlements and Severnside only**
Growth to be predominantly accommodated in New Settlement. Limited growth in Primary Settlements, Secondary Settlements and Severnside to meet some of the identified need prior to progression of a New Settlement.
- **Option 5: Focus on M4 corridor**
Growth to be predominantly located in the South of the County in the Severnside area close to the M4/M48, to capitalise on its strategic links to the Cardiff Capital Region and South West England, existing economic opportunities and regional infrastructure connections.

3.10 As with the growth options, the Paper considers the implications (advantages and disadvantages) associated with each of the alternative spatial strategy options, and the extent to which they will achieve the Replacement LDP objectives.

3.11 At this stage no single growth or spatial strategy option is considered preferable. The options presented in the Paper provide an indication of the scale of growth (housing and employment) that the Replacement LDP will potentially need to address and possible spatial strategy options for accommodating that growth, having regard to the evidence base and policy aspirations.

Next steps

3.11 Feedback from this consultation/engagement process will be carefully considered and will help inform the preferred growth and spatial strategy options which will be set out in the Preferred Strategy. The Preferred Strategy will be the subject of further engagement/consultation and political reporting as the Replacement LDP is progressed.

4. REASONS

4.1 Under the Planning and Compulsory Purchase Act (2004), Planning (Wales) Act 2015 and associated regulations, Local Planning Authorities are required to ensure that their LDPs are kept up-to-date. 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 preparation of the Growth and Spatial Options is a key stage in Replacement Plan preparation process. As part of the LDP pre-deposit proposals, a Preferred Strategy must be prepared which should set out Council's preferred levels of growth for housing and employment over the plan period and identify broad locations for accommodating this growth. This

Paper will play a key role in informing the Replacement LDP Preferred Strategy which will be made available for consultation later in 2019.

5. CONSULTEES

- 5.1 The consultation and engagement period is scheduled to run from 8th July to 5th August 2019, and will include presentations at Clusters and Area Committees; a public drop in session at County Hall, Usk from 1pm to 7pm on 16th July; scrutiny by the Economy and Development Select Committee; a presentation to Abergavenny Civic Society; and discussion at the Youth Forum.

6. BACKGROUND PAPERS

- Replacement LDP Draft Issues, Vision and Objectives Paper (June 2019)
- Monmouthshire, Blaenau Gwent and Torfaen LDP Demographic Evidence Report, Edge Analytics (Draft, May 2019)
- Replacement LDP Candidate Sites Register (February 2019)

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APPENDICES:

APPENDIX 1: Growth and Spatial Options: easy read version

APPENDIX 2: Growth and Spatial Options: executive summary

APPENDIX 3: Growth and Spatial Options Report June 2019

Appendix 1 Monmouthshire, Blaenau Gwent and Torfaen LDP Demographic Evidence Executive Summary, Edge Analytics (Draft, June 2019)

Appendix 2 Replacement LDP Draft Objectives

Appendix 3 Long List of Growth Scenarios

Appendix 4 Long List of Spatial Options

Appendix 5 Summary Matrix of Growth Options against the Replacement LDP Draft Objectives

Appendix 6 Summary Matrix of the Spatial Options against the Replacement LDP Draft Objectives