

Monmouthshire Replacement Local Development Plan

GROWTH AND SPATIAL OPTIONS PAPER: EXECUTIVE SUMMARY

June 2019

Executive Summary

- i. The Council is preparing a new Local Development Plan (LDP) for Monmouthshire (excluding the part of the County that is within the Brecon Beacons National Park). The new LDP will identify where and how much new development will take place during the 'plan period' (2018-2033). It will allocate land for development, identify areas to be protected, and contain policies to guide decisions on applications for planning permission. We aim to adopt the new LDP at the end of 2021/early 2022.
- ii. The LDP will be accompanied by an Integrated Sustainability Appraisal (ISA) which will consider the environmental, equalities, health and well-being impacts of the Plan. The Integrated Sustainability Appraisal is a working document, updated as the LDP progresses. The LDP will include an Infrastructure Plan, setting out what is needed to support the development of the allocated sites, and will sit alongside a Local Transport Plan and Economic Strategy. Together, these Plans will seek to deliver on the Council's economic ambition and its core purpose to build sustainable and resilient communities that support the well-being of current and future generations.
- iii. This Paper sets out alternative growth and spatial options for the Replacement LDP, together with the implications of each option and the extent to which they will achieve the Replacement LDP objectives. At this stage no decision has been made on a preference. The options presented in this Paper provide an indication of the scale of growth (housing and employment) that the Replacement LDP will potentially need to include and broad options of where that growth could be located (spatial option), having regard to the evidence base and policy aspirations.

Growth Options

- iv. Section 2 of the Paper presents a range of alternative housing and economic growth options for consideration to inform the Replacement LDP (2018-2033).
- v. Monmouthshire, Torfaen and Blaenau Gwent County Councils have jointly commissioned Edge Analytics to prepare a range of demographic, housing and employment growth scenarios to inform LDP growth options.
- vi. A total of 20 different scenarios have been generated for Monmouthshire. From these, eight growth options have been selected for consultation (see Table 4). It should be noted that the growth outcomes of each scenario generated includes that part of Monmouthshire that falls within the Brecon Beacons National Park.
- vii. The Paper considers the population, household, dwelling and employment implications associated with each of the alternative growth options set out below, together with their wider implications for the County and the extent to which they will achieve the Replacement LDP's objectives. A summary of the implications associated with each option is provided in Table 14. A number of consultation questions are set out at the end of Section 2.
- viii. To provide an indication of the baseline position, the 2017 Office for National Statistics Mid-Year Estimate gives Monmouthshire a population of 93,590; the 2011 Census recorded 38,233 households in Monmouthshire; and the 2011 Census recorded 40,044 dwellings in Monmouthshire.

Summary of Selected Growth Options

Options (type)		Assumptions	Additional homes by 2033	Additional jobs by 2033
Low Growth Options				
Option 1 (Demographic)	Net Nil Migration	Internal and international migration flows are balanced between in- and out-flows, resulting in zero net migration.	-173 homes	-3990 jobs
Option 2 (Demographic)	WG 2014-based Principal	Replicates the WG 2014-based population projection. Migration assumptions are based on the five-year period prior to 2014 (i.e. 2009/10–2013/14).	+1725 homes	-1499 jobs
Mid Growth Options				
Option 3 (Dwelling)	Dwelling-led 15 year average	Annual dwelling growth is applied from 2019/20 onward, based on the last fifteen years of completions (2004/05–2018/19). This gives an average annual dwelling growth of +287 pa in Monmouthshire.	+4305 homes	+1389 jobs
Option 4 (Employment)	UK Growth Rates	Incorporates uplifts in identified underperforming sectors to match UK growth levels. Estimates employment growth of +2,265 jobs (+151 pa) over the plan period.	+5055 homes	+2265 jobs
Option 5 (Employment)	Radical Structural Change* Lower (CR reducing)	Commuting ratio reduces from 2011 Census value (1.12) to 2001 Census value (1.10) over the plan period. Economic activity rate adjustments in line with the OBR forecast, unemployment rate remains at current value (3.0%).	+5790 homes	+3870 jobs
High Growth Options				
Option 6 (Demographic)	PG Long Term (adjusted)	Internal in-migration rates are adjusted to reflect higher in-migration (based on the last 5-years) from Bristol and South Gloucestershire, following the removal of the Severn Bridge tolls. All other migration flow assumptions are consistent with the PG Long Term scenario.	+8010 homes	+6709 jobs
Option 7 (Employment)	Radical Structural Change Higher (CR reducing)	Commuting ratio reduces from 2011 Census value (1.12) to 2001 Census value (1.10) over the plan period. Economic activity rate adjustments in line with the OBR forecast, unemployment rate remains at current value (3.0%).	+9465 homes	+8280 jobs
Option 8 (Employment)	Radical Structural Change* Higher	Assumes no change in the commuting ratio balance and unemployment rate.	+10,155 homes	+8280 jobs
*‘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 to +8,273 jobs over the plan period, averaging +258 and +552 pa respectively.				

Spatial Strategy Options

- ix. Section 3 of the Paper sets out five spatial strategy options for accommodating the housing and employment growth:
- **Option 1: Continuation of the 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 the 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 a 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.
- x. The advantages and disadvantages of each spatial option and the extent to which they will achieve the Replacement LDP objectives are set out in Section 3, together with an indicative map of each option. A number of consultation questions are set out at the end of Section 3.

Engagement/Consultation

- xi. There is no statutory requirement for consultation on the growth and spatial options, however, in accordance with the LDP Revision Delivery Agreement (May 2018) we are

engaging with consultees at this early stage to help build consensus and to fully understand the pros and cons of the options.

- xii. Non-statutory engagement and consultation on the Growth and Spatial Options Paper will take place for a four week period from 8th July 2019, whereby comments will be invited on the consultation questions set out in Sections 2 and 3. An Easy Read version of this document has also been prepared which is available to view via the Planning Policy pages of the Council's website.
- xiii. Feedback from the consultation/engagement on the Growth and Spatial Options Paper will be considered and, where appropriate, will inform the preferred growth and spatial strategy options which will be set out in the Preferred Strategy. The Replacement LDP Preferred Strategy will be the subject of engagement/consultation towards the end of 2019.