

Monmouthshire

Replacement Local Development Plan

Growth & Spatial Options
An easy-read guide

JUNE 2019



monmouthshire
sir fynwy

Introduction

We're producing a new Local Development Plan (LDP) to shape and guide development in Monmouthshire up to 2033. The LDP will identify land for development, areas to be protected, and contain policies that we'll use when making decisions on applications for planning permission.

To help us decide on how to plan for the future of Monmouthshire we have identified a wide range of issues facing our communities. We have drafted a vision for what Monmouthshire looks and feels like by 2033, and have written objectives that we want to meet to achieve the vision.

The key issues identified are:

- Our population is getting older. By 2033 we will have more older people living in the County but fewer younger people.
- This changes the kind of services our communities will need, but also reduces the number of people using and financially supporting businesses and services. We will have a smaller economically active population making Monmouthshire a less attractive place for businesses to locate. This impacts on our future economic prospects.
- We have the highest average house price in Wales. This means lots of people cannot afford to buy a home so either leave the County or have to live with their parents or in shared housing for longer.
- We have over 2,000 households identified as being in need of affordable housing.
- There are opportunities associated with the removal of Severn Bridge tolls and growth from both the Cardiff Capital Region City Deal and Bristol region.
- There are challenges of rural isolation and sustaining rural communities.
- We want to protect the landscapes and heritage that make Monmouthshire a unique and attractive place to live.
- A need to tackle climate change and carbon reduction.

We are now asking your opinions on different options for how much the County should grow and where that growth should happen. These 'growth and spatial options' need to be thought about to ensure they achieve the objectives and tackle the issues identified.

We are considering **8 different growth options** and **5 different spatial options**. These are set out within this document.

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We want to hear your opinion on the different growth and spatial options. At this stage no single growth or spatial option is considered preferable.



For further information on the rationale behind the different growth options and spatial options and their detailed analysis, you can find the full report at:

www.monmouthshire.gov.uk/planning-policy

How much growth should we plan for?

We need to think about how much new development should take place in the County. We have selected a range of low, mid and high growth options which are set out below. We have taken account of Welsh Government forecasts, as well as different forecasts on migration, dwellings and employment.



Growth options 1 & 2



Option 1: Low Growth

In-migration and out-migration would balance so any population change would be solely due to natural change (births and deaths). This would result in:



-3,990 Jobs

0 new homes by 2033
Loss of 3,990 jobs by 2033

0 new homes each year
Loss of 266 jobs each year



Option 2: Low Growth

Reflects Welsh Government demographic projections using trends on births, deaths and migration from the preceding 5 years. This would result in:



-1,499 Jobs

1,725 new homes by 2033
Loss of 1,499 jobs by 2033

115 new homes each year
Loss of 100 jobs each year

Pros:

- Limited impact upon Monmouthshire's biodiversity and landscape
- Limited climate change impact

Cons:

- A decline in Monmouthshire's economy as working age population unable to support local employment provision leading to job losses.
- Increase in the proportion of the older and elderly people living in the County putting pressure on services and types of housing required.
- Option 1 results in loss of dwellings thus leading to a restricted supply and further increasing house prices.
- Limited affordable housing would be provided.

Growth options 3 & 4



Option 3: Mid Growth

A projection based on housing completions in Monmouthshire in the last 15 years. This would result in:



+1,389 Jobs

4,305 new homes by 2033

1,389 new jobs by 2033

287 new homes each year

93 new jobs each year



Option 4: Mid Growth

An employment-led projection that identifies uplifts in Monmouthshire's underperforming economic sectors to match UK economic growth rates. This would result in:



+2,265 Jobs

5,055 new homes by 2033

2,265 new jobs by 2033

337 new homes each year

151 new jobs each year

Pros:

- Demographic growth established in the 35 - 44 age group.
- Opportunities to secure affordable housing, infrastructure improvements, green infrastructure and recreation provision.

Cons:

- Low economic growth with moderate job creation. However, overall number of jobs at a level lower than the previous 15 years indicating that people will need to leave the County or out-commute to access employment.
- Would not drive significant job creation and unlikely to keep younger people within the County to live and work.

Growth option 5



Option 5: Mid Growth

An employment-led projection that proposes Monmouthshire's economic growth rate at a higher level than UK growth rates. This would result in:



+3,870 Jobs

5,790 new homes by 2033
3,870 new jobs by 2033

386 new homes each year
258 new jobs each year

Pros:

- Further growth established in the working age 35 - 44 age group plus some growth in the slightly younger working age group 30 - 34 age group.
- Opportunities to secure affordable housing, infrastructure and green infrastructure improvements, open space and recreation provision.
- Opportunities to sustain services/facilities.

Cons:

- Level of economic growth and job creation lower than the previous 15 years indicating that people will need to leave the County or out-commute to access employment.
- Higher proportion of the older and elderly people living in the County putting pressure on services and types of housing required.
- A growth in the number of school aged children placing some pressure on schools.

Growth option 6



Option 6: High Growth

A demographic-led projection that reflects higher in-migration rates from the preceding 5 year trends in order to reflect the possible impact of the removal of the Severn Bridge tolls.

This would result in:



+6,709 Jobs

8,010 new homes by 2033

6,709 new jobs by 2033

534 new homes each year

447 new jobs each year

Pros:

- A more balanced demography, although there is still a greater number of 60+age group.
- Significant growth established in the 30 - 44 age group fuelling growth in employment provision.
- Opportunities to secure significant affordable housing.
- Opportunities to secure infrastructure and green infrastructure improvements, open space and recreation provision.
- Opportunities to sustain services/facilities.

Cons:

- Increased number of the older and elderly people living in the County putting pressure on services and types of housing required.
- Large numbers of the population would need to commute out of the County for employment.
- A growth in the number of school aged children placing some pressure on schools.
- Increased pressure on Monmouthshire's landscape and biodiversity interests.
- Increased pressure on Monmouthshire's infrastructure.

Growth option 7



+8,280 Jobs

Option 7: High Growth

Like option 5, this reflects an employment-led projection that further uplifts Monmouthshire's economic growth rate. This estimates that by 2037 we'll have 10,000 more jobs than in 2017. The projection also makes a reduction to the commuting ratio as if there are more jobs, then fewer people have to travel out of the County for work. This means fewer new homes need to be built compared to option 8, resulting in:

9,465 new homes by 2033
8,280 new jobs by 2033

631 new homes each year
552 new jobs each year

Pros:

- Significant growth established in the working age people group fuelling growth in employment provision.
- A more balanced demography, with the 60+ age group balanced against the younger age groups.
- High level of job creation combined with a reduction in the commuting levels resulting in an increased amount of employment generated for the residents of the county.
- Reduction in out-commuting leading to more sustainable travel patterns.

Cons:

- Increased pressure on Monmouthshire's landscape and biodiversity interests.
- Increased pressure on Monmouthshire's infrastructure.
- Significant growth in the number of school aged children placing pressure on schools.
- Challenges in reducing climate change impact but opportunities to design for carbon neutral development.

Growth option 8



+8,280 Jobs

Option 8: High Growth

This employment led projection uses the same growth rate as applied to Option 7, which estimates an additional 10,000 jobs in Monmouthshire. However Option 8 assumes no change in the commuting ratio balance, therefore the requirement for more people to in-migrate to fill the jobs, so more homes need to be built.

This will result in:

10,155 new homes by 2033

8,280 new jobs by 2033

677 new homes each year

552 new jobs each year

Pros:

- Significant growth established in the working age people group fuelling growth in employment provision.
- A more balanced demography, with the 60+ age group balanced against the younger age groups.
- High level of job creation.

Cons:

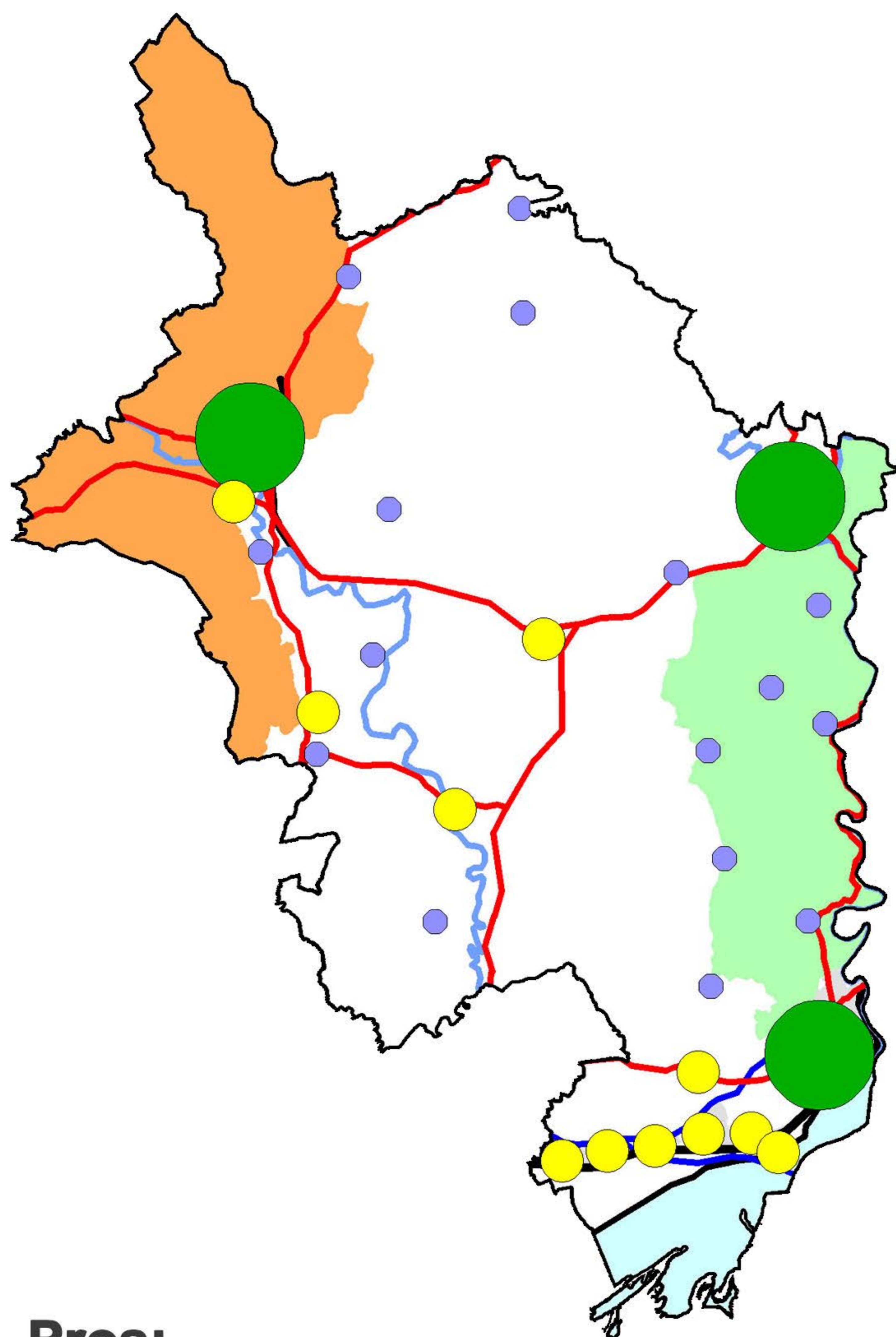
- Increased pressure on Monmouthshire's landscape and biodiversity interests.
- Increased pressure on Monmouthshire's infrastructure.
- Challenges in reducing climate change impact but opportunities to design for carbon neutral development.
- Significant growth in the number of school aged children placing pressure on schools.

Where should growth take place?

We have identified 5 different options for accommodating growth. These are the 'spatial options' and are set out below.

Option 1:

Continuation of the existing LDP Strategy



Distributes development with a focus on Primary Settlements (main towns, in the adopted LDP), some development in Severnside and some development in the most sustainable rural areas. New residential development to be accompanied by new employment opportunities, where possible.

- Main Towns
- Rural Secondary Settlements and Severnside
- Rural Settlements
- Brecon Beacons National Park
- Wye Valley Area of Outstanding Natural Beauty
- Severn Estuary

Pros:

- Growth in sustainable areas that have existing access to facilities, services and transport links and could help secure infrastructure improvements.
- Good existing transport links to these areas.
- Existing employment opportunities within these areas.

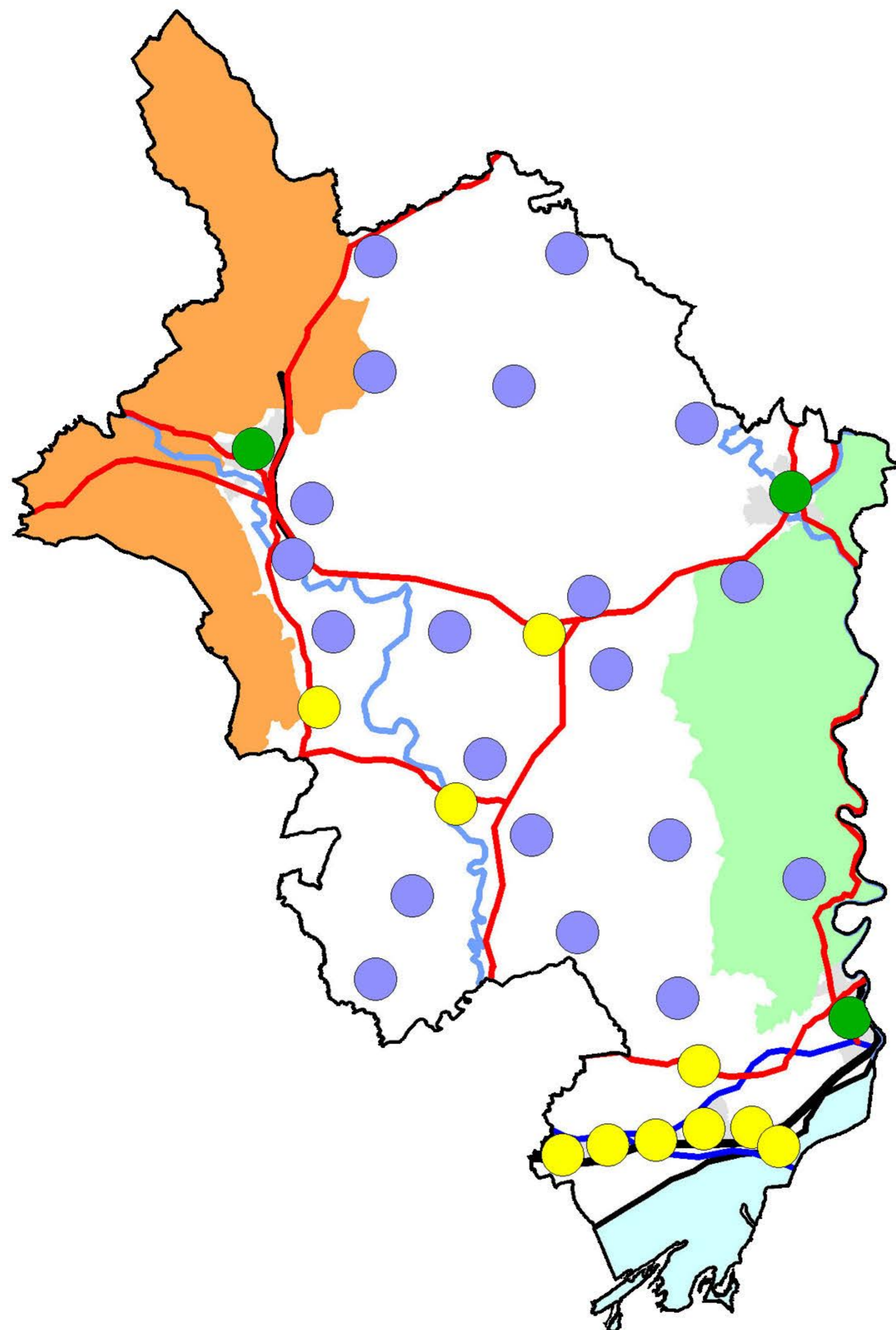
Cons:

- Longer term ability of Primary Settlements to absorb additional growth.
- Environmental impact resulting from expansion of Primary Settlements into open countryside.
- Some rural areas could be disadvantaged.

Where should growth take place?

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. The option also includes the addition of a New Settlement within the county to accommodate longer term growth.

- Primary Settlements
- Secondary Settlements and Severnside
- Rural Settlements (Indicative Location)
- * New Settlement location to be determined
- Brecon Beacons National Park
- Wye Valley Area of Outstanding Natural Beauty
- Severn Estuary

Pros:

- Provides growth in the most sustainable areas while at the same time providing opportunities for specific rural areas to become more sustainable.
- Limits pressure on infrastructure by dispersing development across a range of settlements.
- A New Settlement would be self-contained and provide its own facilities, schools and infrastructure network resulting in less pressure on existing infrastructure.

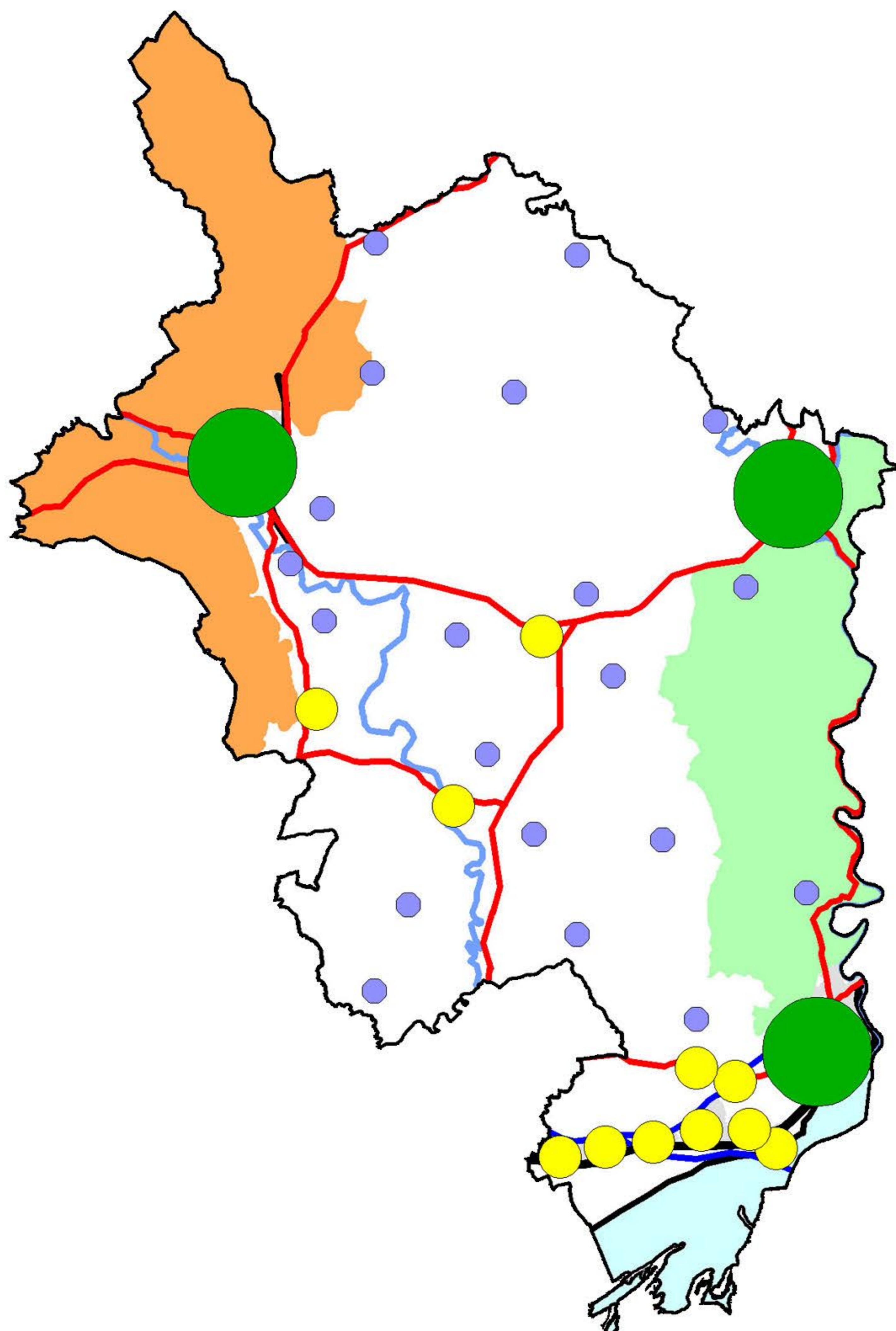
Cons:

- A New Settlement would take a long time to progress.
- Small scale piecemeal development in the short term would not necessarily generate sufficient infrastructure improvements and gains.

Where should growth take place?

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.

- Primary Settlements
- Secondary Settlements and Severnside
- Rural Settlements (Indicative Location)
- Brecon Beacons National Park
- Wye Valley Area of Outstanding Natural Beauty
- Severn Estuary

Pros:

- **Would meet housing needs including affordable housing, particularly in rural areas where growth has been limited previously.**
- **Limits the amount of pressure on infrastructure by distributing development across a range of settlements.**

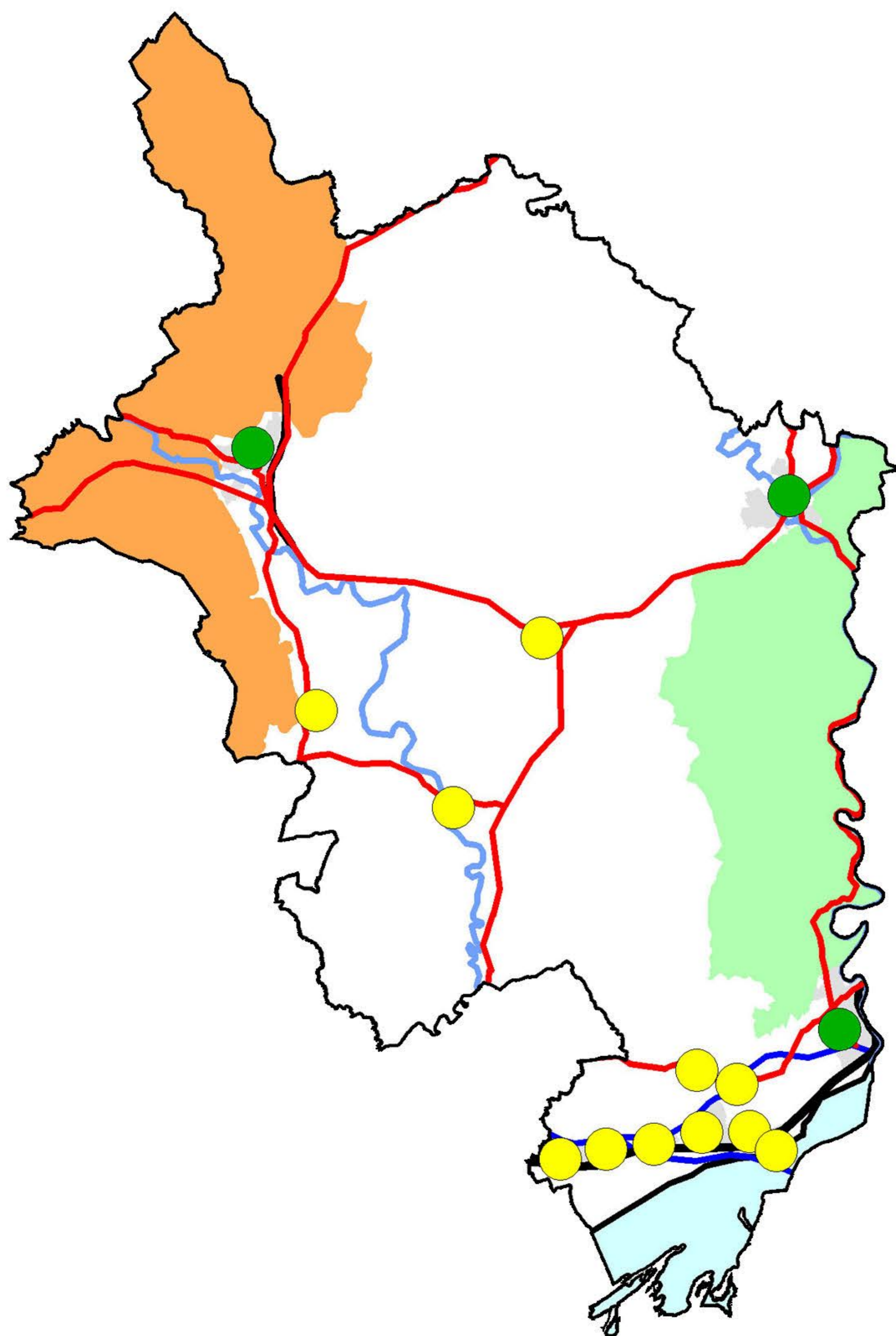
Cons:

- **Could result in development in unsustainable locations.**
- **Small scale development in the short term would not necessarily generate sufficient infrastructure improvements and gains.**

Where should growth take place?

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 account for some of the identified need.

- Primary Settlements
- Secondary Settlements and Severnside
- * New Settlement Location to be determined
- Brecon Beacons National Park
- Wye Valley Area of Outstanding Natural Beauty
- Severn Estuary

Pros:

- A New Settlement would be self-contained and provide its own facilities, schools and infrastructure network resulting in less pressure on existing infrastructure.
- Less pressure on infrastructure and greenfield sites around settlements.

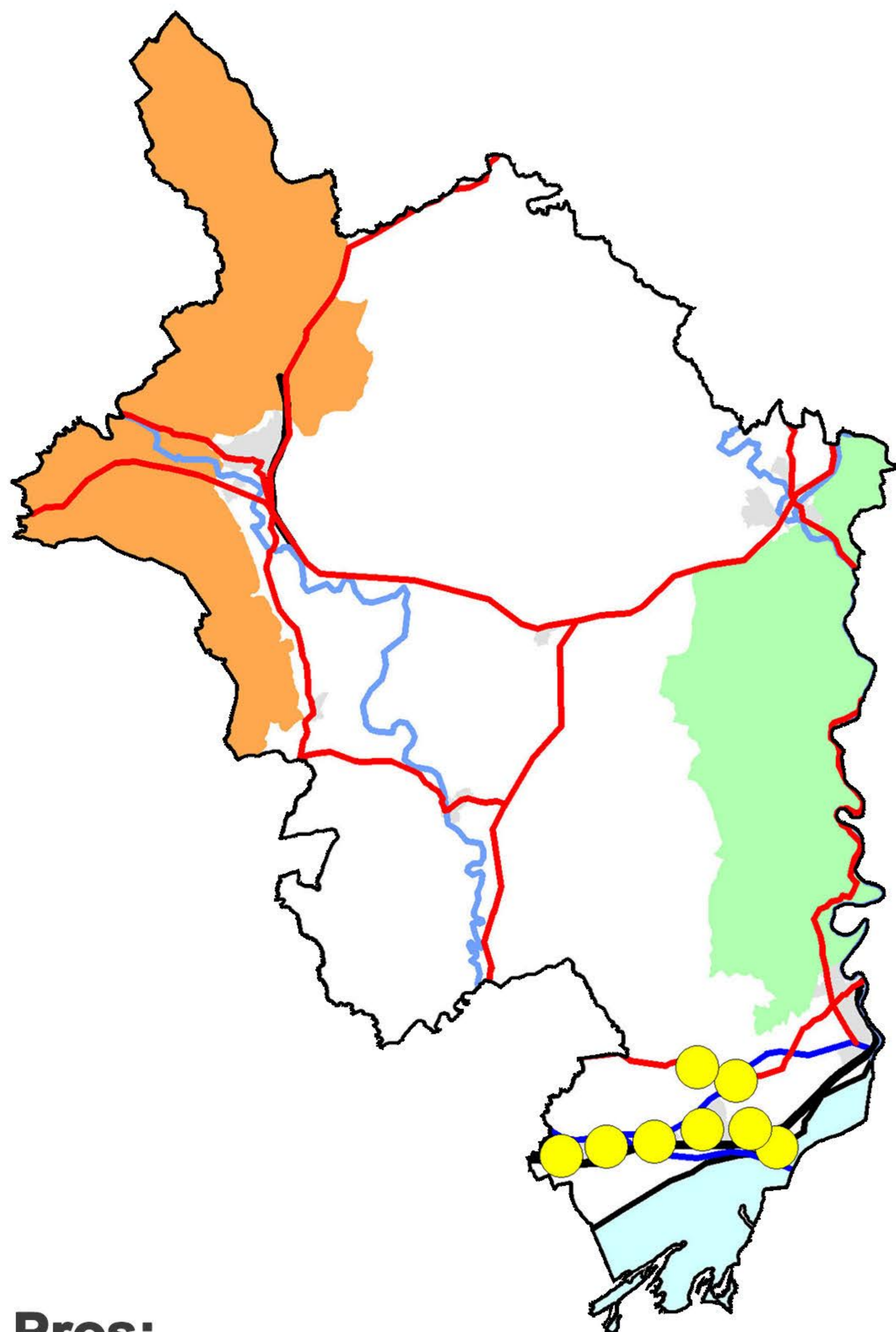
Cons:

- A New Settlement would take a long time to progress.
- A New Settlement alone would not address market and affordable housing need across all Housing Market Areas.
- Rural areas would be disadvantaged.

Where should growth take place?

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'

- Severnside
- Brecon Beacons National Park
- Wye Valley Area of Outstanding Natural Beauty
- Severn Estuary

Pros:

- Provides opportunity to link housing and employment growth due to opportunities for a choice and range of employment land.
- Provides opportunity to build more sustainable communities and achieve infrastructure improvements in the south of the County.
- Provides opportunity to capitalise on strategic M4 links to the Cardiff Capital Region and South West England.

Cons:

- Does not assist in sustaining rural communities.
- Ignores the rest of the County.
- There are already infrastructure capacity issues along the section of the M4 through Monmouthshire.
- Would not address market and affordable housing need across all Housing Market Areas.

Next steps

We want to prepare a plan with input from local people and we need to understand what is important to the communities of Monmouthshire.

We need to hear your thoughts and ideas on the growth and spatial options.

Questions to think about:

- What is your preferred growth option and why?
- How will this growth option address the issues Monmouthshire is facing?
- What is your preferred spatial option and why?
- How will this spatial option address the issues Monmouthshire is facing?



For further detailed information and to leave comments, please visit the full report at:

www.monmouthshire.gov.uk/planning-policy

Alternatively, you can come along to our community engagement drop-in session on **16th July 2019** at **County Hall, Usk** (1pm - 7pm).

Find out more

Website:

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monmouthshire.gov.uk/planning-policy

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