



**Monmouthshire County Council**



**monmouthshire  
sir fynwy**

**Adopted Local Development Plan 2011-2021**

**Annual Monitoring Report**

**Monitoring Period 1st April 2018-31st March 2019**



**Monmouthshire County Council  
Adopted Local Development Plan  
2011 - 2021**

**Annual Monitoring Report**

**Monitoring Period 1<sup>st</sup> April 2018 – 31<sup>st</sup> March 2019**

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## 1 Executive Summary

- 1.1 The Monmouthshire Local Development Plan (LDP) was adopted on 27 February 2014. As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR).
- 1.2 The AMR provides the basis for monitoring the effectiveness of the LDP and ultimately determines whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. It also allows the Council to assess the impact the LDP is having on the social, economic, cultural and environmental well-being of the County and identifies any significant contextual changes that may influence Plan implementation or review.
- 1.3 This is the fifth AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2018 – 31 March 2019.

### **Key Findings of the Fourth Annual Monitoring Process 2018-2019**

#### **Contextual Information**

- 1.4 Section 3 provides a summary of the relevant contextual material that has been published during the current monitoring period. This includes national legislation and relevant plans, policies and strategies at the national, regional and local level, along with general economic trends which have occurred since the LDP's adoption. While some of these identified changes may have implications for the future implementation of the adopted LDP/Replacement LDP, none are considered to be significant during this monitoring period. The implications of some of the contextual changes will take place over the longer term and will be considered in subsequent AMRs and as part of the LDP revision process.

#### **Local Development Plan Monitoring – Policy Analysis**

- 1.5 Section 5 of the AMR provides a detailed assessment of how the Plan's strategic policies and associated supporting policies are performing against the identified key monitoring targets and outcomes and whether the LDP strategy and objectives are being delivered. This has enabled the Council to make an informed judgement of the Plan's progress in delivering the targets/monitoring outcomes and policies during this monitoring period. The table below provides a visual overview of the effectiveness of policies during the current monitoring period based on the traffic light rating used in the assessment. It is notable that there were fewer 'red' ratings recorded during the current monitoring period, compared to the 2017-18 AMR (11 red ratings). This is due to improved performance in relation to dwellings completions, including affordable homes



(Policies S1/S2/S4), affordable housing permissions (Policy S4) and progress on allocated strategic sites (Policy S3).

Targets / monitoring outcomes* are being achieved	<b>55</b>
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	<b>26</b>
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	<b>3</b>
No conclusion can be drawn due to limited data availability	<b>2</b>

\*For those indicators with no target/trigger the monitoring outcomes are assessed and rated accordingly

### Key AMR Findings

1.6 The results of the monitoring process demonstrate that many of the indicator targets and monitoring outcomes are being achieved (green traffic light rating), indicating that the relevant Plan policies are performing as intended. Of particular note over this monitoring period:

- Progress continues to be made towards the implementation of the spatial strategy.
- The Council approved proposals for a total of 598 dwelling units of which 157 (26.3%) are for affordable homes.
- 443 dwelling completions were recorded including 131 affordable dwellings. This is the highest number of both market and affordable dwelling completions recorded since the adoption of the LDP and represents the progress being made on bringing the strategic sites forward.
- Four LDP allocated housing sites gained planning permission:
  - Land at Crick Road, Portskewett (SAH2) 291 dwellings including 73 affordable homes (25%);
  - Chepstow Road, Raglan (SAH10(iii)) 45 dwellings including 16 affordable homes (35%);
  - Main Village site at Dingestow (SAH11(iii)) 15 dwellings comprising 9 affordable (60%) and 6 general market homes.
  - Main Village site at Llanfair Kilgeddin (SAH11(x)) 5 dwellings comprising 3 affordable (60%) and 2 general market homes.

Progress has also been made in relation to the remaining strategic housing site that has not yet gained planning permission.

- The target densities of housing permitted on the Housing Sites (SAH1 and SAH10) was met for the two allocated sites at Crick Road, Portskewett and Chepstow Road, Raglan, albeit these are both outline applications at this stage.
- Affordable housing policy targets set out in Policy S4 are generally being met in relation to planning permissions granted in the Main Towns, Rural Secondary Settlements, Severnside settlements and Main Villages.
- The County has a total of 40.16 hectares of employment land available, indicating that sufficient employment land is maintained to meet the identified take up rate.
- There has been progress in terms of employment permissions within the County, with permissions granted for a range of B use class employment uses on protected employment sites (SAE2) and non-allocated sites (totalling 4.88 hectares). A number of rural diversification and rural enterprise schemes have also been approved (7).
- The Council approved proposals for a total of 22 tourism facilities, all of which related to tourist accommodation ranging from a hotel, holiday lets to glamping accommodation. The Sustainable Tourism Accommodation Supplementary Planning Guidance [SPG] (November 2017) has helped clarify our general support for this important sector of our economy.
- Vacancy rates in all of the County's central shopping areas, with the exception of Chepstow and Usk, remain below the Great Britain rate.
- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the Primary Shopping Frontages SPG.
- A total of 8 community and recreation facilities have been granted planning permission.
- One application was permitted with the specific aim of delivering habitat creation.
- Ample land remains available for potential waste management sites and there has been no reduction in the minerals land bank.
- There were no applications that resulted in the loss of listed buildings or historic sites and no development permitted which would have an adverse impact on the historic environment.

- 1.7 The analysis also indicates that various policy indicators are not being achieved but with no corresponding concerns over policy implementation, as detailed in Section 5 (amber traffic light rating). Further investigation has determined that there are justified reasons for the performance recorded and this is not representative of any fundamental issue with the implementation of the policy framework or strategy at this time.
- 1.8 There are, however, a number of key policy indicator targets/monitoring outcomes that are not progressing as intended (red traffic light rating). These are as follows:
- The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018-19 period demonstrates that the County had 4.0 years' housing land supply (based on the residual methodology prescribed in TAN1). This is the fourth consecutive year that the land supply has fallen below the 5 year target. However, the land supply has increased since the last monitoring period (3.9 years) which is considered to be a result of the introduction and implementation of the Council's policy approach to unallocated sites.
  - The remaining allocated strategic housing site at Vinegar Hill, Undy is yet to obtain planning permission. However, further progress with the site has taken place over the current monitoring period and it is expected an application will be received for the first phase during the next monitoring period. Progress on the delivery of the LDP strategic housing sites is provided in the policy analysis section for Policy S3.
  - There has been a substantial decrease of development permitted on brownfield sites (3.7ha/12.7%) since the previous monitoring period. This is lower than the figures recorded in all of the previous AMR monitoring periods which is reflective of the limited opportunities/scope for further significant brownfield development in the County.
- 1.9 It remains evident that the lack of a 5 year housing land supply continues to be a matter of concern. Although the housing land supply has increased to 4.0 years over the monitoring period, predominantly due to the introduction and implementation of the Council's policy approach to unallocated sites, it remains below the 5 year target. A fundamental contributing factor to this shortfall is the slower than anticipated progression of allocated strategic housing sites since the Plan's adoption. While there is sufficient housing land allocated in the LDP to meet the identified dwelling requirements over the Plan period, sites have not progressed as quickly as expected for a variety of reasons, many of which are independent of the planning system such as the wider economy and housing market. Site viability is a major factor impacting on site deliverability and viability assessments slow down the determination of planning applications. The delayed site delivery affects the amount of general market and affordable housing being



delivered through the planning system. The TAN1 requirement for LPAs to base the 5 year housing land supply calculation on the residual method is also considered to be a contributing factor in the current shortfall of housing land in the County.

- 1.10 However, as evidenced in the AMR, progress is being made in bringing the LDP allocated sites forward. An additional four allocated sites gained planning permission over the monitoring period and progress is being made in bringing the remaining strategic site forward. This demonstrates that the strategic sites are deliverable, however, their slower than anticipated delivery rate has obvious implications for the housing land supply and continues to suggest that there is a need for additional site allocations to increase the supply of housing land.
- 1.11 It is essential that the lack of a 5 year housing land supply is addressed to enable the Plan's overall housing requirement to be met. However, as noted above, while housing land supply has increased over the current monitoring period due to the introduction and implementation of the Council's policy approach to unallocated sites, it is highly unlikely that Monmouthshire will re-gain a 5 year supply under the current Plan. Accordingly there is a need for additional site allocations to increase the supply of housing land. This continues the trend identified in the previous three AMRs and Joint Housing Land Availability Studies (JHLAS) which led to the Council's decisions to initiate an early review and subsequent revision of the Plan, and to take a positive policy approach to considering unallocated sites in order to address the shortfall in the housing land supply.
- 1.12 The low proportion of development permitted on brownfield sites during the current monitoring period reflects the limited opportunities and scope for further significant development on brownfield sites in the County. This is identified as a key issue in the Replacement LDP Issues, Vision and Objectives Paper (Issue 16) and is reflected in Objective 6 which seeks to promote the efficient use of land, including the need to maximise opportunities for development on previously developed land, whilst recognising that brownfield opportunities are limited in Monmouthshire. The potential for further development on brownfield land will be considered as part of the LDP revision process.
- 1.13 Given the importance attached to the land supply issue, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a replacement LDP.
- 1.14 In May 2018 the Council resolved to commence work on a replacement LDP for the County (excluding the area within the BBNP) which covers the period 2018-2033. The Replacement LDP is being prepared in accordance with the Delivery

Agreement which will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.

### **Supplementary Planning Guidance (SPG)**

- 1.15 SPG preparation and adoption will continue in the next monitoring period as appropriate. Where essential, however, resources will be focused on the Replacement Plan.

### **Sustainability Appraisal (SA) Monitoring**

- 1.16 Section 6 expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. There is an overlap between some of the LDP and SA indicators helping to demonstrate how the LDP monitoring and SA monitoring are interlinked.

- 1.17 Some of the most notable findings specific to the SA during the current monitoring period include:

- 100% of major new development<sup>1</sup> is located within a 10 minute walk from a frequent and regular bus service. This is the same as the previous AMR.
- Three trees that were part of a Tree Preservation Order woodland were lost to development, this was however necessary as the trees were diseased and structurally unsound. This was a marginal increase since the previous AMR as only one tree was lost in that period, however, it was necessary for safety reasons and therefore justified.
- One location where the annual objective levels of nitrogen dioxide was exceeded (Hardwick Hill, Chepstow). This is the same location as the previous 3 AMRs.
- 3 of 13 proposals permitted on LDP allocated sites and sites of over 10 dwellings/1ha incorporated Sustainable Urban Drainage Systems (SUDS)<sup>2</sup> into the scheme. This is a reduction since the previous AMR where 10 of 15 schemes incorporated SUDS.

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<sup>1</sup> Major development is defined as development involving one or more of the following: developments of 10 or more dwellings or 0.5ha or more; development of building or buildings where the floor space to be created is 1000m<sup>2</sup> or more; developments on site with an area of 1ha or more; winning or working of minerals, or use of the land for mineral working deposits; or, waste development.

<sup>2</sup> SUDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SUDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SUDS achieve this by lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment (*British Geological Society*).

- 3 rivers across the County experienced summer low flow (River Usk, River Wye and River Monnow). This is the first time any of the rivers in the County have recorded summer low flow since adoption of the LDP.
- 62.41% of Monmouthshire's total household waste was recycled or composted. This has decreased marginally since the previous AMR where 63% was recorded.
- Approximately 2.86 hectares of agricultural land at Grade 3a and higher potentially lost to major development. This relates to the Rockfield Road site in Monmouth granted outline planning permission for 70 dwellings. This is almost identical to the previous AMR period where 2.8 hectares was recorded.
- 7.1% increase in tourism expenditure (£218.93 million) compared to £204.43 million over the previous 2016 period.

### **Conclusions and Recommendations**

- 1.18 The 2018-19 AMR indicates, that good progress continues to be made in implementing many of the Plan's policies and that overall the strategy remains sound. There were fewer 'red' ratings recorded during the current monitoring period, compared to the 2017-18 AMR due to improved performance in relation to dwellings completions (Policies S1/S2/S4), affordable housing permissions (Policy S4) and progress on allocated strategic sites (Policy S3). However, a number of the key policy targets are not being met which indicates that these policies are not functioning as intended. Fundamentally, the continued lack of a 5 year housing land supply remains a matter of concern that needs to be addressed if the Plan's housing requirements and the needs of Monmouthshire's communities are to be met.
- 1.19 Given the importance attached to the land supply issue, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. Based on the evidence contained within the Review Report it was concluded that the LDP should be revised and that this should take the form of a full revision procedure. The Council resolved in May 2018 to commence work on a replacement LDP for the County (excluding the area within the BBNP) which covers the period 2018-2033. The Replacement LDP is being prepared in accordance with the Delivery Agreement with will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.
- 1.20 Accordingly, the AMR recommends the following:
1. Continue to progress work on the Replacement LDP. This will ensure continued Plan coverage in the County, thereby avoiding the risks

associated with any policy vacuum. The next formal stage of LDP revision involves the preparation of a Preferred Strategy. This will be published during the next monitoring period.

2. Submit the fifth AMR to the Welsh Government by 31 October 2019 in accordance with statutory requirements. Publish the AMR on the Council's website.
3. Continue to monitor the Plan through the preparation of successive AMRs.

## 2 Introduction

- 2.1 The Annual Monitoring Report (AMR) provides the basis for monitoring the effectiveness of the Local Development Plan (LDP) and ultimately determines whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. It also allows the Council to assess the impact the LDP is having on the social, economic, cultural and environmental well-being of the County and identifies any significant contextual changes that might influence the Plan's implementation or review/revision.
- 2.2 Monitoring is a continuous part of the plan making process. It provides the connection between evidence gathering, plan strategy and policy formulation, policy implementation, evaluation and plan review/revision.

### **Adoption of the Monmouthshire Local Development Plan**

- 2.3 Under the Planning and Compulsory Purchase Act (2004) and associated Regulations, local planning authorities (LPAs) are required to produce a LDP. The Monmouthshire Local Development Plan was formally adopted by Monmouthshire County Council on 27 February 2014. The LDP provides the land use framework which forms the basis on which decisions about future development in the County, including planning applications, are based.
- 2.4 This is the fifth AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2018 – 31 March 2019.

### **The Requirement for Monitoring**

#### **Planning and Compulsory Purchase Act 2004**

- 2.5 The Council has a statutory obligation, under section 61 of the 2004 Act, to keep all matters under review that are expected to affect the development of its area. In addition, under section 76 of the Act, the Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government at the end of October each year following plan adoption. The preparation of an AMR is therefore an integral part of the statutory development plan process.
- 2.6 In order to monitor LDP performance consistently, plans should be considered against a standard set of monitoring indicators and targets. The Welsh Government has issued regulations and guidance on the required content of AMRs.

## **Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015**

2.7 The Town and Country Planning (Local Development Plan) (Wales) Regulations have been amended to simplify certain aspects of the local development plan procedures, however, these do not affect the LDP monitoring process. Under Regulation 37 the AMR is required to:

- Identify policies that are not being implemented;  
And for each policy:
- Identify the reasons why the policy is not being implemented;
- Identify the steps (if any) that are intended to be taken to enable the policy to be implemented;
- Explore whether a revision to the plan to replace or amend the policy is required.

2.8 In addition, the AMR is required to monitor identified core indicators by specifying:

- The housing land supply from the current Housing Land Availability Study, and;
- The number (if any) of net additional affordable and general market dwellings built in the LPA area.

These are both for the year of the AMR and for the full period since the LDP was first adopted.

### **Local Development Plan Manual (Edition 2, 2015)**

2.9 The 2006 LDP Manual outlined additional LDP indicators which the AMR should report on. These were incorporated into the LDP monitoring framework where relevant. Some of these indicators were adapted to better fit with local circumstances and some were discounted as being inappropriate. The revised LDP Manual has deleted many of the additional LDP indicators included in the first Manual. However, as some of these indicators are included in the adopted LDP monitoring framework the Council will continue to monitor these to ensure consistency. The revised manual incorporates a smaller number of additional core output indicators relating the housing provision, employment and retail matters. However, as these are not included in the adopted monitoring framework it is not considered appropriate to include these retrospectively. Rather any necessary changes to the monitoring framework will be considered as part of the LDP revision process.

### **Monmouthshire LDP Monitoring Framework**

2.10 A Monitoring Framework is provided in Chapter Eight of the LDP comprising a series of 50 indicators, with corresponding targets and triggers for further action, in relation to the Plan's strategic policies. It also indicates the linkages between the Plan themes, objectives, strategic policies and other Plan policies. The indicators were developed in accordance with the above Welsh Government



Regulations and guidance on monitoring. The Monitoring Framework forms the basis of the AMR.

### **Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011)**

- 2.11 In addition the LDP and AMR must comply with European Directives and Regulations. The Sustainability Appraisal Report Addendum (2014) identifies a further set of indicators (61) that are used to monitor progress on sustainability issues. Whilst interlinked, these are set out separately from the LDP Policy Monitoring Framework and have been used in the AMR to measure the environmental, economic and social impacts of the LDP.
- 2.12 The completion of the AMR accords with the requirements for monitoring the sustainability performance of the Plan through the Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended).

### **AMR Format and Content**

- 2.13 The AMR has been designed to be a succinct and easily accessible document that can be used as a convenient point of reference for all strategic policy areas.
- 2.14 The structure of the AMR is as follows:

**Section 1 Executive Summary** - Provides a succinct written summary of the key monitoring findings.

**Section 2 Introduction** - Outlines the requirement for, the purpose and structure of the AMR.

**Section 3 Contextual Information** - Provides a brief overview of the relevant contextual information which, although outside the remit of the Plan, could affect the performance of the LDP policy framework. Policy specific contextual information is provided in the relevant policy analysis section.

**Section 4 LDP Monitoring Process** - Explains the monitoring process undertaken.

**Section 5 LDP Monitoring - Policy Analysis** - Provides a detailed analysis of the effectiveness of the LDP policy framework in delivering the identified aims/outcomes and targets, together with recommendations for further action.

**Section 6 Sustainability Appraisal Monitoring** - Provides an assessment of the LDP's performance against the SA monitoring indicators.

**Section 7 Conclusions and Recommendations** – Gives an overview of the AMR findings with reference to the analysis made in the preceding sections and, where relevant, provides recommendations on issues that require further consideration.

**Publication** – The AMR will be published on the Council’s website.

### **Future Monitoring**

- 2.15 The broad structure of the AMR should remain the same from year to year in order to provide ease of analysis between successive reports. However, given that the monitoring process is dependent upon a wide range of statistical information that is sourced from both the Council and external sources, any changes to these sources could make certain indicators ineffective or out-dated. Accordingly, the monitoring framework may evolve over the Plan period and AMRs will be used as a means of identifying any such inevitable changes to the framework.

### **LDP Review and Revision**

- 2.16 The 2016 Monmouthshire AMR recommended an early review of the LDP as a result of the need to address the shortfall in the housing land supply and to facilitate the identification and allocation of additional housing land. The 2017 AMR confirmed the recommendation to continue with an early review of the LDP due to the housing land supply shortfall.
- 2.17 A full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a replacement LDP. It also concluded that the Monmouthshire LDP should be revised on an individual basis, rather than, jointly with adjacent Local Planning Authorities.
- 2.18 The Council resolved in May 2018 to commence work on a replacement LDP for the County (excluding the area within the BBNP) which will cover the period 2018-2033. The Replacement LDP is being prepared in accordance with the Delivery Agreement which will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.

## 3 Contextual Information

- 3.1 This section provides a brief summary of the relevant contextual material that has been published during the current monitoring period. This includes national legislation and relevant plans, policies and strategies at the national, regional and local level. Any potential overall implications for the LDP as a whole are outlined where appropriate. General economic trends which have occurred since the LDP's adoption are also set out, together with progress on key supplementary planning guidance.
- 3.2 Contextual information which is specific to a particular LDP policy area is provided in the relevant policy analysis section for ease of reference and is therefore not repeated in detail here.

### **Legislative Changes**

#### **Sustainable Drainage Systems (SuDS) on New Developments**

- 3.3 Following Welsh Government consultations (May 2017 to February 2018), the Welsh Minister for the Environment signed the Commencement Order, on 1st May 2018, to bring Schedule 3 of the Flood and Water Management Act 2010 into force in Wales. As a result, from 7th January 2019, all proposed new developments in Wales must include Sustainable Drainage Systems (SuDS) which comply with the Welsh Ministers' Standards; and in Monmouthshire will be signed off by the Council as the SuDS Approving Body (SAB). It is considered that the Implementation of Sustainable Drainage Systems on New Developments has no significant implications for the adopted LDP (Policy S12 on 'Efficient Resource Use and Flood Risk' and Policy SD4 on 'Sustainable Drainage' make provisions for SuDS). This will be given further consideration as part of the LDP revision process.

### **National Planning Policy**

#### **National Development Framework (NDF)**

- 3.4 The Welsh Government has commenced work on the production of a National Development Framework (NDF) which will replace the Wales Spatial Plan. The NDF will set out the 20 year spatial framework for land use in Wales, providing a context for the provision of new infrastructure/growth. It will concentrate on development and land use issues of national significance which the planning system is able to influence and deliver. The Welsh Government undertook a consultation on the NDF Issues, Options and Preferred Option during the early part of the current monitoring period (30 April – 20 July 2018). A report summarising the responses to the consultation exercise, the Welsh Government's response and outlining the next steps, will be made available in the next monitoring period. The Draft NDF will also be published for consultation

during the next monitoring period. Future progress on the NDF and any subsequent implications for the Replacement LDP will be reported in future AMRs. It is expected that the NDF will be adopted in September 2020.

### **Planning Policy Wales (PPW) (Edition 10)**

- 3.5 Planning Policy Wales (Edition 10) was published in December 2018. In light of the Well-being of Future Generations (Wales) Act 2015, PPW has been restructured into policy themes around the well-being goals with policy updated to reflect new Welsh Government strategies and policies. Any implications for the Replacement LDP will be reported in future AMRs as the Plan progresses. Of particular note, PPW10 emphasises the importance of place-making, green infrastructure and the sustainable travel hierarchy.

### **Welsh Government Circular 005/2018 'Planning for Gypsy, Traveller and Showpeople Sites'**

- 3.6 Circular 005/2018 was published in June 2018, following consultation on a draft Circular in early 2017. It supersedes advice contained in Circular 30/2007 'Planning for Gypsy and Traveller Caravan Sites'; Circular 78/91 'Travelling Showpeople'; and Circular 76/94 'Gypsy Sites Policy and Unauthorised Camping'; which have been cancelled. The circular reflects provisions contained in the Housing (Wales) Act 2014 to ensure local authorities meet the accommodation needs and provide sites for Gypsies and Travellers through the planning system. It outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim. It is considered that Circular 005/2018 on 'Planning for Gypsy, Traveller and Showpeople Sites' has no significant new implications for the adopted LDP. Further consideration will be given to the Circular as part of the LDP revision process.

## **Regional Context**

### **Strategic Development Plans (SDP)**

- 3.7 The Planning (Wales) Act provides a legal framework for the preparation of Strategic Development Plans. This will allow larger than local issues such as housing demand, search areas for strategic employment sites and supporting transport infrastructure, which cut across a number of local planning authorities, to be considered and planned for in an integrated way. SDPs will address cross-boundary issues at a regional level and must be in general conformity with the NDF. The Regulations make reference to three potential strategic planning areas including South East Wales.
- 3.8 On 29th January 2018 the Cardiff Capital Region Cabinet agreed that work should commence on a Strategic Development Plan (SDP) for the region which includes

Monmouthshire. A SDP Project Group<sup>3</sup> was established during the last monitoring period tasked with progressing key options for the SDP, including SDP boundary, governance, timescale and scope. Regional work continued on these key SDP matters during the current monitoring period. Future progress on the SDP and any subsequent implications for the Replacement LDP will be reported in future AMRs.

### **Cardiff Capital Region and City Deal**

- 3.9 The Cardiff Capital Region (CCR) is made up of an area of South East Wales, consisting of the ten local authorities, including Monmouthshire. These local authorities are working collaboratively to seek to tackle issues that affect the whole of the region, such as worklessness and poor transportation links, with the aim of working together and collaborating on projects and plans for the area. The Authorities forming the Capital Region are progressing the City Deal to fund projects aimed at boosting the competitiveness of the region over the next 20 years. The CCR City Deal will help boost economic growth by improving transport links, increasing skills, helping people into work and giving businesses the support they need to grow. It will also establish strong governance across the region through the Cardiff Capital Region Joint Cabinet. The progress of the Cardiff Capital Region agenda, City Deal Bid and any subsequent implications for the LDP will be given further consideration in subsequent AMRs where appropriate and as part of the LDP revision process. This investment represents a significant opportunity for Monmouthshire and for the region.

### **Local Context**

#### **Monmouthshire Well-being Assessment and Plan**

- 3.10 Under the provisions of the Well-being of Future Generations Act every Public Service Board (PSB) in Wales was required to publish a Well-being Plan by May 2018. Replacing the Single Integrated Plan (SIP), the plans were to look at the economic, social, environmental and cultural well-being of each county and have clear links with the LDP. The Monmouthshire Public Service Board Well-Being Plan was published during the last monitoring period. PSB partners are working on detailed action plans which set out how they will deliver the steps identified in the Well-Being Plan. The prioritised steps for 2018-19 are set out in the 2019 Annual Report which provides details of the progress made with each of these steps. Further progress on the implementation of the Local Well-being Plan will be reported in subsequent AMRs insofar as it relates to the LDP.

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<sup>3</sup> SDP Project Group comprises heads of planning and planning policy managers from the 10 local planning authorities in South East Wales.

## **Future Monmouthshire**

- 3.11 Monmouthshire County Council embarked on a project to re-evaluate the needs and aspirations of our communities and how a 'Council of the Future' will seek to meet those challenges. The community engagement work ran alongside and was integral to work on the Local Well-being Plan. The results of this engagement and other relevant evidence gathered for this exercise will be of relevance to the LDP revision.

## **Monmouthshire Community Infrastructure Levy (CIL) Update**

- 3.12 The Wales Act 2017 devolved CIL to the Welsh Government. To date the Welsh Government has given no indication of its likely approach to CIL. Given the uncertainty over the measure, therefore, further implementation of CIL in Monmouthshire has been held in abeyance. The progress of the CIL and any subsequent implications for the LDP/Replacement LDP will be given further consideration in successive AMRs where appropriate.

## **Monmouthshire 21<sup>st</sup> Century Schools**

- 3.13 Of note work on two 21<sup>st</sup> Century Schools in the County has been completed, Monmouth School and Caldicot School, with work continuing on other 21<sup>st</sup> Century Schools in the County. This reflects a key corporate priority of children having the best possible start in life and no-one being left behind.

## **General Economic Trends**

### **Economic Activity**

- 3.14 Key economic activity data for Monmouthshire and Wales from the LDP base date of 2011 to the current monitoring period is shown in the tables below. The data demonstrates that during the current monitoring period whilst the percentage of the economically active who are in employment has decreased marginally, the percentage of the economically active who are unemployed has also decreased, at 3.0% it is only slightly higher than the lowest level recorded in 2016/17. The proportion of those economically active who are unemployed in the County remains significantly lower than the Wales figure. The Gross pay for full-time workers in the County remains at a higher level in Monmouthshire than in Wales as a whole (+23%). Such changes are not considered to be so significant as to have any implications for the LDP. These economic indicators will be considered in subsequent AMRs and any potential implications recorded.



### Economically Active – In Employment

	Monmouthshire	Wales
April 2011-March 2012	73.8%	66.7%
April 2012-March 2013	74.2%	67.6%
April 2013-March 2014	73.0%	69.5%
April 2014-March 2015	74.5%	69.3%
April 2015-March 2016	78.8%	71.1%
April 2016-March 2017	76.5%	71.4%
April 2017-March 2018	78.0%	72.7%
April 2018-March 2019	77.7%	73.1%

Source: Nomis (Annual Population Survey, July 2019)

### Economically Active – Unemployed

	Monmouthshire	Wales
April 2011-March 2012	5.1%	8.4%
April 2012-March 2013	5.6%	8.3%
April 2013-March 2014	5.1%	7.4%
April 2014-March 2015	4.9%	6.8%
April 2015-March 2016	3.3%	5.4%
April 2016-March 2017	2.9%	4.4%
April 2017-March 2018	3.5%	4.9%
April 2018-March 2019	3.0%	4.5%

Source: Nomis (Annual Population Survey, July 2019)

### Gross Weekly Pay Full-Time Workers (Earnings by Residence)

	Monmouthshire	Wales
2011	£560.3	£455.1
2012	£530.7	£454.9
2013	£579.5	£475.3
2014	£582.1	£480.0
2015	£610.5	£487.6
2016	£619.4	£499.2
2017	£619.6	£505.9
2018	£638.5	£518.6

Source: Nomis (Annual Population Survey, July 2019)

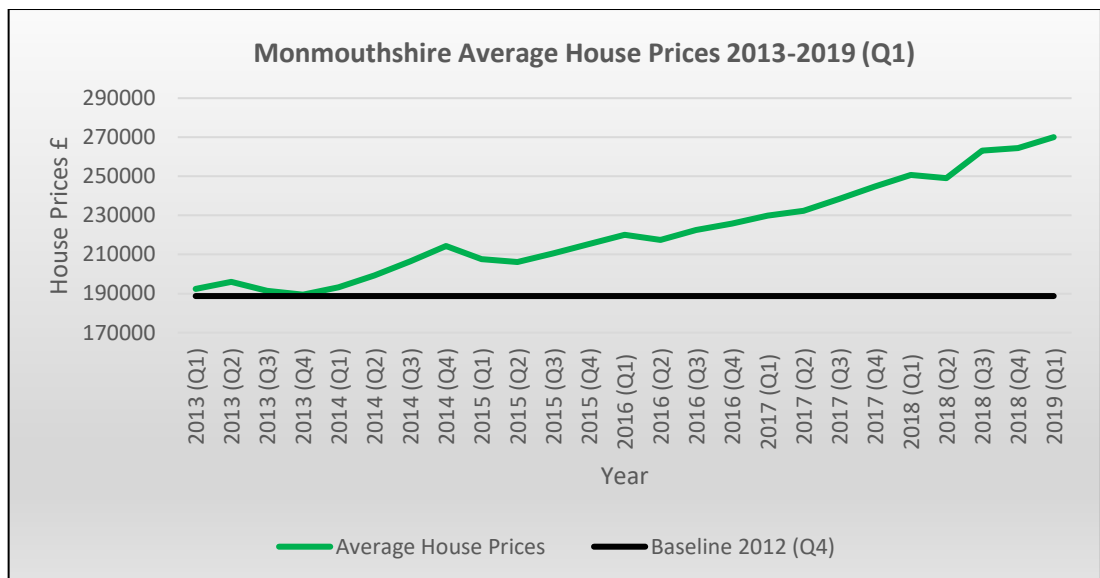
- 3.15 Evidence continues to suggest that the income for economically active women who both live and work within the County is significantly lower than that of men within the same category. It is unlikely that this is something that the land use planning system can directly influence, however, further consideration will be given to this, if relevant, via the Replacement Plan.

### House Prices

- 3.16 As demonstrated in the graph below, Land Registry data indicates that average house prices in Monmouthshire have increased over the current monitoring period. Subsequently, average prices in quarter 1 2019 (January to March) at £270,061 were higher than the 2012 quarter 4 baseline price (£188,720). If the

average house price trend data recorded exceeds the identified trigger for further investigation set out in relation to Policy S4, the Council will consider re-assessing the viability evidence which informed the affordable housing policy targets. This is given further consideration in the policy analysis section relating to Policy S4.

- 3.17 The abolishment of the Severn Bridge tolls in December 2018 and plans for the South East Wales Metro, together with wider opportunities associated with the Cardiff Capital Region City Deal agenda, could have potential impacts on house prices in Monmouthshire. The M4 relief road public inquiry concluded and the Inspector provided his recommendation to the Minister during this monitoring period. Any such impacts will be considered in subsequent AMRs and through the LDP revision process.



Source: Land Registry UK House Price Index (July 2019)

### Supplementary Planning Guidance (SPG)

- 3.18 Additional draft SPG has been prepared during this monitoring period, namely Revised Affordable Housing and Draft Infill Development. Consultation and progression through to adoption of both will take place during the next monitoring period.

### Summary

- 3.19 As detailed above, revised/new national, regional and local plans, policies and strategies have emerged during the current monitoring period, some of which may have implications for the future implementation of the LDP and for the Replacement LDP. Subsequent AMRs will continue to provide updates on relevant contextual material which could affect the Plan's future implementation/Replacement LDP.

## 4 LDP Monitoring Process

### How is the LDP Monitored?

- 4.1 Section 5 provides a detailed analysis of the effectiveness of the LDP policy framework in delivering the identified policy aims/outcomes and targets, together with appropriate recommendations for further action. Consideration is also given to any significant policy specific contextual issues that have arisen over the monitoring period which could affect policy implementation. Aligned with the LDP monitoring framework, the analysis is grouped according to the Plan's strategic policies and is structured as follows:

<b>Monitoring Aims / Outcomes</b>	The monitoring aim / outcome identifies what each strategic policy is seeking to achieve. Supporting objectives, development management and site allocation policies are also set out to demonstrate the interlinkages between the policies.
<b>Contextual information</b>	Significant contextual information that has been published over the monitoring period is outlined where relevant to a particular strategic policy. This will enable the AMR to determine whether the performance of a policy has been affected by contextual changes. These can include new or amended legislation, national, regional and local plans, policies or strategies as well as external social and economic trends which could affect the delivery of the LDP such as economic conditions. Any such changes lie outside the remit of the LDP.
<b>Indicators, targets and triggers</b>	<p>Policy performance recorded during the monitoring period in relation to the indicators and relevant targets /triggers for further investigation is set out for each strategic policy.</p> <p>The targets and triggers for certain indicators have been sub-divided to enable the effective monitoring of these indicators. This includes indicators relating to the following strategic policies:</p> <ul style="list-style-type: none"> <li>• S1 Spatial Strategy</li> <li>• S3 Strategic Housing Sites</li> <li>• S4 Affordable Housing</li> <li>• S6 Retail</li> <li>• S8/S9 Enterprise and Economy/ Employment Sites Provision</li> </ul> <p>The total number of targets and triggers in the monitoring framework has subsequently increased.</p>

	<p>Where relevant, indicator data recorded in previous AMRs is provided in the tables. Such data is colour coded (i.e. red, amber, green) to enable trends to be readily identified.</p>
<p><b>Analysis</b></p>	<p>Having regard to the indicators, relevant targets, triggers and monitoring outcomes, the AMR assesses whether the Plan’s strategic policies are being implemented as intended and whether the LDP objectives and strategy are being achieved. This includes the identification and further investigation of any policy that fails to meet its target and/or has reached its trigger point. However, the fact that a policy reaches its trigger level does not automatically imply that the policy is failing. The analysis will consider whether such performance may be due to extraneous circumstances or could be justified in the context of the overall policy framework.</p> <p>The analysis excludes those indicator targets with no applicable planning applications or completions to assess during the monitoring period. These totalled 3 during the current monitoring period.</p>
<p><b>Recommendations</b></p>	<p>Taking account of the policy analysis, appropriate recommendations are provided including a statement of any necessary actions required. If policies are found to be failing the AMR will set out clear recommendations on what, if anything, needs to be done to address this.</p> <p>Consideration of the LDP against all of the information gathered over the monitoring period will allow the Council to determine whether a review of the Plan is required.</p>

**Policy Performance Traffic Light Rating**

4.2 As a visual aid in monitoring the effectiveness of the Plan’s strategic policies and to provide a quick reference overview of policy performance a ‘traffic light’ rating is included for relevant indicators as follows:

<b>55</b>	Policy targets/monitoring outcomes* are being achieved
<b>26</b>	Policy targets/monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy
<b>3</b>	Policy targets/monitoring outcomes* are not currently being achieved with subsequent concerns over the implementation of the policy
<b>2</b>	No conclusion can be drawn due to limited data

\*For those indicators with no target/trigger the monitoring outcomes are assessed and rated accordingly.

### **Replacement Indicators**

- 4.3 In instances where the Council has been unable to monitor an indicator or where an indicator has been superseded, an explanation will be provided in the relevant policy analysis section and, where appropriate, an alternative indicator will be identified. There may also be instances where it is necessary to amend an indicator, for example, to improve the clarity of the indicator or realign it with relevant data sets. In such cases an explanation will be provided in the relevant policy analysis section and the indicator amended as appropriate.

### **Triggers for Plan Review**

- 4.4 The Council is required to commence a full review of the LDP every four years.
- 4.5 As detailed in paragraphs 2.16-2.18, a full review of the Monmouthshire LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a replacement LDP. In May 2018 the Council resolved to commence work on a replacement LDP for the County (excluding the area within the BBNP) which will cover the period 2018-2033. Work commenced on the Replacement LDP during the current monitoring period.

### **Sustainability Appraisal Monitoring Framework**

- 4.6 The Sustainability Appraisal Monitoring expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. The SA identifies 17 objectives and 61 indicators to measure the environmental, economic and social impacts of the LDP. This is set out in Section 6 of the AMR.

## 5 LDP Monitoring – Policy Analysis

- 5.1 This section provides a detailed assessment of whether the Plan’s strategic policies, and associated supporting policies, are being implemented as intended and whether the LDP objectives and strategy are being achieved. Appropriate recommendations are subsequently provided, together with necessary actions to address any policy implementation issues identified through the monitoring process. Aligned with the LDP, the analysis is set out in strategic policy order.



## Spatial Strategy

**Monitoring Aim/Outcome:** New housing development to be distributed in accordance with the LDP Spatial Strategy

**Strategic Policy:** S1/S2 Spatial Distribution of New Housing Provision

**LDP Objectives Supported:** 1, 3 & 4

### Contextual Changes

Of note, additional information on Monmouthshire’s current housing land availability, including dwelling completions/permissions and their location, is available in the 2019 Joint Housing Land Availability Study (JHLAS) which can be accessed via the following link:

<http://www.monmouthshire.gov.uk/planning-policy/housing-land-supply>

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
Proportion of new housing development provided in accordance with the spatial strategy Policy S1 / settlement hierarchy set out in Policy S2*	Location of new residential development should correspond to the requirements set out in the Tables to Policy S2:	Housing completions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	<b>Dwelling Completions</b>
	<b>a) Main towns 41%</b>  <i>(2014-15: 27%)</i> <i>(2015-16: 40.2%)</i> <i>(2016-17: 38.2%)</i> <i>(2017-18: 71.3%)</i>		<b>60.3%</b>
	<b>b) Severnside Settlements 33%</b>  <i>(2014-15: 43%)</i> <i>(2015-16: 8.1%)</i> <i>(2016-17: 19.3%)</i> <i>(2017-18: 5.4%)</i>		<b>16.9%</b>

	<b>c) Rural Secondary Settlements 10%</b>  <i>(2014-15: 6%)</i> <i>(2015-16: 37.2%)</i> <i>(2016-17: 21.4%)</i> <i>(2017-18: 12.2%)</i>		<b>16.7%</b>
	<b>d) Rural General 16%</b>  <i>(2014-15: 24%)</i> <i>(2015-16: 14.5%)</i> <i>(2016-17: 21%)</i> <i>(2017-18: 11.1%)</i>		<b>6.1%</b>

### Analysis – Dwelling Completions

#### a) Main Towns

Of the 443 dwelling completions recorded during the monitoring period, 60.3% (267 homes) were in the County's main towns which is higher than the identified target of 41%, the trigger for this indicator has consequently been met. The vast majority of these completions were in Monmouth (60%, 160 homes). Chepstow accounted for 47 completions over the monitoring period (all market homes) and Abergavenny 60 homes. Of the completions in Monmouth, the bulk of the completions were located on the LDP allocated Wonastow Road site (SAH4) (145 homes); Of the completions in Abergavenny 32 homes were located on the LDP allocated Deri Farm site (SAH1), with a further 20 completions on a large windfall site\*\* (The Hill). In Chepstow the bulk of completions (35) were located on a large windfall site (Osborn International); the remainder related to completions on small sites\*\*\*.

Three quarters of completions (201 homes) in the main towns were general market dwellings, with the remaining quarter relating to affordable dwelling completions (66 homes). In Abergavenny this comprised 8 homes at Deri Farm and in Monmouth 58 homes at Wonastow Road.

The LDP allocated site at Wonastow Road, Monmouth granted permission in November 2015 is progressing well accounting for over half 54% (145 homes) of total main town completions. In addition to this, the LDP allocated site at Deri Farm which obtained full planning permission in the last monitoring period recorded 32 completions. Further details on the progress of these sites is set out in the analysis of strategic housing sites (Policy S3).

The percentage of dwelling completions recorded in the main towns during this monitoring period (60.3%) remains considerably higher than in the first three monitoring periods (2016 – 2017, 38.2%, 2015 – 2016, 40.2% and 2014 – 2015, 27%). This is predominately attributable to the number of completions on the allocated sites at Wonastow Road, Monmouth (54% of total completions) Deri Farm, Abergavenny

(12% of total completions) as well as large windfall sites in Abergavenny (7% of the total completions) and Chepstow (13% of the total completions).

The exceedance of the target within this indicator is considered to signal a temporary issue with the delivery of the Plan's spatial strategy, rather than an issue with the effectiveness of the strategy itself. While there is a higher proportion of overall completions than in previous monitoring periods, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the main towns. It is recognised that the allocated sites at Wonastow Road, Monmouth and Deri Farm, Abergavenny together with large windfall sites in Abergavenny and Chepstow accounted for the vast majority of completions, all of which are in accordance with the spatial strategy. The Council will nevertheless continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

#### **b) Severnside Settlements**

16.9% (75 homes) of dwelling completions recorded during the monitoring period were in Severnside settlements which is substantially lower than the identified target of 33% for this area. The trigger for this indicator has subsequently been met. The majority (44%) of these completions were on the former Sudbrook Paper Mill site (SAH7) which recorded 33 completions of which 10 were affordable. A large windfall site at Neddern Way in Caldicot also made a significant contribution to the number of completions, 25 homes (33%) all of which were affordable homes. The remaining completions, 10 homes, are attributable to small windfall sites, all of which were general market dwellings.

The lower than anticipated completion rate may be expected as allocated LDP sites in the Severnside area, which are in accordance with the spatial strategy, have not yet all been granted permission. It is anticipated that as these sites obtain permission and are developed the proportion of completions in the Severnside Settlements will align more closely with the target figure of 33%. A Reserved Matters application for Phase 1 of the Rockfield Farm, Undy site (SAH5) gained permission during this monitoring period and is expected to progress further in the next monitoring period increasing the number of completions in the Severnside area, whilst the Crick Road site (SAH2) gained outline permission during the current monitoring period. Nevertheless, delivery of these sites is slower than anticipated as detailed in the analysis of strategic housing sites (Policy S3).

Whilst the completion rate recorded in Severnside during the current monitoring period is lower than the identified target, as noted above this is to be expected due to the slower than anticipated delivery of LDP Strategic Sites in the Severnside area. This indicator is considered to signal a temporary issue with the delivery of the Plan's spatial strategy, rather than an issue with the suitability or effectiveness of the strategy itself. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

**c) Rural Secondary Settlements**

16.7% (74 homes) of all dwelling completions recorded during the monitoring period were in the County's Rural Secondary Settlements. This is above the identified target of 10% but within the +/-10% flexibility. Accordingly, the trigger for further investigation has not been reached.

The allocated site at Usk Road, Penperlleni (SAH10(ii)) accounted for the majority (86%) of completions (64 homes). Of the remaining homes all were small sites\*\*\*, 4 homes in Llanfoist, a further 3 homes in Penperlleni, an affordable dwelling in Raglan and 2 homes in Usk.

Nearly two thirds of the completions (50 homes) were general market dwellings, with the remaining 24 homes relating to affordable dwelling completions (Usk Road, Penperlleni, 23 homes and a site in Raglan, 1 home).

The completion rate in the Rural Secondary Settlement's is higher than the last monitoring period but lower than the previous two monitoring periods (2016 – 2017, 21.4% and 2015 – 2016, 37.2%) .

It is notable that not all of the allocated LDP sites in the Rural Secondary Settlements have sufficiently progressed to generate completions during the monitoring period. It is anticipated that as the allocated sites are progressed and developed in Raglan and Usk the proportion of completions in these settlements will align with the target figure.

In view of the above, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the Rural Secondary Settlements. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the plan period.

**d) Rural General**

6.1% (27 homes) of all dwelling completions recorded during the monitoring period were in the County's rural general areas which is below the identified target (16%) but within the +/-10% flexibility. Accordingly, the trigger for further investigation has not been reached.

As may be expected in rural areas, the majority of completions are accounted for by small sites (22 homes). Of these, 19 were general market dwellings and 3 were affordable dwellings. The affordable dwellings were as a result of the development of a rural exception site in Forge Road, Tintern. One allocated main village site was completed over the monitoring period, Land north of the Minor Road, Shirenewton (SAH11(xiv)(a)), this contributed a further 5 completions of which 3 were affordable.

A number of Main Village sites are progressing with further completions expected during the next monitoring period. As the Plan's allocated main village sites (SAH11) are developed, together with continued opportunities for small site conversions and infill development, it is anticipated that the proportion of completions in these

settlements will align more closely with the target figure of 16% over the plan period. Of note, the delivery of Main Village sites will be given further consideration as part of the LDP revision process.

The completion rate in the County's rural areas is the lowest recorded since monitoring began. Generally, however, the completion rate in rural general areas has been within +/-10% of the identified target and the trigger for further investigation has not been met during any monitoring period. In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the rural general areas as set out in Policy S1 and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

**Recommendation**

a) No action is currently required. Continue to monitor, however, see comments in relation to allocated strategic housing sites (Policy S3).

b) No action is currently required in relation to the Plan's strategy. Continue to monitor, however, see comments in relation to allocated strategic housing sites (Policy S3).

c) No action is currently required. Continue to monitor.

d) No action is currently required. Continue to monitor.

\*Dwelling completions and permissions are monitored in order to gain a comprehensive picture of the spatial strategy's implementation

\*\*Large site windfall >10 dwellings

\*\*\*Small site windfall <10 dwellings

<b>Indicator</b>	<b>Target</b> <i>(Previous AMR Performance)</i>	<b>Trigger for Further Investigation</b>	<b>Performance 1 April 2018–31 March 2019</b>
Proportion of new housing development permitted in accordance with the spatial strategy Policy S1 / settlement hierarchy set out in Policy S2*	Location of new residential development should correspond to the requirements set out in the Tables to Policy S2:  <b>e) Main towns 41%</b> <i>(2014-15: 81%)</i> <i>(2015-16: 31%)</i> <i>(2016-17: 30.2%)</i> <i>(2017-18: 59.61%)</i>	Housing permissions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	<b>Dwelling Permissions</b> <b>29.7%</b>

	<b>f) Severnside Settlements 33%</b>  <i>(2014-15: 11%)</i> <i>(2015-16: 10%)</i> <i>(2016-17: 54.1%)</i> <i>(2017-18: 24.15%)</i>		<b>53.4%</b>
	<b>g) Rural Secondary Settlements 10%</b>  <i>(2014-15: 1%)</i> <i>(2015-16: 37%)</i> <i>(2016-17: 5.2%)</i> <i>(2017-18: 10.26%)</i>		<b>8.1%</b>
	<b>h) Rural General 16%</b>  <i>(2014-15: 7%)</i> <i>(2015-16: 22%)</i> <i>(2016-17: 10.5%)</i> <i>(2017-18: 5.98%)</i>		<b>8.7%</b>

**Analysis – Dwelling Permissions**

Dwelling permissions in Monmouthshire are lower than recorded during the last monitoring period (down from 1238 to 595). The decrease is due to the majority of allocated LDP Strategic Sites already having planning permission. A large proportion of the 598 is attributable to the permissions obtained for the allocated LDP sites at Crick Road, Portskewett (291 homes) and Chepstow Road, Raglan (45 homes) which collectively accounted for half (56%) of all permissions recorded in the County over the current monitoring period. The large windfall site at Rockfield Road, Monmouth totalled 70 dwellings accounting for 12% of all permissions.

**e) Main Towns**

Of the 595 homes granted planning permission during the monitoring period, 29.7% (177 homes) were in the County’s Main Towns. As this is 11.3% lower than the identified LDP target (41%), the trigger for further investigation has been reached.

Three sites accounted for the majority of dwellings permitted over the monitoring period in the Main Towns, two of which are considered to be windfall sites; 47 homes at the former Magistrates Court in Abergavenny and 24 homes at 17–25 Brecon Road, Abergavenny. An unallocated site at Rockfield Road, Monmouth for 70 homes was also permitted in accordance with the Council’s policy approach to unallocated sites which seeks to address the shortfall in the housing land supply. Although small sites accounted for 13 planning permissions in the main towns, they accounted for 18 of the homes permitted – 11 in Abergavenny, 4 in Monmouth and 3 in Chepstow. The remaining 18 homes related to conversions. Of note, 136 (77%) of the dwellings permitted in the main towns during the

monitoring period were for general market dwellings and 41 (23%) were for affordable dwellings, with 16 in Abergavenny and 25 in Monmouth.

Abergavenny accounted for the majority of dwelling permissions recorded (51.4%), with Monmouth accounting for 43.5%. Chepstow only accounted for 5.1%.

This position reflects the analysis in the 2017-2018 AMR which anticipated that the proportion of permissions in the main towns would decrease in the 2018-2019 AMR due to the allocated Strategic Housing Sites in Abergavenny, Monmouth and Chepstow gaining planning permission in previous monitoring periods. An update on the progression of allocated sites in the main towns is provided in the strategic sites policy analysis (Policy S3).

In view of the above, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the main towns and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

#### **f) Severnside Settlements**

Over half (53.4%, 318 homes) of the 595 dwellings granted planning permission during the monitoring period were in Severnside settlements. This is above the identified target for this area (33%) accordingly, the trigger for further investigation has been reached.

The allocated site at Crick Road (SAH2) accounts for the majority of dwelling permissions recorded in the Severnside settlement (291 homes, 91.5%) over the monitoring period. A windfall site at the former White Hart Inn, Sandy Lane, Caldicot accounted for an additional 16 dwellings permitted. Small sites accounted for the remaining permissions in Severnside – 7 dwellings in Caldicot, 3 dwellings in Rogiet and 1 dwelling in Undy. Of the dwellings permitted in Severnside settlements, 237 (74.5%) were for market homes and 81 (25.5%) for affordable homes (73 at Crick Road, Portskewett, 4 at Elm Road, Caldicot and 4 at the former White Hart Inn, Caldicot).

While the proportion of development permitted in Severnside settlements is higher than the previous monitoring period (2017 – 2018, 24.15%) this is attributable to the permission at the Crick Road, Portskewett site. This is the only Strategic Housing Site granted planning permission over the 2018- 2019 monitoring period.

There is one further strategic housing allocation in Severnside that is yet to receive planning permission. This, coupled with continued opportunities for windfall/small sites, should ensure continued alignment with the spatial strategy as set out in Policy S1. An update on the progression of allocated sites in Severnside is provided in the Strategic Sites policy analysis (Policy S3).

The permission at the Crick Road, Portskewett site during the current monitoring period shows further progression of the Strategic Sites in the Severnside area. As indicated in the analysis of Policy S3, there is no evidence to suggest that the remaining site allocations in Severnside are not deliverable or that their allocation needs to be reviewed.

The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

**g) Rural Secondary Settlements**

48 (8.1%) of all dwellings permitted during the monitoring period were in the County's rural secondary settlements. This is close to the target of 10%, accordingly, the trigger for further investigation has not been reached.

The allocated housing site at Chepstow Road, Raglan accounted for the majority of homes permitted (45 homes, 94%). Of these, 29 related to market dwellings and 16 to affordable dwellings. Small sites accounted for the remainder – 1 each in Usk, Raglan and Penperlleni, all of which were for general market dwellings.

Evidently, the proportion of permissions recorded in the rural secondary settlements was boosted by the Chepstow Road, Raglan site. There has been limited progression with the remaining allocated LDP site in the Rural Secondary Settlements in Usk which has not yet acquired permission, but as the remaining allocated sites are progressed and developed the proportion of completions will align with the target figure.

In view of the above, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the rural secondary settlements. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the plan period.

**h) Rural General**

52 (8.7%) of all dwellings permitted during the monitoring period were in the County's rural areas. While this is lower than the identified LDP target (16%) it is within the +/-10% flexibility. Accordingly, the trigger for further investigation has not been reached.

Unsurprisingly, small sites accounted for the majority of the dwelling permissions recorded in a range of rural settlements throughout Monmouthshire (62%, 32 homes). Two LDP allocated main village sites at Dingestow (SAH11(iii)) and Llanvair Kilgeddin (SAH11(x)) gained planning permission over the monitoring period accounting for a further 20 homes in total (38%) over the monitoring period, (12 affordable, 8 general market). Regarding the small sites specifically, the largest site related to 4 homes in Llanilio Crossenny - a 100% Affordable Housing Rural Exceptions Site. The remaining homes predominately related to small scale infill opportunities and barn conversions. A total of 36 market dwellings were permitted and 16 affordable dwellings (9 in Dingestow, 3 in Llanvair Kilgeddin and 4 in Llanilio Crossenny).

Permissions recorded in rural areas during this monitoring period are higher than the 2017-2018 AMR (5.98%) and is more in line with the 2016 – 2017 (10.5%) AMR. Despite variations in previous AMRs, the proportion of permissions in the County's rural areas recorded has been within + / - 10% of the target since adoption, meaning that the trigger for further investigation has not been met to date which signifies that there are no significant concerns with the permissions achieved in rural areas.



It is anticipated that the progression of all LDP site allocations, including those within the County's Main Villages, will ensure that the proportion of permissions in rural settlements continue to reflect the identified target and enables improved alignment with the spatial strategy.

In view of the above, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the County's rural settlements. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the plan period.

**Recommendation**

e) No action is currently required. Continue to monitor.

f) No action is currently required. Continue to monitor.

g) No action is currently required. Continue to monitor.

h) No action is currently required. Continue to monitor.

\*Dwelling completions and permissions are monitored in order to gain a comprehensive picture of the spatial strategy's implementation

## Housing Provision

**Monitoring Aim/Outcome:** To provide 4,500 dwelling units (including 960 affordable dwelling units) in the County over the plan period.

**Strategic Policy:** S2 Housing Provision

**LDP Objectives Supported:** 1, 3 & 4

**Other LDP Policies Supported:** H1-H9, SAH1-SAH11

### Contextual Changes

Welsh Government Circular 005/2018 'Planning for Gypsy, Traveller and Showpeople Sites' was published in June 2018. The circular reflects provisions contained in the Housing (Wales) Act 2014 to ensure local authorities meet the accommodation needs and provide sites for Gypsies and Travellers through the planning system. It outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. The number of additional general market and affordable dwellings built over the plan period*	Up to 488 dwellings to be built per annum 2013-2021  <i>(2014-15: 205)</i> <i>(2015-16: 234)</i> <i>(2016-17: 238)</i> <i>(2017-18: 279)</i>	10% less or greater than the LDP strategy build rate for 2 consecutive years	<b>443</b>
2. Housing land supply*	Maintain a minimum 5 year housing land supply throughout the plan period  <i>(2014-15: 5.0)</i> <i>(2015-16: 4.1)</i> <i>(2016-17: 4.0)</i> <i>(2017-18: 3.9)</i>	Less than a 5 year housing land supply in any 1 year	<b>4.0</b>

3. Density of housing permitted on allocated sites♦	Meet the target densities set out in site allocation policies SAH1 to SAH10	Planning permissions granted that do not meet these densities	<b>SAH2: 27dph SAH10(iii): 20.6 dph</b>
4. Review of Gypsy/ Traveller Accommodation Needs and Sites Study to be completed within two years of the LDP's adoption	If a need for additional site(s) is identified seek to allocate a suitable site by Spring 2017	Identified need not met by Spring 2017	<b>Gypsy Traveller Accommodation Assessment approved by WG January 2017. 8 pitches have been approved.</b>

### Analysis

1. 443 dwellings were built during the monitoring period (312 general market and 131 affordable). The trigger for this indicator has not been met as it is within 10% of the LDP AMR target.

The majority of completions were on allocated sites (279 homes, 63%), including Deri Farm, Abergavenny (32), Wonastow Road, Monmouth (145), Land South Usk Road, Penperlleni (64), Sudbrook Paper Mill (33) and Land East of Shirenewton (5). Small sites (including conversions) also accounted for a significant number of completions over this period, totalling 84 (19%). Three windfall sites accounted for the remaining 80 completions (18%), The Hill, Abergavenny (20), Brookside, Caldicot (25) and Osborn International, Chepstow (35).

The completions recorded were at their highest since adoption of the LDP at 443 dwellings which is closely aligned to the LDP AMR target of 488 dwelling completions per annum between 2014 and 2021. This figure, coupled with the completion rate of 956 dwellings recorded during the four monitoring periods since adoption (205 completions in 2014-2015; 234 completions in 2015 – 2016; 238 completions in 2016 – 2017 and 279 completions in 2017 - 2018), means that a total of 1399 dwelling completions have been recorded since the Plan's adoption in 2014.

Completions recorded during this period are substantially higher than the previous four monitoring periods. General market dwelling completions are consequently significantly higher than the last monitoring period (312 in 2018 - 2019 compared to 195 in 2017 – 2018) together with a higher number of affordable dwellings completions (131 in 2018 – 2019 compared to 84 in 2017 - 2018).

Given that an additional Strategic Housing Site gained permission during this monitoring period, it is anticipated that this combined with the other strategic site allocations will result in further completions on these sites during next year's monitoring period. The continued delivery of the LDP strategic housing sites in particular will enhance the completion rate in line with the identified target. An

update on the progression of allocated strategic sites is provided in the strategic sites policy analysis (Policy S3).

Six strategic site allocations had gained consent by the end of this monitoring period, and significant progress is being made on bringing the remaining strategic site forward, as indicated in the analysis of Policy S3. There is no evidence to suggest that the remaining strategic site allocation is not deliverable or that the allocation needs to be reviewed. The slow delivery rate of these sites, however seems to confirm the need for additional site allocations through a revised LDP.

The Council will continue to monitor dwelling completion rates closely in future AMRs to determine the effectiveness of the policy framework in enabling delivering both general market and affordable dwellings.

2. The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018 – 2019 period demonstrates that the County had 4.0 years' housing land supply. The overall total land supply is 2,911 homes, comprising 2,460 homes on large sites and 451 homes on small sites.

As indicated in the table below, this is the fourth consecutive year that the land supply has fallen below 5 years (based on the residual method prescribed in TAN1), and as such the trigger for this indicator has been met.

Where the land supply is less than 5 years, TAN1 states that local planning authorities should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.

The fundamental reason for the shortfall in the land supply is the slower than anticipated delivery rate of the LDP allocated sites. However, as indicated in the analysis above and in relation to Policy S3, the strategic sites are coming forward and there are no concerns with their deliverability. Those strategic sites with planning permission are being developed and an additional strategic site gained planning permission during this monitoring period, Crick Road, Portskewett.

The land supply has increased in the current monitoring period to 4.0 years which is reflective of the introduction and implementation of the Council's positive policy approach to unallocated sites. That is, where sites are a departure from the LDP but are otherwise acceptable in planning terms and accord with the identified 'ground rules' a recommendation for approval may be considered. One such site gained planning permission during the current monitoring period, Land West of Rockfield Road, Monmouth (70 dwellings). There has also been undoubted progress on allocated sites but despite this the housing land supply remains below 5 years. This suggests that there is a need for additional site allocations to increase the supply of housing land. It was noted in the previous three AMRs that a key way of achieving this would be through an early review/revision of the adopted LDP. The revision of the LDP commenced during the current monitoring period. The Council's has also introduced and implemented a positive policy approach to unallocated sites which

will assist in increasing the housing land supply. Monmouthshire is the only LPA in SE Wales to have seen its housing land supply increase during this monitoring period.

The TAN1 requirement for LPAs to base the 5 year housing land calculations on the residual method is also considered to be a contributing factor to the current shortfall in the Authority's land supply. It is worth noting that, under the previous TAN1 guidance, past build rates over the last ten years, Monmouthshire would have an 11 year housing land supply. This method of calculation was retracted in the revised TAN1: the point is simply made to help illustrate that this issue is not a simple case of the LDP being slow to deliver, it is a complex combination of rules around how land supply is measured and external economic factors affecting house building and the housing market. The Welsh Government commissioned research into TAN1 and housing land supply and Monmouthshire took part as a case study Authority. The results of this research remain with Welsh Government who may recommend changes to the way housing land availability is currently calculated, however, until such time any changes are made the current system applies.

<b>Study Date</b>	<b>Number of Years Supply</b>
1 April 2011-12	4.4
1 April 2012-13	3.6
1 April 2013-14	5.2
1 April 2014-15	5.0
1 April 2015-16	4.1
1 April 2016-17	4.0
1 April 2017-18	3.9
1 April 2018-19	4.0

3. The following allocated LDP sites\*\* acquired planning consent over the monitoring period with site densities as follows:

- Crick Road, Portskewett (SAH2) 291 homes, density of 27 dwellings per hectare.
- Land at Chepstow Road Raglan (SA10 (iii)) 45 homes, density of 20.6 dwellings per hectare.

The Crick Road, Portskewett site achieved a density that was slightly higher than the target of 26.02 as set out in the LDP. The Chepstow Road, Raglan site aligned with the target density of 20.64.

In view of the above, as both of the LDP allocations granted permission over the monitoring period met/slightly exceeded the required target densities, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to the density of housing permitted on allocated sites. The Council will continue to monitor this for the remaining allocated sites in order to determine the effectiveness of the spatial strategy over the Plan period.

4. The Council is committed to monitoring the accommodation needs of Gypsies and Travellers and has prepared a Gypsy Traveller Accommodation Assessment (GTAA) which was submitted to the Welsh Minster in the 2016 - 2017 monitoring period. The

aim of the assessment is to provide data which will identify Gypsy and Traveller pitch needs separately from wider residential demand and aspiration. A key finding of the assessment is that there is an estimated unmet need for eight pitches to 2021, based on overcrowding, unauthorised occupation and the likelihood of cultural aversion to conventional housing.

In accordance with the monitoring framework, as the identified need had not been met by Spring 2018 the trigger for further investigation has been reached, albeit that this matter is being progressed as detailed below.

In view of this and as previously reported, the Council's intention is to make provision for an appropriate site(s) to meet identified unmet need by working proactively with the Gypsy and Traveller households to establish their preference for site provision (private or Council). The findings of the GTAA process suggest that there is an aspiration within much of the Gypsy Traveller community for private site provision in Monmouthshire. Where necessary, the Council will work with and support Gypsy Traveller households to identify and develop suitable private sites to address the identified unmet need in accordance with the LDP policy framework. It is considered that the provision of such sites would be best dealt with through the existing LDP policy framework (Policy H8). If a private site(s) cannot be achieved there may be a need to identify a public gypsy/traveller site in accordance with the LDP policy framework.

During the last monitoring period, some progress was made in terms of progressing the recommendations of the GTAA, including the preparation and adoption of a Gypsy Traveller Pitch Accommodation Policy (adopted 28<sup>th</sup> February 2018). This Policy will provide a waiting list based on bands (levels) of need to assist in the allocation of pitches and is required before consideration can be given to the identification of suitable Gypsy Traveller sites. No Gypsy and Traveller sites were identified under the Policy in the current monitoring period.

As reported in the previous 2 AMRs, 2 planning applications for Gypsy/Traveller accommodation were refused over the 2016-17 period. The applications related to a private gypsy site comprising of an additional 5 pitches and associated development at land in Llangeview and a 4 pitch private Gypsy site in Llancayo. Both proposals were considered to be contrary to LDP policies in relation to development in the open countryside and it was considered that the applicants had failed to demonstrate that there were overriding exceptional circumstances that would outweigh the LDP policy framework. The Llangeview application (DC/2015/01424) was subsequently allowed at appeal in October 2017 for a permanent site for 7 pitches and associated development. The 4 pitch private Gypsy site in Llancayo (DC/2016/00297) was dismissed at appeal in December 2017 on all but one of the grounds. The inspector allowed it in respect of ground (g) only, relating to the period of compliance with the Enforcement Notice, extending the period from 2 months to 12 months. This decision is currently being challenged at the High Court by the appellant.

A planning application for a one family traveller site with 1 pitch at land north east of Llanvetherine (DM/2018/00205) was refused on grounds of highway safety during the current monitoring period. The applicant subsequently appealed the decision with an appeal hearing in February 2019. The appeal decision has not been received during the monitoring period.

LDP criteria-based policy H8 will be used to consider any applications for Gypsy/Traveller accommodation that arises in Monmouthshire.

**Recommendation**

1. Continue to progress the LDP revision.
2. Continue to progress the LDP revision.
3. No action required at present. Continue to monitor.
4. No action required at present. Continue to monitor.

\*Core Indicators

\*\*Indicator relates to SAH1 – SAH10 allocated sites only. Therefore excludes allocated Main Village sites (SAH11).

◆Amended to delete reference to ‘average’ for clarification. The indicator seeks to monitor the density achieved on allocated sites, rather than average density.

## Strategic Housing Sites

**Monitoring Aim/Outcome:** To deliver the strategic housing sites in accordance with strategic policy S3 and site allocation policies SAH1-SA7.

**Strategic Policy:** S3 Strategic Housing Sites

**LDP Objectives Supported:** 1, 3 & 4

**Other LDP Policies Supported:** SAH1-SA7

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. The number of dwellings permitted on strategic sites as identified in Policy S3 and site allocation policies SAH1 to SAH7	Secure /deliver housing need on the key strategic sites identified in Policy S3 and site allocation policies SAH1-SA7 during the plan period:	Planning permission is not granted by the end of 2014 for each of the strategic sites	
	a) Deri Farm, Abergavenny		(250*)
	b) Crick Road, Portskewett		291
	c) Fairfield Mabey, Chepstow		(450*)
	d) Wonastow Road, Monmouth		(340*)
	e) Rockfield Farm, Undy		(265*)
	f) Land at Vinegar Hill, Undy		0
	g) Former Paper Mill, Sudbrook		(212*)



2. The number of dwellings completed on strategic sites as identified in Policy S3 and site allocation policies SAH1 to SAH7	Dwelling completions in accordance with the housing trajectory for each of the strategic sites**	Dwelling completions fall below 10% of housing trajectory target for each of the strategic sites	
	a) Deri Farm, Abergavenny (2017-18 trajectory = 29 completions for 2018-19)		<b>32</b>
	b) Crick Road, Portskewett (2017-18 trajectory = 10 completions for 2018-19)		<b>N/A outline only</b>
	c) Fairfield Mabey, Chepstow (2017-18 trajectory = 0 completions for 2018-19)		<b>N/A outline only</b>
	d) Wonastow Road, Monmouth (2017-18 trajectory = 119 completions for 2018-19)		<b>145</b>
	e) Rockfield Farm, Undy (2017-18 trajectory = 7 completions for 2018-19)		<b>N/A outline only</b>
	f) Land at Vinegar Hill, Undy (2017-18 trajectory = 0 completions for 2018-19)		<b>N/A</b>
	g) Former Paper Mill, Sudbrook (2017-18 trajectory = 35)		<b>33</b>

	<i>completions for 2018-19)</i>		
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## Analysis

### 1. Dwelling Permissions

In terms of allocated strategic sites, one site was granted permission over the current monitoring period. The Crick Road, Portskewett site was granted outline planning permission for 291 dwellings.

This site combined with permission for 340 homes at the Wonastow Road site\*, 212 homes at the Former Paper Mill, Sudbrook\*, 450 homes at Fairfield Mabey, Chepstow, 265 homes at Rockfield Farm, Undy and 250 homes at Deri Farm, Abergavenny mean that six of the Plan's strategic site allocations have achieved consent since LDP adoption. However, as the remaining strategic site at Vinegar Hill, Undy has not yet gained planning permission the trigger for further investigation has been met.

Given the constraints associated with some of the sites, including Deri Farm and Fairfield Mabey, the trigger date of gaining permission for all sites by the end of 2014 was unrealistic. The failure to have obtained planning permission on the remaining strategic site at Vinegar Hill by the end of the current monitoring period is, however, a matter of concern, albeit that progress is being made on bringing this site forward as outlined in brief below.

#### **Deri Farm, Abergavenny (SAH1):**

Persimmon Homes submitted a full application (DC/2014/01360) for 250 homes (201 market and 49 affordable homes) in November 2014. The progress of the application was slower than anticipated due to significant issues relating to site viability, particularly affordable housing provision and the undergrounding of overhead power lines. However, these issues were subsequently resolved, the application was approved in the 2017 - 2018 monitoring period and 32 homes have been completed to date.

The agreed 2018-2019 JHLAS expects the site to deliver 182 homes within the Plan period.

#### **Crick Road, Portskewett (SAH2):**

Monmouthshire County Council and Melin Homes submitted a joint outline application in April 2018 (DM/2018/00696) for 291 homes (218 market and 73 affordable homes). A master planning consultation exercise to consider various options for the site was undertaken during the 2015-2016 monitoring period, along with various pre-application meetings over the 2016-2017 and 2017-2018 monitoring periods along with a formal Pre-Application Community Consultation. The site was granted outline permission in March 2019. The employment allocation has been replaced with a care home which will provide up to 48 beds on the area outlined for employment use. This is deemed acceptable as it is anticipated it will create jobs, as well as meeting local needs for elderly accommodation

The agreed 2018-2019 JHLAS expects the site to deliver 87 homes within the Plan period with the first completions in 2020/21.

**Fairfield Mabey, Chepstow (SAH3):**

Progress with the application has been slower than anticipated due to various matters, including highways issues (Welsh Government Highways Division had a holding objection on the application for 18 months). However, the outstanding issues have since been resolved and the site gained outline planning permission for 450 homes (432 market and approximately 18 affordable homes (4%) on 1.5 acres of the site) in November 2017. The viability of the site has been assessed and independently reviewed for the Council by the District Valuation Services Team (the DVS). The review concluded that the scheme has a substantial viability issue and that it cannot be delivered with a policy compliant affordable housing provision mainly because of the significant costs that the development has to bear. The most significant of these costs include the remediation and the sewer diversion/road lowering. The provision of the 1.5 acres of land was identified as the best way of making provision for affordable housing on the site.

A Reserved Matters Application (DM/2019/00001) was submitted over the current monitoring, which is expected to be approved during the next monitoring period, showing further progress.

The agreed 2018-2019 JHLAS expects the site to deliver 115 homes within the Plan period with the first completions in 2020/21.

**Wonastow Road, Monmouth (SAH4):**

Outline permission was granted for up to 370 dwellings and 6.5ha of employment land in December 2014. The site developers (Barratt/David Wilson and Taylor Wimpey) submitted a Reserved Matters application (DC/2015/00392) for 340 homes (238 market and 102 affordable homes) which was granted permission in November 2015, with 21 dwelling completions recorded on the site during the 2016-2017 monitoring period and 87 dwellings in the 2017 -2018 monitoring period. A further 145 dwelling completions were recorded on the site over the current monitoring period taking the total completions to 253 dwellings (169 market and 84 affordable).

The overall LDP site allocation is for a total of 450 homes. The additional homes relating to this allocation are to be delivered as an extension to the site at Drewen Farm. An application for this element of this site has not yet been submitted. This part of the site is effectively land-locked until the Taylor Wimpey development is sufficiently progressed to allow access through.

The agreed 2018-2019 JHLAS expects the site to deliver 400 homes within the Plan period.

**Rockfield Farm, Undy (SAH5):**

This site was wholly owned by the Council and is allocated for 270 homes and 2ha of serviced land for business and industrial use. An outline planning application was submitted in July 2016 (DC/2016/00883) for 266 homes and 5,575 sq m of employment land (B1 use). For the purposes of the AMR 265 homes (198 market and 67 affordable homes) are recorded as a net gain, as the existing farmhouse has a residential use and is

being demolished so has been taken off the overall figure. Progress with the site has been slower than anticipated due to various issues, including archaeology. These issues have, however, been resolved and the outline application was approved in March 2018. A Reserved Matters application (DM/2018/01606) was granted planning permission for phase 1 of the development over the current monitoring period for 144 homes in February 2019. This part of the site has been sold to a developer.

The agreed 2018-2019 JHLAS expects the site to deliver 163 homes within the Plan period with the first completions in 2019/20.

**Land at Vinegar Hill, Undy (SAH6):**

This site for 225 homes is linked to the adjacent Rockfield Farm site and was expected to progress in tandem. However, the developer has not yet submitted an application. There has, however, been some further progress over the current monitoring period with a number of pre-application meetings to discuss the progress of the site. An application is expected for the first phase of the site during the next monitoring period.

The agreed 2018-2019 JHLAS expects the site to deliver 75 homes within the Plan period with the first completions in 2020/21.

**Former Paper Mill, Sudbrook (SAH7):**

A full planning application (DC/2015/01184) was submitted by Harrow Estates (Redrow confirmed as the developer) in October 2015 for 212 homes (192 market and 20 affordable homes). There had been a number of site viability issues associated with this application meaning that progress with the application has been slower than anticipated. However, these issues were subsequently resolved and the application was approved in the 2016 - 2017 monitoring period (November 2016). The site was is currently under construction. A total of two completions were recorded over the 2017 - 2018 monitoring period and a further 33 homes of which 10 are affordable, have been completed over the current monitoring period.

The agreed 2018-2019 JHLAS expects the site to deliver 140 homes within the Plan period.

It is recognised that, with exception of Wonastow Road, allocated strategic sites have not progressed in accordance with the identified target of obtaining planning permission by the end of 2014. However, given the constraints associated with some of the sites, including Deri Farm and Fairfield Mabey, the trigger date of gaining permission for all sites by the end of 2014 was unrealistic. Notwithstanding this, six of the seven allocated strategic sites have now obtained planning permission, with the seventh strategic site expected to obtain planning permission during the next monitoring period. This demonstrates that although the sites have not gained planning permission as quickly as anticipated following the Plan's adoption, there are no issues with their delivery.

The agreed 2018-2019 JHLAS trajectory figures demonstrate a Plan period shortfall (i.e. up to the end of 2021) of 980 dwellings from strategic sites. While there has been further progress over this monitoring period with a further strategic site gaining planning permission, the trigger for investigation has been met for the fifth consecutive year. As

stated above, it is likely that the remaining strategic site at Vinegar Hill, Undy will be progressed during the next monitoring period and will be reported accordingly. The delays in them coming forward, however, have implications for other monitoring targets and triggers and the need for any further action is being considered in connection with those particular indicators.

Given the importance of delivering the strategic sites, particularly in terms of their contribution to the 5 year land supply, the Council will continue to monitor their progress closely.

The delivery of strategic sites has obvious implications for the spatial strategy and housing delivery (general market and affordable). As noted in the policy analysis for Policy S1, S2 and S4, as these sites are progressed it is anticipated that dwelling delivery will continue to align with the Plan's spatial strategy and general market and affordable dwelling targets.

## **2. Dwelling Completions**

Completions were recorded on the following allocated strategic sites during the monitoring period: Wonastow Road, Monmouth (145 completions, 87 market and 58 affordable), Sudbrook Paper Mill (33 completions, 23 market and 10 affordable) and Deri Farm (32 completions, 24 market and 8 affordable); this is expected as all of these sites gained planning permission prior to this monitoring period. The Wonastow Road completions recorded exceeded the 2017-18 JHLAS trajectory which predicted 119 completions on this site in 2018-19. The Deri Farm completions also exceeded the 2017-18 JHLAS trajectory which predicted 29 completions on this site in 2018-19. The Sudbrook Paper Mill site had a minor shortfall of completions; the 2017-18 JHLAS trajectory predicted 35 completions on this site in 2018-19. However, this is a brownfield site that required significant site remediation work prior to commencement of development so the shortfall of 2 homes is not considered a cause for concern.

As evidenced above, given that considerable progress is being made on a number of strategic sites it is anticipated that dwelling completions will align with the identified JHLAS housing trajectory targets as these sites progress during the next monitoring period.

Comparison with the 2017-2018 JHLAS trajectory indicates that the strategic sites are progressing, and the number of homes outside the 5 year land supply (i.e. 2019 – 2024) has subsequently decreased, as detailed in the table below.

### JHLAS Strategic Site Schedule Comparison

	2016-17 JHLAS		2017 – 18 JHLAS		2018 – 19 JHLAS		Change in Number Homes Outside 5 Year Land Supply 2018 -2019
	Within 5 year Land Supply	Outside 5 Year Land Supply	Within 5 year Land Supply	Outside 5 Year Land Supply	Within 5 year Land Supply	Outside 5 year Land Supply	
<b>Deri Farm</b>	182	68	229	21	218	0	-21
<b>Fairfield Mabey</b>	170	180	230	120	325	125	+5
<b>Rockfield Farm</b>	190	80	232	34	266	0	-34
<b>Vinegar Hill</b>	120	105	150	75	175	50	-25
<b>Wonastow Road (Taylor Wimpey)</b>	166	0	115	0	34	0	0
<b>Wonastow Road (Barratt)</b>	174	0	117	0	52	0	0
<b>Wonastow Road (Drewen Farm)</b>	110	0	110	0	110	0	0
<b>Crick Road</b>	140	145	160	125	203	88	-37
<b>Sudbrook Paper Mill</b>	150	62	175	35	175	0	-35

Only one strategic site has seen an increase in the number of homes outside of the 5 year supply, Fairfield Mabey, Chepstow and this is marginal at 5 homes. Accordingly, a total of 263 homes fell outside the 5 year land supply (i.e. 2019 – 2024) in the 2019 JHLAS, compared with 410 homes in the 2018 JHLAS. This further demonstrates that the strategic sites are progressing.

The Council will nevertheless continue to monitor this issue closely in order to determine whether the Plan’s strategic residential allocations are being delivered in accordance with the housing trajectory targets.

#### Recommendation

1. No action required at present. Continue to monitor.
2. No action required at present. Continue to monitor.

\*Site permitted prior to this AMR monitoring period.

\*\*2016-17 Trajectory as this forecasts completions for 2017-18 period i.e. current monitoring period.

## Affordable Housing

<b>Monitoring Aim/Outcome:</b>	To provide 960 affordable dwelling units over the plan period
<b>Strategic Policy:</b>	S4 Affordable Housing
<b>LDP Objectives Supported:</b>	1, 3 & 4
<b>Other LDP Policies Supported:</b>	H7, SAH1-SAH11

### Contextual Changes

#### House Prices

The recorded fluctuations in the County's average house prices since 2012 are set out in Section 3 - Contextual Information. The potential implications of average house price trends recorded over the monitoring period are assessed in relation to indicator 5 below.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018– 31 March 2019
1. The number of additional affordable dwellings built over the plan period* <sup>1</sup>	Deliver 96 affordable dwellings per annum 2011-2021 (total of 960 over the plan period)  <i>(2014-15: 17)</i> <i>(2015-16: 63)</i> <i>(2016-17: 47)</i> <i>(2017-18: 84)</i>	10% less or greater than the LDP strategy build rate for 2 consecutive years	<b>131</b>
2. Number of affordable dwellings secured on new housing sites	a) 35% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Main Towns and Rural Secondary Settlements identified in Policy S1  <i>(2014-15: 35%)</i> <i>(2015-16: 34%)</i> <i>(2016-17: 43%)</i> <i>(2017-18: 16.5%)</i>	Proportion of affordable housing achieved on development sites in each area falls below the requirement set out in Policy S4	<b>32%</b>

	<p>b) 25% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Severnside Settlements identified in Policy S1</p> <p><i>(2014-15: 100%)</i>  <i>(2015-16: N/A)</i>  <i>(2016-17: 9.7%)</i>  <i>(2017-18:31.7%)</i></p>		<b>100%</b>
	<p>c) 60% of the total number of dwellings to be affordable on sites of 3 or more dwellings in the Main Villages identified in Policy S1</p> <p><i>(2014-15: 0%)</i>  <i>(2015-16: 60%)</i>  <i>(2016-17: 60%/20%**)</i>  <i>(2017-18: 62.5%)</i></p>		<b>60.0%</b>
	<p>d) Minor villages: sites with capacity for 4 dwellings make provision for 3 to be affordable; and sites with capacity for 3 dwellings make provision for 2 to be affordable.</p> <p><i>(2014-15: N/A)</i>  <i>(2015-16: N/A)</i>  <i>(2016-17: N/A)</i>  <i>(2017-18: N/A)</i></p>		<b>N/A (No applicable applications)</b>
3. Number of affordable dwellings permitted/built on	Main Village sites to collectively deliver 20 affordable dwellings per annum 2014-2021	10% less or greater than the target build rate	<b>12 permitted/3 built***</b>



Main Village Sites as identified in Policy SAH11	(2014-15: 0) (2015-16: 9 permitted) (2016-17: 9 permitted/9 built) (2017-18: 5 permitted/0 built)	for 2 consecutive years	
4. Number of affordable dwellings built through rural exception schemes	No target  (2014-15: 0) (2015-16: 0) (2016-17: 0) (2017-18: 0)	None	<b>4 (1 permitted)</b>
5. Affordable housing percentage target in Policy S4	Target to reflect economic circumstances	Average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters	<b>Refer to analysis below (5)</b>

#### Analysis

1. A total of 131 affordable dwellings were completed during the monitoring period, accounting for 30% of the total dwelling completions recorded. 78% of these were achieved on allocated LDP sites. Almost half of these (44% /58 homes) were located on the allocated site at Wonastow Road, Monmouth. A further 18% (23 homes) were located on the Usk Road, Penperlleni site, 8% (10 homes) on the Sudbrook paper Mill site and 6% (8 homes) on the Deri Farm, Abergavenny site. In addition 3 affordable dwellings were completed on an allocated main village site in Shirenewton (SAH11(xiv)(b)). In addition to completions on allocated LDP sites, three completed sites related to 100% affordable housing schemes, a large windfall site at Brookside, Caldicot (25 homes) and two rural exception sites, Forge Road, Tintern (3 homes) and Yew Tree Cottage, Raglan (1 home).

This affordable housing completions figure is significantly higher than the 84 affordable dwelling completions recorded in last year's AMR, and is also greater than the previous three AMR's (47 homes in 2016-17, 63 homes in 2015-2016 & 17 homes in 2014 – 2015).

Whilst the number of affordable dwelling completions is higher than the identified target (96 per annum) in the current monitoring period, the total number of affordable dwelling completions recorded over the five years since the Plan's adoption (342) is still below required delivery. Based on the LDP target a total of 480 affordable dwellings should have been completed which, in view of completions achieved, results in a shortfall of 138 completions between 2014-2019. While there is a shortfall the gap is noticeably decreasing (shortfall of 173 in the previous AMR) due to the substantial increase in affordable housing completions over the current monitoring period.

Slower than anticipated progress on the implementation of a number of LDP allocated sites, as considered above in relation to Policies S2 and S3, has resulted in less than expected delivery of both market and affordable housing. As allocated sites, including main village sites, achieve consent affordable housing completions will continue to increase in line with the target. As previously noted, one strategic site acquired consent during the current monitoring period along with one Rural Secondary Settlement site and two main village sites (with construction yet to commence) which will result in a further increase in the level of affordable dwelling completions. There is no specific evidence to date that demonstrates that Policy S4 itself is not operating effectively, albeit that there have been delays in the determination of some planning applications, including Deri Farm and Fairfield Mabey, because of negotiations over viability issues arising from the requirements of Policy S4. These viability issues themselves directly impact on levels of affordable housing secured, robust assessments are nevertheless being undertaken to ensure the maximum potential contribution is achieved.

No specific action is required in relation to Policy S4 but the Council will continue to monitor completion rates closely in future AMRs to determine its effectiveness in delivering affordable dwellings.

## **2. Main Towns and Rural Secondary Settlements**

The proportion of affordable dwellings permitted on sites of 5 or more homes in the County's main towns and rural secondary settlements during the monitoring period equated to 32% which is broadly in line with the LDP policy target of 35%.

The findings are based on a total of 5 applications, 4 in the main towns and 1 in a rural secondary settlement. The scheme in the rural secondary settlement is the allocated LDP site at Chepstow Road, Raglan which was granted outline permission for up to 45 dwellings of which 35% are to be affordable, achieving the affordable housing requirement. The four schemes in the main towns are all windfall sites, three sites in Abergavenny and one site in Monmouth. The scheme at Rockfield Road, Monmouth for 70 homes will provide 25 affordable homes (35%), while two of the schemes in Abergavenny will exceed the affordable housing requirement. One site for 100% affordable housing (4 homes) at Croesonen Road, and a scheme for 12 homes at Brecon Road. The Brecon Road permission provides for 50% of the proposed homes to be affordable, of which 35% should be affordable housing in perpetuity, meeting the requirement. The remaining site in Abergavenny, the Former Magistrates Court, has no on-site provision of affordable housing as the proposed development does not meet the needs of households on the register, however an off-site contribution is to be made.

The remainder of permissions recorded in the main towns and rural secondary settlements were for sites with a capacity of fewer than 5 homes and, therefore, fell below the 35% threshold set out in Policy S4.

Evidently, the affordable housing target of 35% has been met by 4 of the 5 sites permitted in the main towns and rural secondary settlements, with a justification for the deviation away from the target, in relation to the 1 site that fell short of the 35% requirement. This suggests that Policy S4 is functioning effectively in enabling the delivery of affordable dwellings in the main towns and rural secondary settlements, albeit that this is based on just 5 applications during this period. The Council will continue to monitor this issue closely in order to determine the effectiveness of the affordable housing target identified in Policy S4 in future AMRs.

### **Sevenside Settlements**

Five applications were permitted in Sevenside for 5 or more dwellings over the monitoring period. The largest scheme relates to an outline permission for the allocated site at Crick Road, Portskewett, this was policy compliant with 25% of the homes to be affordable. A reserved matters permission for phase 1 of the allocated Rockfield Farm, Undy site (SAH5) was also granted. However, this site gained an outline permission during the last monitoring period and so is not counted towards the figures for the current monitoring period. The scheme is in compliance with the LDP policy target (i.e. 25%) and once constructed will provide a significant contribution to affordable housing provision in Sevenside.

The remaining three sites were all in Caldicot. The redevelopment of flats at Oakley Way and a development of 4 one bedroom houses at Elm Road which are both 100% affordable schemes, and the redevelopment of the former White hart Inn site which will provide 16 dwellings, 25% of which will be affordable thereby meeting the LDP target.

The remainder of the permissions recorded in Sevenside settlements were for sites with a capacity of less than 5 dwellings and, therefore, fell below the affordable housing threshold set out in Policy S4.

The Council will continue to monitor such sites over the next monitoring period in order to assess the implementation of the affordable housing targets identified in Policy S4.

### **Main Villages**

Two applications were permitted over the monitoring period within Main Villages for sites of 3 or more dwellings. These both related to LDP allocations, land south east of Dingestow (SAH11(iii)) for 15 dwellings (9 affordable dwellings and 6 market dwellings) and land to the north of Llanvair Kilgeddin (SAH11(x)) for 5 dwellings (3 affordable dwellings and 2 market dwellings). Both permissions achieved the target of 60% affordable homes and are therefore policy compliant.

The Council will continue to monitor Main Village sites in order to determine the effectiveness of the affordable housing target identified in Policy S4.

### **Minor Villages**

No permissions were granted during the monitoring period for small sites in Minor Villages. The Council will continue to monitor Minor Village sites in order to determine the effectiveness of the affordable housing target identified in Policy S4.

3. Two applications were permitted over the monitoring period on the allocated sites identified in Policy SAH11, as referred to above. The first related to the allocation at land south east of Dingestow (SAH11(iii) for 15 dwellings (9 affordable and 6 market), the second related to land to the north of Llanvair Kilgeddin (SAH11(x) for 5 dwellings (3 affordable and 2 market), this being an outline application. Both permissions achieved the target of 60% affordable homes. The planning permission at the allocated site to the north of the road in Shirenewton (SAH11(xiv)(b)) referred to in previous AMRs has been completed during the monitoring period.

As evidenced, while there has been some progress with Main Village allocations, the target for these sites to collectively deliver 20 affordable dwellings per annum has not been achieved. These sites have delivered 12 affordable homes since the LDP's adoption which is significantly short of the LDP target, with a further 32 affordable homes given permission on main village sites. The delivery of these sites will be given further consideration as part of the LDP revision process. The reasons for the lack of progress on Main Village sites will be investigated further as part of this process, including for example unrealistic land owner expectations in relation to land values. This will enable the Council to de-allocate those sites that are not progressing as intended.

4. There were four completions relating to rural exception schemes over the monitoring period. Three dwellings at Forge Road Tintern, and a single dwelling build your own affordable home site referred to in the previous four AMRs (Yew Tree Cottage, Cuckoos Row). An additional rural exception scheme was permitted over the monitoring period. This related to 4 dwellings in Llantilio Crossenny.

While there is no target in relation to the number of completions for rural exception schemes the Council will continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to rural exception schemes.

5. The trigger for conducting additional viability testing in relation to the affordable housing targets set out in Policy S4 is an increase in average house prices of 5% or more above the 2012 base price sustained over 2 quarters.

As set out in Section 3, Land Registry<sup>4</sup> data indicates that average house prices in Monmouthshire have increased over the current monitoring period with average prices in quarter 1 2019 (January to March) standing at £270,061, significantly higher

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<sup>4</sup> For consistency, LDP monitoring is based on Land Registry data. However, it is recognised that Hometrack provides more accurate house price data and this is the data source for the Replacement LDP Issues Vision and Objectives Paper (July 2019) and the Local Housing Market Assessment (September 2018).

than the 2012 quarter 4 baseline price (£188,720<sup>5</sup>). Despite this, the trigger for further investigation has not been met. A 5% increase in the 2012 quarter 4 baseline price figure would equate to an increase of £9,436 and while average house prices have risen over the 2018-19 monitoring period, prices have not risen by this amount continuously over 2 quarters. The largest increase recorded over the monitoring period was £14,091 between quarter 2 2018 and quarter 3 2018. Accordingly, as with the previous AMRs, the change in average house prices does not necessitate a reassessment of the viability evidence in relation to Policy S4 and its monitoring indicator, although it is well documented that average house prices in the County are one of the key issues identified for the Replacement LDP. The Council will continue to monitor average house price trends in future AMRs in order to determine any potential implications for the effective implementation of Policy S4.

It should also be recognised, however, that house prices are just one factor that could impact on development viability. Build costs, for instance, would also have risen over the monitoring period. Whilst build costs are not specified as a LDP monitoring indicator, general viability issues will be kept under review as information comes forward on a case-by-case basis and in connection with any strategic viability work in relation to the Replacement LDP process. This will enable the Council to consider any further potential implications for the effective implementation of Policy S4.

**Recommendation**

1. No action is required at present. Continue to monitor.
2. No action is required at present. Continue to monitor.
3. Consider progress of Main Village sites as part of the Replacement LDP process.
4. No action is required at present. Continue to monitor.
5. No action is required at present. Continue to monitor.

\*Core Indicators

<sup>1</sup> Indicator and Target based on the Monmouthshire planning area and Monmouthshire LDP only.

\*\*60% achieved on LDP sites. The 20% relates to a Reserved Matters application approved following an outline application made prior to LDP adoption.

\*\*\*Completion of SAH11(xiv) (b) Land east Shirenewton 5 homes (3 affordable/2 market homes) [DC/2015/00688]

<sup>5</sup> This figure is the Land Registry data for the baseline price, which is updated annually. AMRs report on the up to date Land Registry data.

## Community and Recreation Facilities

<b>Monitoring Aim/Outcome:</b>	To retain existing community and recreation facilities and seek to develop additional facilities
<b>Strategic Policy:</b>	S5 Community and Recreation Facilities
<b>LDP Objectives Supported:</b>	1 & 5
<b>Other LDP Policies Supported:</b>	CRF1, CRF3

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Number of community and recreation facilities granted planning permission	No target* <i>(2014-15: 9)</i> <i>(2015-16: 5)</i> <i>(2016-17: 4)</i> <i>(2017-18: 10)</i>	None*	8
2. Number of community/ recreation facilities lost	Minimise the loss of community and recreation facilities <i>(2014-15: 3)</i> <i>(2015-16: 0)</i> <i>(2016-17: 6)</i> <i>(2017-18: 2)</i>	Loss of any 1 community/ recreation facility in any 1 year	2
<b>Analysis</b>			
<p>1. Eight planning applications were approved for community and recreation uses during the current monitoring period. Two of the eight applications relate specifically to recreation uses, the remainder are for community uses.</p> <p>Of the two of the applications for recreation uses, one relates to the change of a railway to an active travel footpath and the other relates to a change of use of agricultural land to extend Llandenny’s village hall recreational space.</p> <p>New community facilities granted planning permission over the monitoring period relate to a change of use from employment use to a community theatre at Castlegate Business</p>			

Park Caldicot; the conversion of a barn to children's nursery in Llangovan; and a new community hub facility at Magor.

The remaining three applications are an extensions to existing community uses which entail: an extension to Caldicot's cemetery by extending into the adjacent field; an extension to Abergavenny's Community Hub and Library by developing the first floor of Abergavenny's Town Hall; and an extension to the multi-functional community buildings (café/shop/laundrette) at the Gateway Christian Centre, Abergavenny.

Overall, the number of community facilities approved during is considered to be broadly in line with previous years which ranges from 4 in the 2015-16 AMR to 10 in the previous 2017-18 AMR.

2. There has been a loss of two community facilities over the period monitored. The first related to the loss of a former school in Llanfair Kilgeddin to a holiday let use. There was little likelihood of the building being reused as a school and so it was considered that the change of use of the building from a nursery school to holiday lets – a tourism use - did not conflict with the objectives of Policy CRF1. The school closure will be factored into the sustainable settlement assessment for the new LDP.

The second community facility lost related to a change of use of a public house/restaurant/café in Llanvihangel Gobilon, currently run as a biker-friendly café known as 'The Steel Horse' into a single residence. In this instance, accounts had been provided showing that the premises had been operating at a loss for some time and there was also evidence to show that attempts to sell the premises as an A3/A1 use had also failed. The principle of losing the pub was therefore considered to be acceptable having regard to Policies S5 and CRF1.

While the data collected indicates that a number of community facilities have been lost to alternative uses over the monitoring period and subsequently the trigger for this indicator has been met, their loss is justified within the context and requirements of the LDP policy framework. Consequently the Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

### **Recommendation**

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

\*Not considered appropriate to include a target/trigger for this indicator given that in some instances the Council is looking to reduce the amount of community facilities or to focus investment on existing facilities

## Retail

**Monitoring Aim/Outcome:** Direct new food and non-bulky retail development to the County's town and local centres and seek to enhance their vitality, attractiveness and viability.

**Strategic Policy:** S6 Retail

**LDP Objectives Supported:** 1 & 2

**Other LDP Policies Supported:** RET1-RET4

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Amount of new food and non-bulky retail development permitted in town/local centres as a proportion of all retail development permitted	90% of new food and non-bulky retail floorspace to be located in town/local centres  <i>(2014-15: 0%) (2015-16: 53.2%) (2016-17: 33%) (2017-18: 35.7%)</i>	More than 10% of new food and non-bulky retail floorspace is developed outside town/local centres in any 1 year	<b>0% retail development permitted in town/local centres. 359 sq m permitted outside town/ local centres*</b>
2. Percentage of vacant units within the CSA of each town and local centre**	No increase in the number of vacant units:	Vacancy rate in a town/local centre increases for 2 consecutive years	
	<b>a) Abergavenny</b> <i>(2014: 5.1%) (2015: 5.8%) (2016: 8.7%) (2017: 6.3%)</i>		<b>4.7%</b>
	<b>b) Caldicot</b> <i>(2014: 9.2%) (2015: 7.6%) (2016: 10.1%) (2017: 8.8%)</i>		<b>10.6%</b>
<b>c) Chepstow</b> <i>(2014: 9.0%)</i>	<b>11.8%</b>		



	(2015: 10%) (2016: 7.1%) (2017: 5.9%)		
	<b>d) Monmouth</b> (2014: 8.3%) (2015: 7.9%) (2016: 4.9%) (2017: 10.1%)		10.1%
	<b>e) Magor</b> (2014: 9.1%) (2015: 0%) (2016: 0%) (2017: 9.1%)		4.5%
	<b>f) Raglan</b> (2014: 0%) (2015: 0%) (2016: 0%) (2017: 0%)		9%
	<b>g) Usk</b> (2014: 7.8%) (2015: 11.1%) (2016: 13.1%) (2017: 9.7%)		15.8%
3. Percentage of A1 uses in the primary shopping frontages of Abergavenny, Caldicot, Chepstow and Monmouth***	% of A1 uses no less than the thresholds identified for the towns' primary shopping frontages as defined in the Primary Shopping Frontages SPG**	% figures for a primary shopping frontage fall below the threshold set out in the SPG	
	<b>a) Abergavenny</b> • PSF1 Cross St, High St, Frogmore St & 1 Nevill St <b>(Target 75%)</b> (2014: 76%) (2015: 77%) (2016: 76%) (2017: 75%)		• 75%
	• PSF2 Cibi Walk <b>(Target 100%)</b> (2014: 100%) (2015: 100%) (2016: 100%)		• 94%

	(2017: 100%)		
	<ul style="list-style-type: none"> <li>PSF3 Cross St (51-60&amp;Town Hall) <b>(Target 55%)</b> (2014: 36%) (2015: 36%) (2016:36%) (2017: 36%)</li> </ul>		<ul style="list-style-type: none"> <li>36%</li> </ul>
	<b>b) Caldicot</b> <ul style="list-style-type: none"> <li>PSF4 Newport Rd <b>(Target 65%)</b> (2014: 65%) (2015: 65%) (2016: 65%) (2017: 65%)</li> </ul>		<ul style="list-style-type: none"> <li>63%</li> </ul>
	<b>c) Chepstow</b> <ul style="list-style-type: none"> <li>PSF5 High St <b>(Target 75%)</b> (2014: 80%) (2015: 80%) (2016: 80%) (2017: 80%)</li> </ul>		<ul style="list-style-type: none"> <li>76%</li> </ul>
	<ul style="list-style-type: none"> <li>PSF6 St Mary St <b>(Target 65%)</b> (2014: 65%) (2015: 65%) (2016: 65%) (2017: 69%)</li> </ul>		<ul style="list-style-type: none"> <li>69%</li> </ul>
	<b>d) Monmouth</b> <ul style="list-style-type: none"> <li>PSF7 Monnow St <b>(Target 75%)</b> (2014: 77%) (2015: 76%) (2016:72%) (2017: 74%)</li> </ul>		<ul style="list-style-type: none"> <li>75%</li> </ul>
	<ul style="list-style-type: none"> <li>PSF8 Church St, Agincourt Sq &amp; Priory St (1-4) <b>(Target 65%)</b> (2014: 57%) (2015: 57%) (2016:62%) (2017: 65%)</li> </ul>		<ul style="list-style-type: none"> <li>67%</li> </ul>

## Analysis

1. No applications were permitted for new A1 food and non-bulky retail developments in the County's town/local centres during the period monitored. As three applications (100% of applications for new A1 uses) were permitted outside of the centres, the trigger for this indicator has been met.

- DM/2018/00304 – this relates to an A1 retail unit for the sale of hot and cold food and drinks at Beaufort Park in Chepstow. It was considered that in terms of the principle of the change of use, although contrary to Policy E1 – Protection of Existing Employment Land, the floor area of the A1 use is small scale and is specifically for a sandwich shop which could make the other vacant units more attractive to other business occupiers. A condition was added to ensure the A1 element of the unit is specifically for a sandwich shop use, so as not to impact upon Chepstow Town centre.
- DM/2018/00978 – this relates to an extension of the retail space at Usk Garden Centre. The garden centre is an existing, well established business and the principle of the extension was therefore deemed acceptable as the continued development of the garden centre is supported by strategic policies relating to rural enterprise.
- DM/2018/01156 – this relates to a drive through kiosk/coffee shop at Magor Interchange. The site of the coffee shop is within the existing Motorway services, where other retail facilities exist. It is not thought that the proposed coffee shop will compete for customers in Magor Shopping Centre as the customers will be those travelling on the motorway. As a cafe already exists on the site the drive through will be offering an alternative to those already visiting the services. Because of its location within an existing motorway service station the proposal will not have a detrimental impact on the trade/turnover, vitality or viability of Magor's Central Shopping Area and therefore the proposal is not deemed contrary to the objectives of Policy RET4 of the LDP.

The developments are considered appropriate given the particular circumstances of each application. In view of this, there are not considered to be any concerns with the implementation of LDP retail policies and therefore no further investigation is required at present. However, the Council will continue to monitor this issue in future AMRs to determine the effectiveness of the Plan's retail policy framework.

2. Vacancy rates recorded during the monitoring period\*\* in all of the County's central shopping areas (CSA), with the exception of Chepstow and Usk were below the GB High Street vacancy rate (11.5% December 2018, Local Data Company). Retail vacancy rates in the County's town centres ranged from 4.5% in Magor to 15.8% in Usk.

Comparison with last year's vacancy rates indicates that 2 centres have seen a fall in vacancy rates – Abergavenny (6.3% to 4.7%) and Magor (9.1% to 4.5%) – with Monmouth maintaining a vacancy rate of 10.1%, which suggests that these centres are performing well. Conversely, 4 centres recorded a rise in vacancy rates since the

previous monitoring period – Caldicot (8.8% to 10.6%), Chepstow (5.9% to 11.8%), Usk (9.7% to 15.8%), and Raglan (0% to 9.0%). In the case of Raglan there is currently one vacant unit and due to the small size of the centre this impacts disproportionately on the level of vacancies. In Caldicot the rise in vacancy rates has been across secondary frontages, in Chepstow, however vacancy rates across primary frontages has seen a steep climb. As vacancy rates in the Chepstow CSA prior to this had seen a downward trend this will need to be looked at carefully in the next AMR.

As none of the County's centres have seen an increase in vacancy rates for 2 consecutive years the trigger for further investigation has not been reached and given that in the main vacancy rates are low, with most below the GB rate, this indicates that Monmouthshire's town and local centres are functioning effectively. Recent changes to business rates are, however, a cause of concern. The Council will continue to monitor vacancy levels in future AMRs to determine trends.

2. The percentage of A1 retail uses within the towns' primary shopping frontages (PSF) recorded during the monitoring period\*\* generally accord with the thresholds identified in the Primary Shopping Frontages SPG.

The identified thresholds in two of the PSFs were set at higher levels than the existing level of non-A1 retail uses as there is an aspiration to improve their retail offer i.e. PSF3 Cross Street (51-60 & Town Hall) Abergavenny and PSF8 Church Street, Agincourt Square & Priory Street (1-4) Monmouth. While there has been no change in the proportion of retail uses within PSF3 since monitoring began, there has been an increase in the proportion of A1 retail uses within PSF8 over the past three monitoring periods, from 57% in 2015 to 62% in 2016, and then to 65% in 2017. Over the current monitoring period the proportion of A1 uses along the frontage has increased to 67% exceeding the identified threshold within this frontage. Despite achieving the identified threshold within PSF8 it remains important that a strong policy stance on proposals for change of use to non-retail uses in both of these frontages is maintained in order to improve and protect their retail offer.

Comparison with last year's figures indicate that the proportion of A1 uses within the towns' primary shopping frontages improved or remained unchanged with the exception of the following:

- PSF2 Cibi Walk, Abergavenny recorded a decline, down 6% to 94%. This was due to a change of use of an A1 unit to A2 use at Unit 15. The unit in question is being used as a marketing suite for Persimmon Homes and so is not a permanent use. It is hoped that the unit will return to an A1 use once the current occupier no longer requires it.
- PSF4 Newport Road, Caldicot recorded a decline in the proportion of A1 uses, down 2% to 63%, taking it below the identified threshold. This is due to the opening of a Dominoes in a previously vacant A1 unit.
- PSF5 High Street, Chepstow also recorded a decline in the proportion of A1 units over the monitoring period, down 4% to 76%, although it remains marginally above the identified threshold of 75%.

Overall, it is considered that the towns' primary shopping frontages are vital and viable and functioning well and no further investigation is required at present. The Council will continue to monitor this issue in future AMRs to determine the effectiveness of the Plan's retail policy framework. Primary Shopping Frontages and Central Shopping Area boundaries will be reviewed as part of the LDP revision process.

**Recommendation**

1. No action is required at present. Continue to monitor.
2. No action is required at present. Continue to monitor.
3. No action is required at present. Continue to monitor.

\*Three planning permissions granted for retail development over the monitoring period in out of town locations.

\*\*Monmouthshire Retail Background Paper (July 2019). Base date October 2018.

\*\*\*Monmouthshire Primary Shopping Frontages SPG, April 2016

## Economy and Enterprise

**Monitoring Aim/Outcome:** To ensure a sufficient supply of employment land and to protect the County's employment land

**Strategic Policy:** S8 Enterprise and Economy, S9 Employment Sites Provision

**LDP Objectives Supported:** 7

**Other LDP Policies Supported:** E1-E3, RE1, SAE1-SAE2

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Net employment land supply/development♦	Maintain sufficient employment land to meet identified take-up rate of 1.9 ha per annum  <i>(2014-15: 46.8ha)</i> <i>(2015-16: 41.18ha)</i> <i>(2016-17: 40.76ha)</i> <i>(2017-18: 40.16ha)</i>	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	<b>40.16ha</b>
2. Take-up of employment land♦	Maintain sufficient employment land to meet identified take-up rate of 1.9 ha per annum  <i>(2014-15: 0.38ha)</i> <i>(2015-16: 1.131ha)</i> <i>(2016-17: 3.21ha)</i> <i>(2017-18: 5.002ha)</i>	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	<b>0.873ha</b>
Planning permission granted for new development (by type) on allocated employment sites as	No specific target  <i>(2014-15: 0)</i> <i>(2015-16: 3)</i> <i>(2016-17: 2)</i> <i>(2017-18:1)</i>	Lack of development on strategic employment sites identified in	<b>2 planning permissions granted</b>

identified in Policy SAE1		Policy SAE1 by the end of 2017	
4. Planning permissions granted for employment use (B use classes) by settlement♦♦	No specific target	None	
	<b>Main Towns</b> <i>(2014-15: 9.0ha)</i> <i>(2015-16: 0.95ha)</i> <i>(2016-17: 0.52ha)</i> <i>(2017-18: 0.784ha)</i>		4.37ha
	<b>Severnside Settlements</b> <i>(2014-15: 0.39ha)</i> <i>(2015-16: 2.83ha)</i> <i>(2016-17: 0.17ha)</i> <i>(2017-18: 2.124ha)</i>		0.04ha
	<b>Rural Secondary Settlements</b> <i>(2014-15: 0.3ha)</i> <i>(2015-16: 0.48ha)</i> <i>(2016-17: 0.01ha)</i> <i>(2017-18: 0ha)</i>		0.005ha
	<b>Rural General</b> <i>(2014-15: 0.25ha)</i> <i>(2015-16: 0.22ha)</i> <i>(2016-17: 1.14ha)</i> <i>(2017-18: 0.575ha)</i>		0.454ha
5. Planning permissions granted for employment use (B use classes♦♦) by sector*	No specific target	None	
	Manufacturing		0ha
	Wholesale & retail trade; repair of motor vehicles and motor cycles		0.59ha
	Transport & storage; information and communication		3.69ha
	Real estate activities; Professional, scientific and technical activities; Administrative and support service activities		0ha
	Accommodation & food service activities		0ha

	Arts, entertainment and recreation; Other service activities		<b>0.58ha</b>
6. Amount of employment land lost to non-employment uses (i.e. non-B1, B2, B8 uses)	Minimise the loss of employment land to non-B1, B2, B8 uses  <i>(2014-15: 0.08ha)</i> <i>(2015-16: 0.56ha)</i> <i>(2016-17: 0.65ha)</i> <i>(2017-18:0.12ha)</i>	Loss of any B1, B2 or B8 employment land in any 1 year	<b>0.105ha</b>
7. Proportion of resident workforce working within Monmouthshire	Increase the proportion of resident workforce working within Monmouthshire  <i>(2014: 54.5%)</i> <i>(2015: 58.3%)</i> <i>(2016: 57.9%)</i> <i>(2017: 58.1%)</i>	None	<b>60.4%</b>
8. Number of people in-commuting to Monmouthshire♦♦♦	Reduce the level of in-commuting over the plan period  <i>(2014: 19,200)</i> <i>(2015: 17,800)</i> <i>(2016: 20,400)</i> <i>(2017: 17,100)</i>	None	<b>24,600</b>
Number of people out-commuting from Monmouthshire♦♦♦	Reduce the level of out-commuting over the plan period  <i>(2014: 19,600)</i> <i>(2015: 18,700)</i> <i>(2016: 18,700)</i> <i>(2017: 18,500)</i>	None	<b>17,400</b>

### Analysis

1. There is currently 40.16ha of employment land available across the County on the SAE1 Identified Industrial and Business Sites. The employment land availability has not changed since the previous 2017-2018 AMR figure, which reflects the fact that there have been no new permissions on the County's SAE1 identified industrial and business sites over the monitoring period other than change of use applications, which do not affect land supply.

Sufficient employment land has therefore been maintained over the monitoring period providing the opportunity to meet the identified take-up rate of 1.9ha per annum. Policies S8 and S9 are functioning effectively in this respect.



2. The take-up rate of employment land (i.e. completed developments) equated to 0.873ha over the monitoring period. The majority of this is attributed to completed developments at Identified Industrial Business Sites at SAE1d Westgate Business Park in Llanfoist (0.6ha) and SAE1i Beaufort Park in Chepstow (0.21ha), both of which were granted permission in the 2016-2017 monitoring period. The remainder of take –up employment land related to development on protected employment sites (SAE2), at Wonastow Road Monmouth (0.013ha) and Cuckoos Row Raglan (0.05ha).

The take-up is lower than the previous three AMRs (1.131ha 2015-16, 3.21ha 2016-17 and 5.002ha 2017-18 respectively), however, it is anticipated this will increase in the next monitoring period as developments with permission progress.

The trigger for further investigation relates to the total amount of land supply rather than take-up rates, this indicator will nevertheless be closely monitored in future AMRs to determine the effectiveness of the policy framework relating to employment land.

3. Two applications were granted planning permission on allocated employment sites as identified in SAE1 during the monitoring period. The applications both related to SAE1i Beaufort Park Chepstow, and both related to change of use application from a B1 use to an A1 retail use. The justification for the loss of B1 employment land lost is analysed in section 6 below.

While there has been limited progress on the delivery of identified industrial and business sites over the monitoring period the Council will continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to the delivery of strategic employment sites. In this respect, the trigger for this indicator is the lack of development on strategic employment sites identified in Policy SAE1 by the end of 2017. A total of 8 planning permissions have been granted on SAE1 sites since adoption of the LDP (albeit 2 are change of use applications) 7 are completed, with the change of use to an A1 use with B1 above at SAE1i not yet commenced. A full review of the SAE1 allocations will be undertaken as part of the evidence base to inform the Revised LDP.

4. This indicator seeks to monitor the amount of employment floorspace for B use classes permitted by settlement in Monmouthshire. 10 applications were approved for such employment uses during the monitoring period, totalling 4.88 ha. Of these, 4 permissions were on protected employment sites (SAE2 sites) totalling 4.27 ha and the remaining 6 permissions were on non-allocated employment land totalling 0.609 ha.

The Main Towns accounted for the majority of B use class employment floorspace permitted, totalling 4.37ha. This was predominately due to permission granted for MonMotors vehicle workshop, offices and vehicle storage (B2/B1 and B8) plus car valeting service (sui generis) on a 3.69ha employment site at Newhouse Farm Chepstow (SAE2k). There were also two sites permitted in Monmouth, which made up the remaining floorspace within Main Towns: a new B8 storage unit on 0.55ha of land

at Wonastow Road (SAE2l); and a new B1 car rental office with washing facility (sui generis) at Overmonnow garage, a non-allocated site.

The Severnside Area accounted for just 0.03ha of employment permissions, both of which were for B1 uses, of which only 0.02ha was additional floorspace gain, as 0.01ha related to a sub-division of an existing unit within Rogiet's Progress Industrial estate (SAE2r). The additional 0.02ha net gain of employment floorspace related to a B1 office extension at Severn Bridge Industrial Estate (SAE2p).

Permission within Rural Areas accounted for the remainder 0.469ha of B use class employment floor space, which included:

- Change of use of domestic garage to B1/B2 agricultural machinery repairs business at Leechpool Portskewett (0.01ha);
- A B1/B8 extension to existing vehicle tracker business at Goytre (0.004ha);
- A B1 office extension to vehicle repair workshop at Ton Lane, Raglan (0.005ha);
- A B1 office extension and B8 warehouse extension at established business South Wales Sports Ground, Redwick (0.5ha)
- A B2/B8 change of use for craft pottery and timber storage at Wentwood Forestry Offices (0.01).

As with the previous AMR, no permissions were granted in the Rural Secondary Settlements over the monitoring period.

Although there is no specific target relating to this indicator, the Council is keen to monitor employment permissions for B uses in the County. The amount of employment floorspace permitted during this monitoring period is nevertheless higher than that recorded in the last AMR (3.36ha). The Council will continue to monitor this issue in future AMRs.

While indicators 4 and 5 of this section relate to B use classes, it is useful to note that a number of permissions were granted for other employment generating uses (i.e. non-B uses) during the monitoring period, particularly rural enterprise/diversification schemes as detailed in the analysis for Policy S10.

In addition as detailed in the analysis for Policy S11 (Visitor Economy), 22 applications were approved for tourism uses during the monitoring period, all of which were for tourist accommodation facilities ranging from hotel accommodation to holiday lets and b&bs to glamping accommodation in various settlements across the County. These will provide a further boost to the visitor economy in Monmouthshire.

5. This indicator seeks to monitor the amount of employment floorspace for B use classes permitted by sector in Monmouthshire. B1 light industry uses accounted for 0.16ha of permissions and B8 storage/distribution accounted for 0.55ha. There was no sole B2 general industry floorspace permitted, however B2 floorspace was granted permission in combination with other B use classes. The majority of employment floorspace permitted was for mixed use employment sites with a B1/B2/B8 proposal

accounting for the largest permission at 3.69ha at the MonMotors site, Chepstow. Permission for mixed use B1/B8 proposals accounted for 0.454ha; B1/B2 for 0.01ha and B2/B8 for 0.01ha. This indicates that B1 and B8 use classes account for the majority of floorspace permitted, which is comparable with previous AMRs.

Turning more specifically to employment sectors, based on the UK Standard Industrial Classification (SIC) 2007, the employment permissions for B use classes recorded over the monitoring period were in the following sectors\*\*:

- Wholesale and retail trade; repair of motor vehicles/motorcycles (0.59ha)
- Transport and storage; information and communication (3.69ha)
- Manufacturing (0)
- Arts, entertainment and recreation; Other service activities (0.58ha)
- Real estate activities; Professional, scientific and technical activities; Administrative and support service activities (0)
- Accommodation and food services (0)

While only one permission related to Transport and storage; information and communication this accounted for the majority of the employment floorspace permitted over the monitoring period (approximately 75.9%). Wholesale and retail trade; repair of motor vehicles/motorcycles accounted for the majority of permissions (5 in total) but related to a lesser amount of floorspace permitted (12.1%).

One permission related to Arts, entertainment and recreation/Other service activities (11.9% of floorspace permitted).

While there are no specific targets relating to this indicator the Council monitors employment sectors coming forward in the County. This will assist in determining whether the Council's ambitions for growing identified key economic sectors, including knowledge intensive/high technology enterprises, are being achieved. Comparison with the previous AMR identifies there has been an increase in the floorspace permitted for the wholesale/retail trade/ repair of motor vehicles & motor cycles sector, the Transport/Storage/Information and Communication Sector and arts, recreation /other service activities.

In contrast to the previous monitoring period, there were no permissions relating to accommodation and food services; Real estate activities; Professional, scientific and technical activities; Administrative and support service activities; and manufacturing sectors.

6. Three applications were granted which related to the loss of B uses on employment sites, which was a loss of 0.105ha in total. Two of the applications related to the recently constructed units at allocated employment site SAE1i Beaufort Park Chepstow. The first application at Beaufort Park proposed the loss of a small section ground floor B1 use (0.01ha) to an A1 sandwich shop use. However, the application proposed to install a mezzanine floor above with a B1 use, which would compensate for the loss of B1 ground floor space and therefore there was no net loss of the B1 use class. It was justified on the basis that the sandwich shop A1 use would not prejudice

the aim of SAE1 sites, which premise is to provide sufficient industry/office space to create a local balanced economy.

The other application in Beaufort Park SAE1i related to a loss of B1 floor space to A1 floor space, with the remainder of the unit remaining B8. The plans submitted indicated that 22% of the floor area, which equated to approximately 0.067ha, would be used as A1 sales with the remainder retained for storage (B8). It was justified on the basis that due the small size of the retail element and nature of the items to be sold (bulky goods), the change of use was appropriate and did not damage the aim of the SAE1 site to attract industry.

The final application was a loss of a canteen space (0.038ha) at Castlegate Business Park Caldicot, part of the protected employment site Severn Bridge Industrial Estate (SAE2p). It was justified on the basis that although the proposal would reduce the land available for industrial uses by approximately 0.03 hectares, this does not equate to loss of industrial floor area as the development is on a former canteen, which serves the industrial unit. The loss of this industrial/ business area would not prejudice the aim of creating a balanced local economy given the variety of industrial units still available in this area of Caldicot and the fact that the proposed D1 use would generate employment opportunities and provide a community facility.

As there has been a loss of B use class employment land over the monitoring period, the trigger for this indicator has been met. As evidenced however, the loss of employment land to non B use classes is justified within the context and requirements of the overall LDP policy framework. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in the future AMRs to determine the effectiveness of the policy framework relating to this matter.

7. The 2018 Welsh Government Commuting Statistics indicate that 60.4% of the County's residents work in the area. This is an improvement on last year's figure of 58.1% and the highest recorded since monitoring of the Plan began, although this is still less than the Welsh average of 68.6%. This suggests that there has been progress in meeting the aspiration to increase the proportion of resident workforce working within Monmouthshire over the Plan period. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.

8. According to the 2018 Welsh Government Commuting Statistics, Monmouthshire has a net inward flow of 7,200 commuters – with 24,600 commuting into the area to work and 17,400 commuting out. There was significant in-commuting from Blaenau Gwent (4,200), Newport (4,000) and Torfaen (2,300) and from outside Wales (8,100). The main areas for out-commuting were Bristol (3,900), Newport (3,200), Cardiff (2,100) and Torfaen (1,300), with a further 4,500 commuting to other areas outside Wales. The high proportion of commuting to/from areas outside of Wales clearly reflects Monmouthshire's location as a border authority.

There is an aspiration to reduce levels of both in-commuting and out-commuting recorded in Monmouthshire over the Plan period. While the level of out-commuting has remained relatively constant over the Plan period, the level of in-commuting has been variable, ranging from 17,100 during the last monitoring period to a high of 24,600 during the current monitoring period. This has resulted in a net in-flow of 7,200 commuters during the current monitoring period. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.

While the Council can seek to encourage economic development and approve associated planning applications, travel to work patterns are influenced by wider factors such as family ties and property prices which are outside the control of the plan.

**Recommendation**

1. No action required at present. Continue to monitor.
2. No action required at present. Continue to monitor.
3. No action required at present. Continue to monitor.
4. No action required at present. Continue to monitor.
5. No action required at present. Continue to monitor.
6. No action required at present. Continue to monitor.
7. No action required at present. Continue to monitor.
8. No action required at present. Continue to monitor.

\*UK Standard Industrial Classification (SIC) 2007. Only includes those sectors for which planning permission has been granted over the monitoring period. For a full list of sectors refer to the SIC 2007.

◆Data Source: Monmouthshire Employment Land Background Paper for the period April 2018-March 2019

◆◆Amended to clarify that these indicators monitor B use classes only.

◆◆◆Data Source: Welsh Government Commuting Statistics 2017 (release date 29 March 2018)

## Rural Enterprise

**Monitoring Aim/Outcome:** Encourage diversification of the rural economy

**Strategic Policy:** S10 Rural Enterprise

**LDP Objectives Supported:** 1, 3, 5, 7 & 14

**Other LDP Policies Supported:** RE1-RE6

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
3. Number of rural diversification and rural enterprise schemes* approved	No target  <i>(2014-15: 7)</i> <i>(2015-16: 10)</i> <i>(2016-17: 6)</i> <i>(2017-18: 8)</i>	None	<b>7</b>

### Analysis

A total of 7 applications relating to rural enterprise/diversification were approved during the monitoring period. 6 of the applications were approved as rural enterprise schemes and 1 application as rural diversification.

1. Of the rural enterprise schemes, four related to existing established businesses. The first related to the expansion of a luxury B&B at Ty Wilson Barn Llangwm, known as 'Clearveve B&B and self-catering' which markets itself as Eco Luxury (carbon neutral) self-catering accommodation. Clearveve also operate a small innovative guitar company that runs from the site which produces finished products and hardware parts for guitars. The approved proposal allowed the conversion of an existing portal framed barn for the development of Spa facilities in order to keep the holiday accommodation competitive within its market, and allows the guitar business to expand.

The second related to the expansion of the David Broom Event Centre in Crick, an established equestrian showground. This approved proposal enabled an equestrian use in two further agricultural fields and allowed a further 9 static caravans for visitors

when using the facilities. A further business expansion application related to the extension of Caer Llan Conference Centre, Mitchel Troy to extend the building size for storage and to also install a Wedding gazebo. The final scheme was for the expansion of a cattery and dog kennels at Allt Farm Llantrisant. This application also proposed a rural enterprise workers dwelling.

As well as the expansion of existing businesses two new rural enterprises were approved: one related to a micro-distillery for the production of gin and other spirits, at Pleasant View Barns, Catbrook. This involved the conversion of 2 redundant barns, which was in-line with the principle of policy RE2 (conversion of buildings for employment use) of the LDP.

The other new enterprise scheme related to a new build bee-keeping study centre at Llanfair Kilgeddin. The new build bee-study centre was justified on the basis that in 2014 MCC introduced a Pollinator Policy due to the need to safeguard and help reduce the decline in pollinators and local habitats. Accordingly, the importance of safeguarding pollinators justified the location of this new build in a rural setting as an exceptional case.

The remaining rural diversification scheme related to the forestry diversification of Wentwood forestry Offices, which proposed to change the use of some of its buildings to craft pottery (B2) and tea rooms (A3).

There was a slight reduction in the amount of rural diversification and rural enterprise schemes approved over the monitoring period (7 schemes) when compared to the previous AMR (8 schemes), however it is of a similar number and thus there is pattern of consistency with previous years. The number and consistency of rural diversification and rural enterprise schemes approved since the LDP's adoption (total 38 schemes) suggests that Strategic Policy S10 and the supporting development management policies are operating effectively. The Council will continue to monitor this indicator in future AMRs to determine the effectiveness of this policy framework in relation to the diversification of the rural economy.

#### **Recommendation**

1. No action is required at present. Continue to monitor.

\*Rural Enterprise Schemes as listed here do not constitute those that require special justification as defined by TAN6

## Visitor Economy

**Monitoring Aim/Outcome:** Encourage high quality sustainable tourism

**Strategic Policy:** S11 Visitor Economy

**LDP Objectives Supported:** 1, 3, 5 & 7

**Other LDP Policies Supported:** T1-T3, RE6, SAT1

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
4. Number of tourism schemes approved <i>(includes extensions/conversions and new build)</i>	No target  <i>(2014-15: 17)</i> <i>(2015-16: 10)</i> <i>(2016-17: 24)</i> <i>(2017-18: 16)</i>	None	<b>22 tourism schemes approved*</b>
5. Number of tourism facilities lost through development, change of use or demolition	Minimise the loss of tourism facilities  <i>(2014-15: 5)</i> <i>(2015-16: 0)</i> <i>(2016-17: 1)</i> <i>(2017-18: 3)</i>	Loss of any 1 tourism facility in any 1 year	<b>3 tourism facilities lost</b>

### Analysis

1. 22 applications were approved for tourism uses during the monitoring period, all of which were for tourist accommodation facilities. These included:

- 15 holiday lets (all conversions) in various settlements\*, including the conversion of Alice Springs Golf Club into 16 separate apartments and the conversion of former Llanfair Kilgeddinn School into a holiday let;
- 1 change of use of A2/B1 Offices into a 16 bedroom hotel in Chepstow;
- 1 change of use to Bed and Breakfast accommodation in Raglan;
- 1 change of use of land to a touring caravan/campsite in Monmouth;
- 4 Glamping accommodation sites (2 Shepherd huts in Llanvapley, 4 Shepherd huts in Llangovan, 2 Shepherd huts in Penpergwm and 6 Shepherd huts in Bryngwyn).



Collectively, these provide approximately 116 new bed spaces and will provide a further boost to the visitor accommodation available in Monmouthshire.

The number of tourist accommodation facilities approved over the monitoring period suggests that the relevant Plan policies and adopted 'Sustainable Tourism and Visitor accommodation outside settlements' SPG are operating effectively allowing such developments to take place in Monmouthshire.

Comparison with previous AMRs demonstrates that the number of tourism schemes approved during the current monitoring period remains at a positive level. Cumulatively a total of 89 tourism schemes have been approved since the LDP's adoption in February 2014 which further indicates that the LDP tourism policy framework is operating effectively to enable such development in the County.

The Council will continue to monitor tourism applications closely in future AMRs to determine the effectiveness of the policy framework relating to the provision of tourist facilities.

2. Three applications were permitted during the monitoring period relating to the loss of tourism facilities.

The first application related to the removal of holiday let conditions to allow 2 units (3 bedspaces) to become a permanent residential use at Wernddu Farm. Although the buildings are of a modern construction and would not usually be suitable for residential accommodation as is contrary to Policy H4 criterion (e), the Officer in this case justified the removal of the conditions as an exceptional circumstance on the basis that evidence provided indicated a sustained and substantial loss off profits.

The second application permitted related to the change of use of the Coach House at Ivy Bridge Llanhennock to annexe accommodation, which complies with planning policy as the building was previously used as an annexe prior to its use as a holiday let and is reverting back to its previous annexe use.

The final application permitted related to the loss of a B&B in Llandogo. This was previously a house prior to being a mixed B&B use and is justified as a small scale loss that was not considered to have a detrimental impact upon the local tourist economy.

While the data collected indicates that some visitor accommodation has been lost to alternative uses over the monitoring period and subsequently the trigger for this indicator has been met, the loss is small in number and justified within the context and requirements of the LDP policy framework. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue, given the importance of tourism to the County's economy.

Of note, two tourist facilities were refused planning permission during the current monitoring period<sup>6</sup>. The proposals were both for the conversion of redundant agricultural barns to holiday let accommodation. It was determined in both occasions that the barns were portal framed with utilitarian appearances and therefore the conversion work required was contrary to criterion (e) of Policy H4 and the objectives of Policy T2 contrary criterion (b).

**Recommendation**

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

\*Llandewi Skirred, Llanfair Kilgeddin, Llangattock Lingoed, Llandewi Rhydderch, Llantillio Crossenny, Llandenny, Lansoy, Gwehelog, Pennally, Pen-y-clawdd, Tintern

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<sup>6</sup> DM/2018/01370 – Barn on land adjacent to Bushes Farm Earlswood; DM/2018/0176 – Barn at Glenview Farm Ysgubor Kemeys Road, Llanfair Discoed

## Efficient Resource Use and Flood Risk

**Monitoring Aim/Outcome:** To ensure development accords with the principles of sustainable development

**Strategic Policy:** S12 Efficient Resource Use and Flood Risk

**LDP Objectives Supported:** 1, 8, 9, 10 & 11

**Other LDP Policies Supported:** SD1-SD4

### Contextual Changes

The Welsh Minister for the Environment signed the Commencement Order, on 1st May 2018, to bring Schedule 3 of the Flood and Water Management Act 2010 into force in Wales. As a result, from 7th January 2019, all proposed new developments in Wales must include Sustainable Drainage Systems (SuDS) which comply with the Welsh Ministers' Standards; and in Monmouthshire will be signed off by the Council as the SuDS Approving Body (SAB).

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
6. Proportion of development on brownfield land as a percentage of all development permitted ( <i>including change of use of land</i> ) ( <i>excludes householder, conversions and agricultural buildings</i> )	Increase proportion of development on brownfield land  <i>(2014-15: 28% /17.3ha)</i> <i>(2015-2016: 16.8%/10.51ha)</i> <i>(2016-17: 51.2% /18.6ha)</i> <i>(2017-18 40.18%/ 21.58ha)</i>	No increase in proportion of development on brownfield land for 2 consecutive years	<b>12.7%</b> <b>3.7 ha</b>
7. Amount of development (by TAN15 category) permitted in C1 and C2 floodplain areas	All developments to be compliant with TAN15 requirements  <i>(2014-15: 1)</i>	Planning permission is granted contrary to TAN15 requirements	<b>1 application granted in Zone C2</b>

not meeting all TAN15 tests	(2015-16: 0) (2016-17: 0) (2017-18: 1)		
8. Number of new developments permitted that incorporate on-site renewable energy generation*	Increase in the number of new developments permitted incorporating renewable energy generation  (2014-15: 2) (2015-2016: 9) (2016-2017: 5) (2017-2018: 1)	No annual increase	<b>3</b>
9. Number of new developments completed that incorporate on-site renewable energy generation	Increase in the number of new developments completed incorporating renewable energy generation  (2014-2015: N/A) (2015-2016: 4) (2016-2017: 3) (2017-2018: 2)	No annual increase	<b>1</b>

### Analysis

1. A total of 29.255ha of development was permitted over the monitoring period, whereby only 3.7 ha of which was located on brownfield sites. This equated to just 12.7% of all development (excluding householder, conversions and agricultural buildings) as being permitted on brownfield land. Residential development accounted for the vast majority of brownfield land permitted (3.286 ha / 88.8%). This included the erection of 16 dwellings on land of the former White Hart Inn, Caldicot (0.13ha); 4dwellings on disused domestic garages Elm Road, Caldicot (0.09ha); refurbishment of the existing 17-25 Brecon Road Abergavenny apartment block and construction of a new block (0.14ha); and demolition of Abergavenny's former magistrates court and erection of an apartment block for 47 apartments (0.4ha). A further 2.56 ha of brownfield land related to housing plots within existing residential curtilage/garden areas. Employment development (0.45ha) was also granted for a two storey office and warehouse extension within the already established employment site South Wales Sports Grounds at Redwick.

The percentage amount of development permitted on brownfield sites is much lower than recorded in all of the previous AMR monitoring periods. As well as the percentage being lower, the number of hectares permitted was also its lowest since

adoption. This suggests that there is now limited brownfield land available within the county for development. The strategic brownfield sites, such as Fairfield Mabey and Sudbrook Paper Mill have come forward in previous monitoring periods and there are no further strategic brownfield sites available for residential development in the current plan. The trigger for further investigation has been met and as part of the LDP revision process the potential for further development on brownfield land will be considered.

2. In terms of development on C2 flood plain, one application was granted permission for the construction of a rural enterprise dwelling at Allt Farm, Llantrisant. This was justified on the basis that there was an existing established farm dwelling and successful rural enterprise kennelling already at the site. The business had successfully demonstrated the need for a succession dwelling in order for the business to continue to be successfully be managed and met the stringent tests of TAN6. The entire site is located within the C2 flood plain and to locate a dwelling outside the flood zone would result in a dwelling that fails to relate functionally to the existing business. NRW were satisfied that the submitted FCA demonstrated that the finished floor level (ffl) of the dwelling would not be at risk of flooding and the proposed dwelling would not increase flooding elsewhere. It was considered therefore that the proposal met the premise of policy SD3 of the LDP which states *'risk of flooding must also be taken into consideration on a development by development basis'*. Furthermore, TAN 15 states. *"The Environment Agency will advise the planning authority on the consequences of flooding for the type and nature of proposal and this should enable the planning authority to arrive at a judgement on the acceptability of the flooding consequences'*. It was therefore considered in this case that the local authority made a judgement on the information provided and no objection from NRW that there was a limited flood risk impact.

The Council will continue to monitor this indicator in future AMRs to determine the effectiveness of the policy framework relating to this issue.

3. Three applications were approved for on-site renewable energy generation during the monitoring period: two in relation to small scale solar arrays to supply power for residential dwellings (Devauden and The Narth); and the other for the addition of solar panels on the roof of Caldicot West End School.

As with the last monitoring period, there has been a considerable decrease in the number of on-site renewable energy schemes permitted compared to previous years which is believed to be a result of the reduction of Government incentive schemes (Feed in Tariff), particularly for solar energy.

While the trigger has been met, it is important to note that collectively a total of 20 schemes incorporating on-site renewable energy have been permitted since the LDP's adoption in 2014 which suggests that Strategic Policy S12 and its supporting policies are operating effectively in respect of the provision of renewable energy.

The Council will nevertheless continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to efficient resource use.

4. Just one scheme incorporating on-site renewable energy generation was completed over the monitoring period, which related to a small scale domestic solar scheme in The Narth, which was approved in the current monitoring period.

While there has been a reduction in the number of completions compared to the previous years and the trigger has there for been met it should be noted that since the Plan's adoption in 2014, a total of 10 schemes incorporating on-site renewable energy have been completed and are operational. This further indicates that Strategic Policy S12 and its supporting policies are operating effectively in respect of the provision and completion of on-site renewable energy schemes.

The Council will nevertheless continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to efficient resource use.

**Recommendation**

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

3. No action is required at present. Continue to monitor.

4. No action is required at present. Continue to monitor.

\*Additional monitoring indicator included in the monitoring framework in order to identify schemes in 4.

\*\*Based on applications granted permission for on-site renewable energy since LDP adoption.

## Landscape, Green Infrastructure and the Natural Environment

**Monitoring Aim/Outcome:** To protect open space and sites of acknowledged nature conservation and landscape importance

**Strategic Policy:** S13 Landscape, Green Infrastructure and the Natural Environment

**LDP Objectives Supported:** 8

**Other LDP Policies Supported:** LC1-LC6, GI1 & NE1

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Amount of Greenfield land lost to development which is not allocated in the development plan <i>(includes new built development – housing, employment but excludes agricultural buildings)</i>	Minimise the loss of non-allocated Greenfield land  <i>(2014-15: 26 ha)</i> <i>(2015-16: 44.6 ha)</i> <i>(2016-17: 16.5 ha)</i> <i>(2017-18 : 8.98ha)</i>	Any loss of non-allocated Greenfield land in any 1 year	<b>9.71ha*</b>
2. Amount of public open space / playing fields lost to development which is not allocated in the development plan	Minimise the loss of open space / playing fields to development that is not allocated in the development plan  <i>(2014-15: 1.47ha)</i> <i>(2015-16: 0.76ha)</i> <i>(2016-17: 0)</i> <i>(2017-18:0)</i>	Any loss of open space due to development, not allocated in the development plan in any 1 year	<b>1.74ha</b>

3. Developments permitted / completed that are within internationally / nationally important nature conservation areas**	None adversely affected <i>(2014-15: N/A)</i> <i>(2015-16: 0)</i> <i>(2016-17: 0)</i> <i>(2017-18:0)</i>	Recorded damage or fragmentation of designated sites / habitats	<b>1</b>
4. Developments granted permission that cause harm to the overall nature conservation value of locally designated sites	Minimise developments that would cause harm to the overall nature conservation value of locally designated sites <i>(2014 -15:N/A)</i> <i>(2015-16:1)</i> <i>(2016-17: 1)</i> <i>(2017-18:1)</i>	1 or 2 developments result in overall harm for 2 consecutive years, or 3 or more developments result in harm in any 1 year	<b>1</b>
5. Number of new developments delivering habitat creation and restoration	Increase number of new developments delivering habitat creation / restoration  <i>(2014-15: 1)</i> <i>(2015-16: 1)</i> <i>(2016-17: 0)</i> <i>(2017-18:2)</i>	None	<b>1</b>

**Analysis**

1. Over the monitoring period 40 permissions were granted on greenfield land which is not allocated for development in the LDP, totalling 9.71 ha. This is a similar figure to the previous 2017-2018 AMR, which recorded permissions on 8.98ha of non-allocated greenfield land. The figure recorded this year, like the previous monitoring period, reflects the fact that no large scale solar PVs were permitted, unlike the previous years where renewable energy solar PV schemes accounted for a large portion of permissions on greenfield land (16.5ha in 2016-17; 44.6ha in 2015-16 and 26ha in 2014-15). In this current monitoring period renewable energy use accounted for just 0.01ha (0.1%) of permissions on greenfield land.

Again, like the previous 2017-18 period, residential development accounted for the majority of non-allocated greenfield land permitted during the current monitoring period, at 3.71 ha (38.3 %). The main contributor to residential development was the Rockfield Road departure site in Monmouth, which is permitted for up to 70 dwellings



and open space (2.86ha). This was justified on the basis of the need to address the current shortfall in Monmouthshire's housing supply.

Other contributors to the loss of non-allocated greenfield land included; an affordable housing rural exception site for 4 dwellings in Llantillio Crossenny (0.16 ha), which was justified on the basis that it helped to address an affordable housing need in the area. 3 rural enterprise dwellings accounting to 0.29 ha - one at Tredellion caravan park in lieu of an existing warden mobile; and succession dwellings at Llantrisant and Grosmont, all of which were considered to meet the tests of TAN6. There were 5 infill plots granted for new dwellings within settlements which met housing policy guidance of the LDP, totalling 0.248 ha. The remainder residential permissions were granted for the change of use of agricultural land to small scale residential curtilage extensions of existing garden areas (5 permissions totalling 0.153 ha), all of which met visual amenity considerations of the LDP.

The second highest proportion of non-allocated greenfield land permitted related to Community Facility provision accounting for 21.7% / 2.1ha). The largest proportion of 1.74ha accounted by a Community Hub and recreation space at Three fields, Magor. A further 0.32 ha of greenfield was granted to extend Caldicot's cemetery and a small section of greenfield land (0.044) was approved to extend the recreational use of Llandenny village hall.

'Horsiculture' activities accounted for 12.6% of all permissions on non-allocated greenfield land. A total of 8 permissions (1.22 ha) including riding arenas and stables, were granted permission over the monitoring period. These were considered to be an appropriate use of land in rural areas and to comply with the LDP policy framework.

Tourism uses accounted for 15.7% (1.53 ha) of permissions on non-allocated greenfield land in this monitoring period. 5 permissions, equating to 1.03 ha, were granted for glamping uses i.e. Shepherds huts, and a change of use of land (0.5ha) to a touring caravan/campsite which was situated in the sustainable location of Monmouth and met LDP tourism objectives. This increase in tourism uses within this monitoring period is considered in part attributable to the effective implementation of the Sustainable Tourism SPG (November 2017) which allows for sustainable, non – permanent forms of tourism use, such as glamping.

Employment growth accounted for 11.7% (1.141 ha) of non-allocated greenfield land permitted. 0.5 ha was granted for the expansion of established equestrian enterprise at David Broome's Event Centre at Crick, and 0.5ha was granted for a new bee keeping study centre (for bee keeping, research and education) in Llanfair Kilgeddin, which use in a rural location was in-line with MCC's 2014 Pollinator Policy promoted to safeguard and help reduce the decline in pollinators and local habitats. Other employment uses granted included: a car rental office and washing facility in Monmouth (0.13ha); extension of an existing vehicle tracker business in Goytre (0.005ha); extension to a vehicle repair business in Raglan (0.005ha); an extension to Caer Llan Conference Centre Mitchel Troy (0.001ha).

While the monitoring data indicates that there has been a loss of non-allocated greenfield land over the monitoring period due to the aforementioned permissions (albeit less than recorded in previous AMRs) and subsequently the trigger for this indicator has been met, the loss is justified within the context and requirements of the LDP policy framework as evidenced above. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

2. One application was permitted within an area of open space not allocated for development in the LDP at Three fields Magor, for the new community centre. Despite the site being within designated amenity open space it is important to note that the site had a previous extant permission for a community hall granted in 2008, however only the car park had been constructed. The new proposal, as well as providing a community facility, was also considered to enhance informal recreation space and provide public access to managed green space and green infrastructure linkages. The loss of open space is therefore justified.

The Council will continue to monitor the amount of non-allocated public open space lost to development in future AMRs to determine the effectiveness of the policy framework relating to this issue.

3. One application was permitted within a nationally important nature conservation area during the monitoring period, which was for the development of a footbridge between Llanfoist and Abergavenny over the River Usk SAC in order to provide an active travel linkage between the settlements. The proposal was EIA development and was justified on the basis that Habitats Regulations Assessment, detailed surveys have been undertaken to inform the assessment of impacts of the scheme, which were fully mitigated against.

This indicates that the policy framework relating to nature conservation is functioning effectively in protecting nature conservation sites of international /national importance. The Council will continue to monitor permission and completions within these nature conservation sites to determine the effectiveness of the policy framework relating to this matter.

4. One application was granted over the monitoring period that will cause harm to the overall nature conservation value of locally designated sites. This application will result in a loss of Ancient Semi Natural Woodland within the Big Wood SINC boundary due to the construction of an agricultural barn for storage of equipment required for woodland management. A total area of 0.0125ha will be lost in order to accommodate the new agricultural barn. The proposal was supported by a Woodland Management Plan and a Preliminary Ecological Assessment. Despite reservations with regard to the permanent loss of an area to development which cannot then be restored, it was recognised that the purpose of the development is to enable the applicant to manage the wider woodland area, and that they intend to do this in a way that will enhance the biodiversity value of the site.

This application, coupled with the single applications in the past two monitoring periods, suggests the trigger for this indicator has been met. The loss is nonetheless justified within the context and requirements of the LDP policy framework as evidenced above. This indicates that the policy framework relating to nature conservation is functioning effectively in protecting the nature value of locally designated sites. The Council will continue to monitor permissions and completions within these nature conservation sites to determine the effectiveness of the policy framework relating to this matter.

5. One application was permitted over the monitoring period that will deliver habitat creation and restoration, which was for the retention of a wildlife pond at The Narth. As it was for retention the pond had already been installed at the time of planning assessment, however the assessment concluded that the pond had been designed to as encourage biodiversity and had a positive impact upon habitat creation.

While only one application is included, it is likely other schemes approved over the monitoring period will help restore habitat through improved Green Infrastructure networks. Although there is no trigger for further investigation in relation to this indicator, the Council will continue to monitor the issue in future AMRs to determine the effectiveness of the policy framework in relation to Landscape, Green Infrastructure and the Natural Environment.

**Recommendation**

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

3. No action is required at present. Continue to monitor.

4. No action is required at present. Continue to monitor.

5. No action is required at present. Continue to monitor.

\*Additional 15.56 greenfield land relates to allocated sites SAH2 ,SA10 (iii)), SA11 (iii) and SA11 (x) and is therefore excluded.

\*\*Indicator has been amended in line with the SA indicator for ease of data collection

## Waste

<b>Monitoring Aim/Outcome:</b>	Meet the County's contribution to local waste facilities
<b>Strategic Policy:</b>	S14 Waste
<b>LDP Objectives Supported:</b>	12
<b>Other LDP Policies Supported:</b>	W1-W6, SAW1

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan	<p>Aim to provide between 2.2 and 5.6 hectares for new in-building waste management facilities located on appropriate B2 employment sites over the plan period</p> <p><i>(2014-15: 1.49ha permitted; 32.5ha potential waste management sites)</i></p> <p><i>(2015-16: 0.24ha permitted; 26.86ha potential waste management sites)</i></p> <p><i>(2016-17: 0ha permitted; 26.26ha potential waste management sites)</i></p> <p><i>(2017-18: 0ha permitted; 26.26ha potential waste management sites)</i></p>	Amount of B2 employment land falls below 5.6 ha	<p><b>Waste capacity permitted 0ha</b></p> <p><b>Identified potential waste management sites 26.26ha</b></p>

**Analysis**

1. There were no permissions for waste management capacity during the monitoring period. Additionally there was no take up of B2 land over the monitoring period, the amount of land available for potential waste management sites (i.e. B2 employment sites and existing waste disposal or management sites) remains the same as the previous AMR at 26.26ha. There remains, therefore, ample land available for potential waste management sites in relation to the maximum requirement of 5.6ha.

**Recommendation**

1. No action is required at present. Continue to monitor.

## Minerals

**Monitoring Aim/Outcome:** Safeguard areas of aggregates resources

**Strategic Policy:** S15 Minerals

**LDP Objectives Supported:** 12

**Other LDP Policies Supported:** M1-M3

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement*	A minimum land bank of 10 years to be maintained  <i>(2014-15: 0)</i> <i>(2015-16: 0)</i> <i>(2016-17: 0)</i> <i>(2017-18: 0)</i>	10 years land bank is not maintained	<b>0</b>
2. Number of permitted permanent non-mineral developments on safeguarded sites that do not comply with Policy M2**	Minimise the number of permanent non-mineral developments on safeguarded sites  <i>(2014-15: 0)</i> <i>(2015-16: 0)</i> <i>(2016-17: 0)</i> <i>(2017-18: 0)</i>	If any such developments are permitted	<b>0</b>
<b>Analysis</b>			
1. No land-based minerals extraction took place in the County during the monitoring period. There has, therefore, been no reduction in the land bank, which relies on the reserves available at Ifton Quarry, Rogiet. This quarry has not been worked for some time but has the benefit of an existing planning permission. Given the importance of			

maintaining a 10 year land bank the Council will continue to monitor this issue closely in future AMRs.

2. There were no permissions for permanent non-mineral developments on safeguarded sites that did not comply with Policy M2 during the monitoring period.

This indicates that Policy M2 is being implemented effectively and no further investigation is required at present. The Council will continue to monitor this issue in future AMRs to determine the effectiveness of the policy framework relating to this issue.

**Recommendation**

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

\*Additional Indicators LDP Manual

\*\*Indicator amended to include reference to Policy M2 for clarification

## Transport

**Monitoring Aim/Outcome:** To increase sustainable forms of transport and ensure that all development meets sustainable transport planning principles

**Strategic Policy:** S16 Transport

**LDP Objectives Supported:** 1-6, 9 & 13

**Other LDP Policies Supported:** MV1-MV10

### Contextual Changes

There have been no significant contextual changes relating to this policy area over the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
1. Number of improvements to transport secured through S106 agreements	No target <i>(2014-15: 3)</i> <i>(2015-16: 3)</i> <i>(2016-17: 2)</i> <i>(2017-18: 4)</i>	None	<b>3 S106 agreements delivering transport improvements</b>
2. Progression of Local Transport Plan* (LTP) schemes detailed in Policy MV10 in accordance with the LTP delivery timetable	LTP proposals implemented in accordance with the LTP delivery timetable	LTP proposals detailed in Policy MV10 are not being implemented in accordance with the LTP delivery timetable	<b>Progression detailed in analysis below</b>
<b>Analysis</b>			
<p>1. The following transport and pedestrian improvements have been secured through S106 agreements over the monitoring period:</p> <ul style="list-style-type: none"> <li>• Crick Road, Portskewett SAH2 Payment towards improving bus service to and from Portskewett and Caldicot Town Centre and/or local railway stations (£50,000).</li> </ul>			



- Rockfield Road, Monmouth DM/2017/00539(O/L)  
Payment for funding and implementation of the extension of the 30mph speed restriction on Rockfield Road adjacent to the site (£5,000). Payment towards the improvement and enhancement of the Monmouth Town Bus Service and to support cycling and further enhancement to the Monmouth links walking and cycling networks or alternative schemes promoted by the Council (£113,750.50). Payment towards off site highways improvements at the junctions of Wonastow Road/ Rockfield Road and Cinderhill Street/ Portal Road or other highway improvements in the vicinity of the development (£49,030.39). Payment towards improvement to the off-site footway on the western side of Rockfield Road to the junction of Kingswood Road (£36,000).
- Chepstow Road, Raglan SAH10(iii)  
Payment to enhance the local bus service including route numbers 60 and 82 (£30,000).

As indicated above, there have been a number of transport and pedestrian improvements secured via S106 agreements during the monitoring period. Two of the S106 agreements relate to allocated LDP sites - one at Crick Road, Portskewett (SAH2) and the other at Chepstow Road, Raglan (SAH10(iii)). The third S106 agreement relates to an unallocated site at Rockfield Road Monmouth. In accordance with the LDP transport policy framework, the improvements seek to encourage sustainable forms of transport and ensure the developments meet sustainable transport planning principles.

While there is no specific target relating to this indicator, the Council is interested in monitoring the amount of transport improvements secured through S106 agreements. As may be expected, given that progress with numerous allocated LDP sites was slower than anticipated, there were a relatively small number of transport improvements secured via S106 agreements in relation to these sites during the first three monitoring periods (total of 5 out of the 8 agreements related to allocated sites). However, in the fourth monitoring period two of the strategic sites received planning permission and during this monitoring period a further two allocated sites have received planning permission. As other sites progress it is anticipated that further sustainable transport improvements will be secured. The Council will continue to monitor this issue in future AMRs.

2. The progress of LTP\* schemes detailed in Policy MV10 in accordance with the LTP timetable is as follows:

**Welsh Government Road Schemes:**

**M4 corridor enhancement scheme Magor to Castleton:** (length in Monmouthshire to be safeguarded indicated on Proposals Map). The M4 relief road public inquiry concluded and the Inspector provided his recommendation to the Minister during this monitoring period \*\*.

### **Monmouthshire County Council Road Schemes:**

**B4245 Magor/Undy By-pass:** (length to be safeguarded indicated on Proposals Map). See above, the latest version of the M4 corridor enhancement project will provide a by-pass for Magor/Undy.

**B4245/M48 Link Road and B4245/Severn Tunnel Junction Link Road:** These projects were seen as prerequisites for a large extension at Severn Tunnel Junction station (north side). The then proposed car park extension turned out to be unaffordable and undeliverable. Following the rebuilding of the road overbridge at STJ station as part of the rail electrification works, plans have been prepared for a smaller car park extension on the south side of STJ which can be delivered without these road schemes. The recently undertaken Chepstow Transport WelTAG stage 1 (aka Strategic Outline Case) study also includes a suggestion for a new A48/M48 junction to the northeast of Caldicot, and it is expected that this will be taken forward as an option to the next stage (2 – Outline Business Case). MCC is currently in discussion with WG, Transport for Wales, Highways England and Gloucestershire CC about financing and managing this WelTAG stage 2 study.

**A48 Chepstow Outer By-pass:** MCC have undertaken a Chepstow Transport WelTAG stage 1 (aka Strategic Outline Case) study which amongst other things looks at the by-pass proposals. It is expected that this will be taken forward as an option to the next stage.

**A472 Usk By-pass:** No progress

### **Public Transport Improvement Schemes:**

**Abergavenny Rail Station Interchange:** a provisional sum of £1.75m, which will be subject to TfW business case approval, allocated to deliver improvements to integrated transport and station facilities. These include:

- A new accessible footbridge (using existing Access for All funds if they are available that were earmarked for Abergavenny or through partnership with TfW Rail Services).
- A new Park-and-Ride car park on Network Rail land between the railway and A465, using the preferred Option 3 from the 2013 Abergavenny Station Study undertaken by the Council.
- A new bus interchange to enable TrawsCymru and other bus services to call at the station.
- A significant expansion in better quality cycle storage, with a minimum of 48 sheltered cycle spaces, monitored by CCTV.
- The station is also proposed as a 'model' for work with Disability Wales to pilot solutions that could be deployed across Wales that are also eligible further (Minor Works) funding for disability-focused inclusive design improvements.

Abergavenny bus station improvement: No further work. (Some work was done before the Eisteddfod, the medium-long term solution is now to move the bus station to the rail station).

**Chepstow Rail Station and Bus Station Interchange:** TfW Rail Services and MCC committed to provide joint funding to develop and implement (KA - £300,000)

- The station being made fully accessible for passengers with reduced mobility
- The construction of a new Park-and-Ride car park
- The creation of a new bus interchange at the station forecourt.

**Chepstow Park and Ride:** No progress.

**Severn Tunnel Junction (STJ) Interchange:** TfW Rail Services and MCC committed to working collaboratively to deliver improvements to integrated transport and station facilities. These include:

- A further expansion to Park-and-Ride facilities
- Improved facilities for buses to serve the station
- A significant expansion in better quality cycle storage, with a minimum of 48 sheltered cycle spaces, monitored by CCTV.

Also in 2018/19 MCC delivered a pedestrian access improvement for Severn Tunnel Junction station (missing footpath along parts of Station Rd).

**Monmouth Park and Ride:** No progress.

**Monmouth bus station improvement:** Some repairs and minor improvements (timetable display cases) were undertaken in 2018/19.

### **Walking and Cycling Schemes**

**Monmouth Links Connect 2:** The remaining Monmouth Links Connect 2 programme has been superseded by the Monmouth Active Travel Integrated Network Maps. Work in Monmouth in 2018/19 concentrated on undertaking a WelTAG stage 1 and 2 studies for the proposed Monmouth Wye Active Travel Crossing.

**Abergavenny walking and cycling network:** In 2018/19 further phases of the Abergavenny town centre public realm scheme were completed, now extending to the top of Frogmore Street.

**Llanfoist pedestrian and cycling river crossing:** Planning permission was granted in 2018/19, however National Resources Wales (NRW) refused to grant a Flood Risk Activity Permit (FRAP, which is required). MCC has appealed the decision.

**Severn Tunnel Junction pedestrian and cycling access:** See above

Further progress on the LTP schemes will be reported in future AMRs.

Although not specifically identified in Policy MV10, the LTP identifies a number of additional transport schemes in Monmouthshire which are programmed for delivery over the 2015-2020 period and will also be monitored through the AMR process. One such scheme is the Magor and Undy new walkway rail station. MCC's Transport Section has advised that work has commenced on Network Rail's Governance for Railway Investment Projects (GRIP) process in relation to the proposed station, with GRIP1 (Output definition) and GRIP2 (Feasibility) completed with work ongoing on GRIP3 (Option Selection). Current timescales anticipate that the scheme will be delivered by 2022/23.

The Council will continue to monitor the progress of the aforementioned schemes in future AMRs to determine whether they are being implemented in accordance with the LTP delivery timetable.

**Recommendation**

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

\*the 2015 Monmouthshire Local Transport Plan (LTP) has replaced the 2010 South East Wales Regional Transport Plan (RTP). The transport schemes identified in the RTP have been carried forward to the LTP – accordingly the indicator wording has been amended to reflect this.

\*\*A public local inquiry into the M4 corridor enhancement scheme started on 28 February 2017 and was formally closed in April 2018, and the Inspector provided his recommendation to the Minister during this monitoring period.

## Place Making and Design

**Monitoring Aim/Outcome:** To protect sites and buildings of acknowledged built and historic interest

**Strategic Policy:** S17 Place Making and Design

**LDP Objectives Supported:** 14 & 15

**Other LDP Policies Supported:** DES1-4, HE1-4

### Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2018 – 31 March 2019
3. Number of listed buildings and historic sites	No applications to result in the loss of listed buildings	There is a loss of more than 1 listed building each year for 3 or more consecutive years*	<b>Refer to analysis (1) below</b>
4. Number of conservation areas with up-to-date character appraisal	100% of identified draft Conservation Area Appraisals by 2016**	Target is not met	<b>19 Complete (100%) Refer to analysis (2) below</b>
5. Sample of planning applications granted for developments with potential for significant design / environmental implications	All development to contribute to the creation of a high quality well designed environment	Monitoring results are negative	<b>Refer to analysis (3) below</b>
6. Sample of planning applications granted for developments with the potential for significant impact on	No adverse impact on the historic environment	Any development adversely affects the historic environment	<b>Refer to analysis (4) below</b>

buildings of historic / archaeological interest, scheduled ancient monuments and conservation areas			
7. Occasions when development permitted would have an adverse impact on a listed building, conservation area, site of archaeological significance, or historic landscape park or their setting	Development proposals do not adversely impact upon buildings and areas of built or historic interest and their setting  <i>(2014-15: none)</i> <i>(2015-16: none)</i> <i>(2016-17: none)</i> <i>(2017-18: none)</i>	1 or more planning consents are issued where there are outstanding objections from the Council's Conservation Team, Cadw or GGAT	<b>None recorded</b>

**Analysis**

3. Number of listed buildings and historic sites:

	LDP Base Date 2011	2015	2016	2017	2018
Listed Buildings	2146	2153	2153	2152	2151
Scheduled Ancient Monuments	169	164	164	164	164
Historic Parks and Gardens	44	45	45	45	45
Archaeologically Sensitive Areas	10	10	10	10	10
Landscapes of Outstanding Historic Interest	3	3	3	3	3

One Listed Building was delisted over the monitoring period taking the total number across Monmouthshire to 2151. However, this was not a result of any development permitted over the monitoring period. There were subsequently no applications that resulted in losses to the number of listed buildings over the monitoring period.

There were no changes in relation to Scheduled Ancient Monuments, Historic Parks and Gardens, Archaeologically Sensitive Areas or Landscapes of Outstanding Historic Interest over the monitoring period.

There were no applications that resulted in losses to the number of listed buildings or historic sites over the monitoring period. Policy S17 is functioning effectively in this respect. The Council will continue to monitor the number of listed buildings and historic sites to determine the effectiveness of the policy framework relating to this issue.

4. Like the previous monitoring period, no further Conservation Area Appraisals have been adopted as Supplementary Planning Guidance during the current monitoring period. A total of 19 Conservation Area Appraisals have however been adopted and the target of 100% of identified draft Conservation Area Appraisals by 2016 was therefore met in the 2015 - 2016 monitoring period.

The remaining 12 Conservation Area Appraisals will be progressed in the future subject to available resources.

3. The Members of Planning Committee design tour for the current monitoring period considered a total of 9 applications that were approved under the LDP. All of the sites visited related to residential schemes. Four of the applications related to major residential development, which included:

- 40 dwellings on land south of Penperlleni;
- New apartments at the Osborne International Site Chepstow;
- Two 100% affordable housing schemes in Caldicot.

The remaining six schemes related to small scale residential development, which included:

- Two sites of innovative housing design within constrained urban spaces (former garage sites);
- A passive house which has recently been constructed in a main village, Llangybi; a modern replacement dwelling within a Conservation Area;
- The restoration of historic Caerwent House, a listed building at risk;
- A new mixed residential and retail development within Abergavenny's Conservation Area.

Members reacted positively to all of the residential developments and had no major concerns. They were pleased with the benefits of the comprehensive Green Infrastructure (GI) that was beginning to take place in the Penperlleni housing site – which is one of the Council's first major housing sites to fully embrace the GI policy. This site was able to demonstrate to members the benefits of the GI policy and its associated detailed SPG, which guides the delivery, implementation and management of GI within residential development schemes.

Members were also impressed with construction methods, materials and design of the "Passivhaus" and were complementary of the modern design and materials of the Osborne International apartments and innovative and energy efficient design of the houses on the former garage sites. It is clear from these sites that modern and energy efficient design is becoming a strong aspiration of new housing and that when designed to harmonise within its surrounding context it has a real place to shape and enhance street scenes.

The 100% affordable housing sites were received well and members commented that the design and materials did not distinguish the houses as 'affordable' and they appeared to be as good quality as higher quality market housing. It was commented that the surrounding landscaping and well-chosen boundary enclosures in the open street scenes, such as transparent railings with green landscaping helped create a

pleasant and well-surveilled environment for those living within the housing and surrounding vicinities.

The 2019 design tour has demonstrated that there are currently some excellent examples of innovative and energy efficient residential development and that the Council's GI SPG vision and its current implementation within sites is beginning to take place and enhance the landscaping and setting of developments.

The Council will continue to monitor the design and materials of new development to determine the effectiveness of the policy framework relating to design.

4. As detailed in the above section, the 2019 Design Tour visited Caerwent House a listed building at risk, which occupies a central and prominent location within Caerwent's Conservation Area, Silver How a replacement modern dwelling within Llanhennock's Conservation Area and a new mixed-use building within Abergavenny's Conservation Area.

Although work is not yet fully underway at Caerwent House, members were pleased with the progress report so far and programming for works to be begin Autumn 2019. It was appreciated that due to the complex nature of the property its planned restoration will take time. In terms of finished new development built within the County's Conservation Areas, members were interested to view Silver How, where the modern design of a dwelling has had a positive impact upon the character of the area and with careful and detailed design the relationship between old and new elements has been successfully implemented . On the other hand, a more traditional approach to design with the new mixed retail and residential building within Abergavenny's Conservation Area was viewed by members as a positive addition. Members' view was that Abergavenny's Conservation Area has benefitted from some appropriate and traditionally designed shopfronts which complement the historic surroundings but also provide a varied and interesting frontage, screening the large block of apartments to the rear.

It is considered that these developments that had potential for significant impact on buildings and areas of historic interest have demonstrated a pragmatic and sensitive approach to conservation area design – and in Silver How's case it does not always need to be of a traditional design to enhance and/or preserve a Conservation Area's appearance. It is considered the current LDP policy 'development in Conservation Areas' policy (HE1) is working effectively, however the Council will continue to closely monitor development within sensitive historic areas.

5. There were no planning consents issued over the monitoring period with an outstanding objection from the Council's Heritage Management Team, Cadw or GGAT. Policy S17 is functioning effectively in this respect. The Council will continue to monitor the number of listed buildings and historic sites to determine the effectiveness of the policy framework relating to this issue.



<b>Recommendation</b>
1. No action required at present. Continue to monitor.
2. No action required at present. Continue to monitor.
3. No action required at present. Continue to monitor.
4. No action required at present. Continue to monitor.
5. No action required at present. Continue to monitor.

\*Trigger wording amended to clarify that the trigger relates to a loss of more than 1 listed building each year for 3 or more consecutive years.

\*\*Target wording amended for clarification, relates to the 18 draft Conservation Area Appraisals that were in progress during the lead up to the adoption of the LDP.

## 6 Sustainability Appraisal Monitoring Framework

### Methodology

- 6.1 The Sustainability Appraisal monitoring expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) Monitoring Objectives. The data collated includes a mix of qualitative and quantitative data with a commentary in the latter column to describe the progress and provide a recommendation. Not all of the indicators originally listed in the SA monitoring framework are included, information is only provided for those indicators where data is available.
- 6.2 There is an overlap with some LDP indicators, these indicators are marked in bold and coloured green for clarity. This is intended to provide an indication of how the LDP monitoring and SA monitoring are interlinked. A brief commentary is provided although reference should be made to Section 5 LDP Policy Analysis for additional information.
- 6.3 There are a number of SA indicators where information is not published annually, for example those based on the Census. The purpose of the monitoring framework is to review changes on an annual basis, as a consequence these are not necessarily going to be useful moving forward in terms of future monitoring. They have been retained in order to provide a baseline, work has been undertaken to try and find alternative sources of information however none appear to be available.
- 6.4 The traffic light rating system used for the LDP Monitoring Indicators has not been taken forward for use with the SA Monitoring. Many of the SA objectives are aspirational. In addition, the LDP alone would not be the only factor that would need to be considered in achieving their aims. The SA Monitoring does not include targets as such, unlike the LDP monitoring, it would therefore prove difficult to interpret the commentary into a traffic light rating. The symbols associated with certain indicators identify the desired direction for change. The symbols refer to; (+) increase or more; (-) decrease, less or none and; (nc) no change. As this relates to the fifth SA monitoring since the adoption of the LDP it is compared to the previous four AMRs and allows for emerging trends. Accordingly, the direction of change is referred to as relevant in the commentary section. This is utilised to assess the LDP's progression towards meeting the identified sustainable development indicators.

6.5 Information contained in the SA monitoring framework in the main relates to a wide range of data produced internally, by various departments of the Council and externally from other organisations. Where data has been sourced externally, a footnote is provided to ensure the data source is easily identifiable.

## Sustainability Appraisal Monitoring

Headline	Objective	SA Indicators	Data	Commentary
Accessibility	Allow equitable access for all to jobs, services and facilities they need, in a way that reduces reliance on car use	<ol style="list-style-type: none"> <li>1. Average travel to work distance (-)</li> <li>2. Proportion of people travelling to work by public transport, walking or cycling (+)</li> <li>3. <b>Proportion of the workforce who remain in their own area for work, according to travel to work statistics (+)</b></li> <li>4. <b>Proportion of housing development completed within or adjoining the main towns, Severnside Settlements, Rural Secondary Settlements (RSS) and rural general, as identified in Policy S1.</b></li> <li>5. Percentage of major* new development within 10 minute walk</li> </ol>	<ol style="list-style-type: none"> <li>1. 21.9km**</li> <li>2. 16.7%**</li> <li>3. 60.4%*****</li> <li>4. Main Towns: 60.3%, Severnside: 16.9%, RSS: 16.7%, Rural General: 6.1%</li> <li>5. 100%</li> </ol>	<p><b>1 – 2.</b> The 2011 Census recorded 16.7% of people travelling to work by public transport, walking or cycling. The average travel to work distance is 21.9km. Data will not be published until the next Census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. The data will subsequently remain the same in future AMRs.</p> <p><b>3.</b> The Welsh Government travel to work statistics identify 60.4% of the Monmouthshire workforce remaining in their own area for work. This figure has increased by 2.3% since the previous AMR. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.</p> <p><b>4.</b> The Main Towns provided the largest proportion of dwelling completions over the monitoring period equating to 60.3% of the overall figure (443). The Rural Secondary Settlements provided 16.7% and the Rural General which incorporates figures from the Main Villages provided 6.1%. In contrast to previous AMR's where the Severnside Settlements accounted for the least amount of completions, this monitoring period they accounted for a total of 16.9% a significant increase on the 5.4% in the previous monitoring period. The Policy Analysis in Section 5 relating to the Spatial Strategy provides full analysis of this indicator.</p>

Headline	Objective	SA Indicators	Data	Commentary
		from a frequent and regular bus service (+)(includes residential, employment, retail and leisure permissions only)'		<p>5. Of the 7 applicable schemes, all related to residential uses. All of the schemes are located within a 10 minute walk of a frequent and regular bus service which is the same as in the previous AMR.</p> <p><b>Continue to monitor SA objective.</b></p>
Housing	Provide a range of types and tenures of housing that allows people to meet their housing needs	<p>1. People in housing need (-)</p> <p>2. <b>Affordable home completions (+)</b></p> <p>3. <b>General market home completions</b></p> <p>4. <b>Density of housing permitted on allocated sites (SAH1 – SAH10)</b></p> <p>5. <b>The number of dwellings permitted and completed on strategic sites as identified in policy S3.</b></p> <p>6. <b>Number of affordable dwellings built through rural exception schemes</b></p> <p>7. <b>Number of dwellings provided in accordance with the settlement</b></p>	<p>1. 474 per year over 5 Year Period (2017 base date)</p> <p>2. 131</p> <p>3. 312</p> <p>4. 2 granted permission, densities of 27 and 21</p> <p>5. 291 dwellings permitted, 210 completed</p> <p>6. 4 completed</p> <p>7. See table in commentary section</p> <p>8. 4.0 Years</p>	<p>1. The Local Housing Market Assessment (LHMA) 2017 -2022 (July 2018) uses a different methodology to that used to provide evidence for the LDP. The results, therefore, are not directly comparable. The 474 figure should not be taken as a target for the delivery of affordable housing as new build homes are not the only supply of affordable homes in Monmouthshire. The Council is working with private landlords to increase the supply of private rented homes and to bring empty homes back into use. The figures and the breakdown of tenures are the same as the 2017-2018 AMR. The social rent need is 104.83 per year, Low Cost Home Ownership is 273.20 per year and Intermediate Rent is 96.73 per year. The low cost homeownership need will be addressed in a variety of ways in addition to new build housing negotiated by the Council. The government's Help to Buy and Rent to Own schemes as well as LCHO resales will have a substantial role to play. As stated above this figure should not be taken as an annual target, it does however provide an indication of current projected need for affordable housing within the County and sets a benchmark the Council can work towards.</p> <p>2 – 5. There were 131 affordable home completions and 312 market dwelling completions over the monitoring period. All of the allocated</p>

Headline	Objective	SA Indicators	Data	Commentary												
		<p>hierarchy set out in Policy S2</p> <p><b>8. Housing land supply</b></p>		<p>sites granted permission met the required density as set out in the LDP: Crick Road, Portskewett (SAH1) 27 dph; Chepstow Road, Raglan (SAH10) 21 dph; Main Village sites at Land to the south east of Dingestow Station and Land to the north of Llanvair Kilgeddin. There has been permission for one strategic site during the monitoring period, 291 dwellings at Crick Road Portskewett. There has been a substantial increase in the number of completions on strategic sites over the monitoring period (210 completions 2018 - 2019) compared to the previous AMR (89 completions 2017 – 2018). The majority of strategic site completions (145) relate to the SAH4 Wonastow Road site, the remainder relate to SAH7 Sudbrook Paper Mill site (33) and SAH1 Deri Farm site (32).</p> <p><b>6.</b> There were 4 completions relating to rural exception schemes over the monitoring period. A single dwelling build your own affordable home site near Raglan and a 3 unit site at Forge Road Tintern.</p> <p><b>7.</b> The table below provides a breakdown of the 443 dwelling completions, in comparison with the settlement hierarchy set out in Policy S2. The Policy Analysis in Section 5 relating to the Spatial Strategy provides a full analysis of this indicator.</p> <table border="1" data-bbox="1169 1166 1865 1337"> <thead> <tr> <th></th> <th>2017 – 2018</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Main Towns</td> <td>60.3%</td> <td>41%</td> </tr> <tr> <td>Sevenside</td> <td>16.9%</td> <td>33%</td> </tr> <tr> <td>Rural Secondary</td> <td>16.7%</td> <td>10%</td> </tr> </tbody> </table>		2017 – 2018	Target	Main Towns	60.3%	41%	Sevenside	16.9%	33%	Rural Secondary	16.7%	10%
	2017 – 2018	Target														
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Headline	Objective	SA Indicators	Data	Commentary		
				Rural General	6.1%	16%
Health, safety & security	To improve health and wellbeing by encouraging more healthy lifestyles, and protecting people from risk that may impact on their health and/or safety	1. Amount of open space created as a result of planning permissions	1. 1.5 ha.	<p>8. The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018-2019 period demonstrates that based on the residual method the County had 4.0 year housing land supply. The Policy Analysis in Section 5 relating to Strategic Policy S2 provides a full analysis of this indicator.</p> <p><b>Continue to monitor SA objective.</b></p>		
Community	To support and promote the distinctive character of local communities and community cohesion	<p>1. <b>Number of community and recreation facilities granted planning permission (+)</b></p> <p>2. <b>Amount of community and</b></p>	<p>1. 8</p> <p>2. 2</p> <p>3. 1.74ha</p>	<p>1. Over the monitoring period a total of 8 facilities were granted planning permission as either community or recreation facilities. Of which 2 were for recreation uses and 6 for community facilities. Whilst there was a decrease in the number of community / recreation facilities approved over the monitoring period (8 facilities) when compared to the previous AMR (10 facilities) this is still higher than the previous two AMRs. This is in accordance with the desired direction of change. For</p>		

Headline	Objective	SA Indicators	Data	Commentary
		<p>recreation facilities lost to other uses.</p> <p><b>3. Amount of public open space / playing fields lost to development which is not allocated in the development plan</b></p>		<p>further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.</p> <p><b>2.</b> There has been a loss of 2 community facilities over the period monitored. Both applications of which related to residential redevelopment. While the data collected indicates that two community facilities have been lost to alternative uses over the monitoring period, their loss is justified within the context and requirements of the LDP policy framework. For further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.</p> <p><b>4.</b> During the monitoring period 1 permission was granted on areas of open space not allocated for development in the LDP totalling 1.74 hectares. This related to the creation of a community hub facility at the Three Fields site in Magor. For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p> <p><b>Continue to monitor SA objective.</b></p>
Biodiversity	Protect, value, manage and enhance healthy functioning ecosystems, habitats and natural species diversity, valuing	<p><b>1. Developments permitted that cause harm to the overall Nature Conservation value of locally designated sites (-)</b></p> <p><b>2. Number of new developments</b></p>	<p><b>1.</b> 1 application</p> <p><b>2.</b> 1</p> <p><b>3.</b> 0.0125ha ancient woodland potentially lost to development</p>	<p><b>1.</b> There was one application granted over the monitoring period that will cause harm to the overall Nature Conservation value of locally designated sites. The application will result in a loss of Ancient Semi Natural Woodland within the Big Wood SINC boundary due to the construction of an agricultural barn for storage of equipment required for woodland management. For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p>



Headline	Objective	SA Indicators	Data	Commentary
	nature conservation interests wherever they are found	<p><b>delivering habitat creation and restoration</b></p> <p><b>3.</b> Hectares of ancient woodland lost to development (-)</p> <p><b>4. Development permitted within internationally / nationally important nature conservation areas.</b></p>	4. 1	<p><b>2.</b> One development was permitted specifically to deliver habitat creation and restoration during the monitoring period. The application related to the retention of a wildlife pond, for further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment</p> <p><b>3.</b> There was one development approved over the monitoring period which would potentially result in the loss of 0.0125ha of ancient woodland. The previous AMR reported a 0.098ha loss which is higher than the current monitoring period, the desired direction of change has therefore been met. This indicator will continue to be monitored closely in the next AMR.</p> <p><b>4.</b> There was one development permitted within internationally / nationally important nature conservation areas during the monitoring period, which was for the development of a footbridge between Llanfoist and Abergavenny over the River Usk SAC in order to provide an active travel linkage between the settlements. For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p> <p><b>Continue to monitor SA objective.</b></p>
Landscape	To maintain and enhance the quality and	<b>1.</b> Number of trees protected by TPOs lost to development (-)	<b>1.</b> 3 trees protected by TPOs lost.	<b>1.</b> 3 trees that were part of a Tree Preservation Order woodland were lost to development over the monitoring period. The loss of these trees was necessary as they were diseased and structurally unsound. This

Headline	Objective	SA Indicators	Data	Commentary
	character of the landscape, including its contribution to the setting and character of settlements			<p>was a marginal increase in the number of TPO trees lost over the monitoring period when compared to the previous AMR (1 tree).</p> <p><b>Continue to monitor SA objective.</b></p>
Built Environment	To maintain and enhance the built environment for both its visual character and distinctiveness and to create a better living environment.	<p><b>1. Planning permission granted for renewable and low carbon energy development.</b></p> <p><b>2. Number of new developments completed that incorporate on-site renewable energy generation. (i.e. permissions following LDP adoption that have been completed over the 2017-2018 monitoring period)</b></p> <p><b>3. Sample of planning applications granted for developments with the potential for significant design /</b></p>	<p><b>1.</b> 3</p> <p><b>2.</b> 1</p> <p><b>3.</b> N/A</p>	<p><b>1.</b> Three applications were approved over the monitoring period for on-site renewable energy generation. These all related to small scale development. This compares to a total of one scheme in the previous AMR. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk.</p> <p><b>2.</b> One renewable energy scheme was completed over the monitoring period. This related to a small scale domestic solar scheme in The North. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk.</p> <p><b>3.</b> Members attending the 2019 Planning Committee design tour considered a total of 10 applications that were approved under the LDP. Members reacted positively in the main to the developments and no major concerns were made. Refer to the Policy Analysis in Section 5 on Place Making and Design for further details.</p> <p><b>Continue to monitor SA objective.</b></p>

Headline	Objective	SA Indicators	Data	Commentary
		<b>environmental implications.</b>		
Historic heritage	Understand, value, protect and restore, where necessary, the historic cultural heritage of the area, including features of the built and semi-natural environment	<b>1. Number of listed building and historic sites (-)</b> <b>2. Sample of planning applications granted for developments with the potential for significant impact on buildings of historic / archaeological interest, scheduled ancient monuments and conservation areas adversely affected by development.</b> <b>3. Number of conservation areas with an up-to-date character appraisal</b>	<b>1.</b> Listed Buildings: 2151, Scheduled Ancient Monuments: 164, Historic Parks & Gardens: 45, Archaeological Sensitive Areas: 10 and Landscapes of Historic Importance: 3 <b>2.</b> N/A <b>3.</b> 19 up to date Conservation Area character appraisals.	<b>1.</b> One listed building was delisted by Cadw over the monitoring period. There were no other changes in relation to Scheduled Ancient Monuments, Historic Parks and Gardens, Archaeologically Sensitive Areas or Landscapes of Outstanding Historic Interest over the monitoring period. <b>2.</b> The 2019 Planning Committee design tour considered one Listed Building application approved under the LDP, Caerwent House, a listed building at risk. Refer to the Policy Analysis in Section 5 on Place Making and Design for further details. <b>3.</b> A total of 19 Conservation Area Appraisals have been produced and adopted as SPG. Refer to the Place Making and Design Policy Analysis in Section 5 for further details. <b>Continue to monitor SA objective.</b>
Air	To reduce all forms of air pollution in the interests of local	<b>1.</b> Number of locations where air quality exceeds objective levels per annum (-)	<b>1.</b> 1 location in Chepstow <b>2.</b> 81.4%** <b>3.</b> 16.7%**	<b>1.</b> The annual objective level of nitrogen dioxide was only exceeded in one location in 2018. This related to Hardwick Hill in Chepstow, the same location as the previous three years. For the third year running there was no exceedance in Usk. There were also no exceedances in

Headline	Objective	SA Indicators	Data	Commentary
	air quality and the integrity of the atmosphere to protect from climate change	<p><b>2.</b> Percentage of people employed using their car/van as their main way of commuting to and from work either by driving or as a passenger (-)</p> <p><b>3.</b> Proportion of people employed travelling to work by public transport, walking or cycling (+)</p>		<p>Llanfoist or Monmouth, although Llanfoist continues to be of concern and is approaching the nitrogen dioxide annual mean objective level. Monitoring tubes are positioned in Chepstow, Llanfoist, Monmouth and Usk as these are the areas identified as having air quality issues. The location where air quality exceeds objective levels remains unchanged over the monitoring period, the environmental health team continue to monitor this closely and are investigating a number of ways to reduce this level. While there has been no improvement it is encouraging that there are no additional locations that exceed objective levels of air quality. The indicator will continue to be monitored in future AMRs.</p> <p><b>2 – 3.</b> The 2011 Census recorded 16.7% of people travelling to work by public transport, walking or cycling. The mode of commuting statistics are also taken from the 2011 Census identifying 81.4% of people employed as using their car/van as their main way of commuting to and from work. Data will not be published until the next Census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p><b>Continue to monitor SA objective.</b></p>
Water quality	To maintain and improve the quality of ground,	<b>1.</b> % of rivers reaching 'good' water quality status (+)	<p><b>1.</b> 32%***</p> <p><b>2.</b> 3 of 13</p>	<b>1.</b> The Water Framework Directive (WFD) combines ecological and chemical status in its reporting, the surface water body will need to reach good status in both elements in order to reach an overall 'good

Headline	Objective	SA Indicators	Data	Commentary
	surface and coastal waters	<b>2.</b> Proportion of allocated sites and all other developments of over 10 dwellings/1ha that incorporate SUDS (+)		<p>status'. In the latest (interim) 2018 Water Framework Directive Classification, 32% of rivers in Monmouthshire achieve Good status.</p> <p><b>2.</b> Of the thirteen applicable applications permitted, seven related to residential schemes, two to agricultural/forestry uses, three to employment uses and the remaining scheme to the provision of a footbridge and footpath. Three of the residential schemes incorporated SUDS ranging from the use of existing watercourses and ditches, additional drainage features such as permeable paving to attenuation ponds for surface water drainage. The remaining schemes did not include any proposals to incorporate SUDS although it is noted that three of the remaining residential schemes are for redevelopment of sites. While SUDS were not fully incorporated into all major developments over the monitoring period, the lack of SUDS appears to be justified in many of the cases and the reasoning behind the lack of SUDS is recognised within some of the application details and officers' reports. The number of major developments permitted has increased since the previous monitoring period where there were 8 such schemes permitted. The proportion of schemes that incorporate SUDS has nevertheless decreased to 23% since the previous monitoring period (2017-2018 67%), although this is likely to change going forward given the new regulations which came into effect earlier this year. This indicator will be monitored closely in the next AMR.</p> <p><b>Continue to monitor SA objective.</b></p>
Water supply	To maintain the quantity of water	<b>1.</b> Proportion of groundwater bodies	<b>1.</b> 100%***	<b>1.</b> Monmouthshire sits within three groundwater bodies, the Usk Devonian Old Red Sandstone (ORS), Wye Secondary Devonian ORS and

Headline	Objective	SA Indicators	Data	Commentary
	available including potable water supplies, and ground water and river levels	reaching 'good' quantity status (+)		<p>Usk and Wye southern Carboniferous Limestone. All three groundwater bodies had good status for quantity over the 2015 monitoring period. NRW no longer produce an annual classification and the figures subsequently remain the same as the previous three monitoring periods.</p> <p><b>Continue to monitor SA objective.</b></p>
Flood risk	Ensure that new development is designed and located to avoid the risk of flooding, and ensure the risk of flooding is not increased elsewhere	<p><b>1. Number of permissions for development in Flood Zones C1 and C2 not meeting all TAN 15 tests (-)</b></p> <p><b>2. Proportion of allocated sites and all other developments of over 10 dwellings/1ha that incorporate SUDS (+)</b></p> <p><b>3. Instances where rivers experienced summer low flow (-)</b></p>	<p><b>1. 1</b></p> <p><b>2. 3 of 13</b></p> <p><b>3. 3***</b></p>	<p><b>1.</b> One application was granted planning permission contrary to TAN15 requirements in Zone C2 floodplain over the monitoring period. The proposal was nevertheless justified and NRW did not object to the proposal as the FCA demonstrated that the development would not be impacted by flooding. For further details in relation to this matter refer to the Efficient Resource Use and Flood Risk Policy Analysis in Section 5 of the AMR.</p> <p><b>2.</b> Of the thirteen applicable applications permitted, seven related to residential schemes, two to agricultural/forestry uses, three to employment uses and the remaining scheme to the provision of a footbridge and footpath. Three of the residential schemes incorporated SUDS ranging from the use of existing watercourses and ditches, additional drainage features such as permeable paving to attenuation ponds for surface water drainage. The remaining schemes did not include any proposals to incorporate SUDS although it is noted that three of the remaining residential schemes are for redevelopment of sites. While SUDS were not fully incorporated into all major developments over the monitoring period, the lack of SUDS appears to be justified in many of the cases and the reasoning behind the lack of</p>

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				<p>SUDS is recognised within some of the application details and officers' reports. The number of major developments permitted has increased since the previous monitoring period where there were 8 such schemes permitted. The proportion of schemes that incorporate SUDS has nevertheless decreased to 23% since the previous monitoring period (2017-2018 67%), although this is likely to change going forward given the new regulations which came into effect earlier this year. This indicator will be monitored closely in the next AMR.</p> <p><b>3.</b> There are three key river monitoring stations in Monmouthshire positioned on the River Usk, River Wye and River Monnow. The flow data is based upon the days in which these have fallen below the Q95 flow during the period from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019. Q95 is the 95<sup>th</sup> percentile, meaning flow is greater than this for 95% of the time and lower than this for 5% of the time. On average flows are below Q95 for around 18 days per year. It is often used as a typical indicator of summer low flows. In the latest monitoring period all three monitoring stations recorded flows below Q95 for longer than 18 days, ranging from 31 days for the River Monnow, 38 days for the River Usk to 48 days for the River Wye. This contrasts to previous AMRs where none of the monitoring stations recorded flows below Q95 for longer than 18 days. This will be monitored closely in the next AMR to establish whether these low flows were as a result of the unusually warm 2018 summer.</p> <p><b>Continue to monitor SA objective.</b></p>

Headline	Objective	SA Indicators	Data	Commentary
Minerals and waste	To ensure that primary materials and minerals are managed in a sustainable way, by safeguarding mineral areas, encouraging re-use and recycling and avoiding final disposal of resources	<p><b>1. Number of permitted permanent non-mineral developments on safeguarded sites that do not comply with Policy M2 (-)</b></p> <p><b>2. Proportion of Monmouthshire’s household waste collections being recycled and composted (+)</b></p> <p><b>3. Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan</b></p> <p><b>4. Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement.</b></p>	<p><b>1.</b> 0</p> <p><b>2.</b> 62.41%****</p> <p><b>3.</b> 0ha permitted</p> <p><b>4.</b> 0</p>	<p><b>1.</b> No applications were granted for permanent non-mineral developments on safeguarded sites that did not comply with Policy M2 during the monitoring period. This is in line with the previous monitoring period.</p> <p><b>2.</b> The latest data published is for the 2017 – 2018 period which suggests 62.41% of Monmouthshire’s total household waste was recycled or composted (based on municipal waste collected/generated as per the indicator). This has decreased marginally since the previous AMR which indicated 62.99% was recycled or composted. This indicator will continue to be monitored in future AMRs.</p> <p><b>3.</b> There were no permissions for waste management capacity during the monitoring period. For further information refer to the Policy Analysis in Section 5 relating to Waste.</p> <p><b>4.</b> No primary land-won aggregates were extracted over the monitoring period. There has therefore, been no reduction in the land bank in Monmouthshire. For further information refer to the Policy Analysis in Section 5 relating to Minerals.</p> <p><b>Continue to monitor SA objective.</b></p>



Headline	Objective	SA Indicators	Data	Commentary
Land/soil	To use land efficiently by prioritising development on previously developed land where possible, and using existing land efficiently by tackling contamination and protecting higher grade agricultural soil	<p><b>1. Proportion of development permitted on greenfield land as a percentage of all development excluding householder, conversions and agricultural buildings (nc or -)</b></p> <p><b>2. Amount of Greenfield land lost to development which is not allocated in the development plan</b></p> <p><b>3. Annual average densities of new housing development (+)</b></p> <p><b>4. Hectares of agricultural land at Grade 3a and better lost to major* development (excluding LDP allocations and agricultural development)'</b></p>	<p><b>1.</b> 87.1%</p> <p><b>2.</b> 9.71ha</p> <p><b>3.</b> 27.95dpha</p> <p><b>4.</b> 2.86ha (potentially lost)</p>	<p><b>1.</b> A total of 29.02 hectares of development was permitted over the monitoring period, 25.27ha of which was located on greenfield sites. This equated to 87.1% of all development (excluding householder, conversions and agricultural buildings) as being permitted on greenfield land. Permissions on allocated sites at Crick Road, Portskewett (SAH2), Chepstow Road, Raglan (SAH10(iii)) and Land south east of Dingestow (SAH11(iii)) accounted for a significant proportion of development on greenfield land totalling 15.37ha (60.8%) of all greenfield development. The amount of greenfield land permitted for development is marginally lower than in the previous monitoring period (32.12ha).</p> <p><b>2.</b> Over the monitoring period 40 permissions were granted on greenfield land not allocated for development in the LDP, totalling 9.71 hectares (33.5% of all development). Whilst marginally higher than the last AMR (8.98ha) it compares favourably to the first three AMRs when the amount of non-allocated greenfield land permitted was significantly higher (16.5 hectares 2016 – 2017, 44.6 hectares in 2015 – 2016 and 26 hectares in 2014 - 2015). For further detail refer to the Landscape, Green Infrastructure and Natural Environment Policy Analysis in Section 5.</p> <p><b>3.</b> The annual average density of all new housing development equated to 27.95 dwellings per hectare. This figure is lower than the last AMR (29.1) but higher than the previous three AMRs which equated to a total of 23.5 (2016 – 2017) 22 (2015-2016) and 21 (2014-2015) dwellings per hectare, indicating a gain from the first three monitoring</p>

Headline	Objective	SA Indicators	Data	Commentary
				<p>periods and therefore positive progress. Furthermore, while the figure is slightly lower than the LDP target of 30 dwellings per hectare, only 6 applications for sites of over 10 were granted permission over the monitoring period.</p> <p><b>4.</b> Approximately 2.86ha of agricultural land at Grade 3a and above has potentially been lost to major development over the monitoring period. This relates to the Rockfield Road site in Monmouth which has outline planning permission for 70 dwellings. The planning application was approved by Planning Committee prior to the formal publication of predictive Agricultural Land Classification Maps by the Welsh Government in November 2017. An agricultural land assessment was not undertaken for the site as the value was not known at that time.</p> <p><b>Continue to monitor SA objective.</b></p>
Energy	To secure energy efficiency improvements in all new buildings and encourage energy generation from renewable sources.	<b>1. Number of new developments completed that incorporate on-site renewable energy generation. (i.e. permissions following LDP adoption that have been completed over the 2017-2018 monitoring period)</b>	<b>1. 1</b>	<p><b>1.</b> One renewable energy scheme was completed over the monitoring period. This related to a small scale domestic solar scheme in The Narth. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk.</p> <p><b>Continue to monitor SA objective.</b></p>

Headline	Objective	SA Indicators	Data	Commentary
Employment	Provide a range of jobs within Monmouthshire that help meet the needs of the resident workforce	<p><b>1. Net employment land supply/ development and take-up of employment land (+)</b></p> <p><b>2. Amount of employment land lost to non-employment uses</b></p> <p><b>3. Proportion of resident workforce working in Monmouthshire (+)</b></p> <p><b>4. Average travel to work distance (-)</b></p> <p><b>5. Percentage of vacant units within CSA of each town and local centre</b></p>	<p><b>1.</b> Supply 40.16ha, Take-up 0.873ha</p> <p><b>2.</b> 0.105ha</p> <p><b>3.</b> 60.4%*****</p> <p><b>4.</b> 21.9km**</p> <p><b>5.</b> Abergavenny: 4.7%, Caldicot:10.6%, Chepstow: 11.8%, Monmouth: 10.1%, Magor: 4.5%, Raglan: 9%, Usk: 15.8%</p>	<p><b>1.</b> The Employment Land Background Paper identified 40.16ha of employment land available across the County (the supply relates to SAE1 Identified Industrial and Business Sites only) meaning that sufficient employment land remains available. The take-up rate of employment land stood at 0.873ha over the monitoring period. The take-up<sup>7</sup> is lower than the last AMR (5.002ha). For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <p><b>2.</b> Three applications involving the loss of B use class employment land were approved during the monitoring period (0.105 hectares). Two of the applications related to the recently constructed units at allocated employment site SAE1i Beaufort Park Chepstow, whilst the other application related to a loss of a canteen space (0.038ha) at Castlegate Business Park, Caldicot. The loss of the employment land is justified within the context and requirements of the LDP policy framework. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <p><b>3.</b> The Welsh Government travel to work statistics identify 60.4% of the Monmouthshire workforce remaining in their own area for work. This figure has increased by 2.3% since the previous AMR. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.</p>

<sup>7</sup> Employment land take-up relates to SAE1 Identified Industrial and Business Sites, SAE2 Protected Employment Sites and Mixed Use Sites.

Headline	Objective	SA Indicators	Data	Commentary																				
				<p><b>4.</b> The average travel to work distance is 21.9km. Data will not be published until the next Census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p><b>5.</b> Vacancy rates recorded in the Central Shopping Areas (CSA) for all of the County's town and local centres, with the exception of Chepstow (11.8%) and Usk (15.8%), are below the GB High Street vacancy rate (11.5%, December 2018, Local Data Company). For full details refer to the Retail Policy Analysis in Section 5.</p> <p><b>Continue to monitor SA objective.</b></p>																				
Wealth creation	Raise prosperity and quality of life by developing a more self-sustaining local economy encouraging indigenous growth	<p><b>1.</b> Range of SAE1/SAE2/Identified Mixed Use Sites available, distribution and size</p> <p><b>2. Planning permissions granted for employment use by settlement</b></p> <p><b>3. Planning permissions granted for employment use by sector</b></p>	<p><b>1.</b> See table in commentary section</p> <p><b>2.</b> Main Towns: 4.37ha, Severnside: 0.04ha, RSS: 0.005ha, Rural General: 0.454ha</p> <p><b>3.</b> See table in commentary section</p> <p><b>4.</b> 60.4%*****</p> <p><b>5.</b> 24,600*****</p> <p><b>6.</b> 17,400*****</p>	<p><b>1.</b> The table below identifies the range of employment sites across the County by location along with the size of the sites available. While a large proportion of land is located in Magor there is distribution across the Main Towns and some of the Rural Secondary Settlements.</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>Site Name/Location</th> <th>Site Use Class</th> <th>Remaining land available (ha)</th> </tr> </thead> <tbody> <tr> <td>SAE1a</td> <td>Wales One, Magor (west)</td> <td>B1</td> <td>4.0</td> </tr> <tr> <td>SAE1b</td> <td>Quay Point, Magor</td> <td>B1/B2/B8</td> <td>13.76</td> </tr> <tr> <td>SAE1c</td> <td>Gwent Europark, Magor</td> <td>B8</td> <td>13.3</td> </tr> <tr> <td>SAE1d</td> <td>Westgate, Llanfoist</td> <td>B1/B2</td> <td>1.3</td> </tr> </tbody> </table>	Site Reference	Site Name/Location	Site Use Class	Remaining land available (ha)	SAE1a	Wales One, Magor (west)	B1	4.0	SAE1b	Quay Point, Magor	B1/B2/B8	13.76	SAE1c	Gwent Europark, Magor	B8	13.3	SAE1d	Westgate, Llanfoist	B1/B2	1.3
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Headline	Objective	SA Indicators	Data	Commentary																																									
		<b>4. Proportion of resident workforce working in Monmouthshire (+)</b> <b>5. Number of people in-commuting to Monmouthshire</b> <b>6. Number of people out-commuting from Monmouthshire</b> <b>7. Tourism expenditure (+)</b> <b>8. Number of rural diversification/enterprise schemes approved</b> <b>9. Number of tourism schemes approved</b> <b>10. Number of tourism facilities lost through development, change of use or demolition</b>	<b>7.</b> £218.93 Million ***** <b>8.</b> 7 <b>9.</b> 22 <b>10.</b> 3	<table border="1"> <tr> <td>SAE1e</td> <td>Ross Road, Abergavenny</td> <td>B1/B2</td> <td>1.5</td> </tr> <tr> <td>SAE1f</td> <td>Newhouse Farm, Chepstow</td> <td>B2/B8</td> <td>4.0</td> </tr> <tr> <td>SAE1g</td> <td>South Woodside, Usk</td> <td>B1</td> <td>1.3</td> </tr> <tr> <td>SAE1h</td> <td>Pill Row, Caldicot</td> <td>B1/B8</td> <td>1.0</td> </tr> <tr> <td>SAE2l</td> <td>Wonastow Road, Monmouth</td> <td>B1/B2/B8</td> <td>0.55</td> </tr> <tr> <td>SAE2w</td> <td>Wales One, Magor</td> <td>B1/B2/B8</td> <td>0.57</td> </tr> <tr> <td>SAH2</td> <td>Crick Road, Portskewett</td> <td>B1</td> <td>1.0</td> </tr> <tr> <td>SAH3</td> <td>Fairfield Mabey, Chepstow</td> <td>B1</td> <td>2.8</td> </tr> <tr> <td>SAH4</td> <td>Wonastow Road, Monmouth</td> <td>B1</td> <td>2.78</td> </tr> <tr> <td>SAH5</td> <td>Rockfield Farm, Undy</td> <td>B1</td> <td>2.0</td> </tr> </table>	SAE1e	Ross Road, Abergavenny	B1/B2	1.5	SAE1f	Newhouse Farm, Chepstow	B2/B8	4.0	SAE1g	South Woodside, Usk	B1	1.3	SAE1h	Pill Row, Caldicot	B1/B8	1.0	SAE2l	Wonastow Road, Monmouth	B1/B2/B8	0.55	SAE2w	Wales One, Magor	B1/B2/B8	0.57	SAH2	Crick Road, Portskewett	B1	1.0	SAH3	Fairfield Mabey, Chepstow	B1	2.8	SAH4	Wonastow Road, Monmouth	B1	2.78	SAH5	Rockfield Farm, Undy	B1	2.0	<p><b>2.</b> The Main Towns accounted for the majority of permissions relating to employment over the monitoring period equating to 4.37ha. The Rural General area followed with 0.454ha. The Severnside area (0.04ha) and the Rural Secondary Settlements (0.005ha) accounted for a lesser number of permissions. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <p><b>3.</b> The table below only identifies those sectors where planning permission for employment uses occurred over the monitoring period.</p>
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				<p>The largest proportion of employment floorspace for B use classes permitted related to transport &amp; storage and information and communication. For the full list of sectors and additional information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <table border="1" data-bbox="1173 499 2000 778"> <thead> <tr> <th data-bbox="1173 499 1771 539">Sector</th> <th data-bbox="1771 499 2000 539">Size(ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1173 539 1771 619">Wholesale &amp; retail trade; repair of motor vehicles and motor cycles</td> <td data-bbox="1771 539 2000 619">0.59ha</td> </tr> <tr> <td data-bbox="1173 619 1771 699">Transport &amp; storage; information and communication</td> <td data-bbox="1771 619 2000 699">3.69ha</td> </tr> <tr> <td data-bbox="1173 699 1771 778">Arts, entertainment and recreation; other service activities</td> <td data-bbox="1771 699 2000 778">0.58ha</td> </tr> </tbody> </table> <p><b>4.</b> The Welsh Government travel to work statistics identify 60.4% of the Monmouthshire workforce remaining in their own area for work. This figure has increased by 2.3% since the previous AMR. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.</p> <p><b>5 – 6.</b> The 2017 Welsh Government Commuting Statistics identified a total of 24,600 commuting into Monmouthshire and 17,400 out of Monmouthshire. The level of in-commuting has increased significantly since the previous monitoring period (2017 – 2018 17,100) however the level of out- commuting has reduced slightly (2017 – 2018 18,500), resulting in a net inflow of commuters. However, these figures should not be given too much weight as the data is based on a small sample</p>	Sector	Size(ha)	Wholesale & retail trade; repair of motor vehicles and motor cycles	0.59ha	Transport & storage; information and communication	3.69ha	Arts, entertainment and recreation; other service activities	0.58ha
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				<p>survey and should therefore be treated with caution. The Economy and Enterprise Policy Analysis in Section 5 provides a further breakdown of this information.</p> <p><b>7.</b> The Monmouthshire STEAM report (2018) identified the total annual tourism expenditure as £218.93 Million over the 2018 period. This compared to £204.43 Million over the 2017 period, equating to a 7.1% increase.</p> <p><b>8.</b> A total of 7 applications relating to rural diversification/enterprise were approved during the monitoring period. 6 of the applications were approved as rural enterprise and 1 as rural diversification. Full details of which can be found in the Rural Enterprise Policy Analysis in Section 5.</p> <p><b>9 – 10.</b> A total of 22 tourism schemes were approved over the monitoring period ranging from individual holiday lets (all conversions) to glamping accommodation (all shepherds huts). Three planning applications were approved which involved the loss of tourism facilities over the monitoring period. All relate to a change of use back to residential. All three applications were justified within the overall LDP policy framework. The Visitor Economy Policy Analysis in Section 5 provides full detail of the type of tourism facilities gained over the monitoring period.</p> <p><b>Continue to monitor SA objective.</b></p>

\*Major development - development involving one or more of the following: developments of 10 or more dwellings or 0.5ha or more for outline and full applications; development of building or buildings where the floor space to be created is 1000m<sup>2</sup> or more; developments on site with an area of 1ha or more; winning or working of minerals, or use of the land for mineral working deposits; or, waste development.

\*\*Figure derived from Census 2011

\*\*\* Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved

\*\*\*\* Welsh Government Stats Wales

\*\*\*\*\*Welsh Government Commuting Statistics (2018)

\*\*\*\*\*Monmouthshire STEAM Report (2018)



## 7 Conclusions and Recommendations

- 7.1 This is the fifth AMR to be prepared since the adoption of the Monmouthshire LDP. As the LDP has been operational for 5 years, trends have emerged through the monitoring process as to which policies are performing as intended and which are not. The AMR indicates that good progress is being made in delivering many of the Plan's policies with identified targets being met and that the LDP strategy remains sound. However, the AMR also indicates that there continues to be certain elements of the Plan which are not progressing as intended.
- 7.2 Section 5 provides a detailed assessment of how the Plan's strategic policies, and associated supporting policies, are performing against the identified key monitoring targets and outcomes and whether the LDP strategy and objectives are being delivered. This has enabled the Council to make an informed judgement of the Plan's progress in delivering the targets/monitoring outcomes and policies during this monitoring period. The table below provides a visual overview of the effectiveness of the Plan's policies during the current monitoring period based on the traffic light rating used in the assessment. It is notable that there were fewer 'red' ratings recorded during the current monitoring period, compared to the 2017-18 AMR (11 red ratings). This is due to improved performance in relation to dwellings completions including affordable homes, (Policies S1/S2/S4), affordable housing permissions (Policy S4) and progress on allocated strategic sites (Policy S3).

Targets / monitoring outcomes* are being achieved	55
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	26
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	3
No conclusion can be drawn due to limited data availability	2

\*For those indicators with no target/trigger the monitoring outcomes are assessed and rated accordingly

### Key Findings

- 7.3 Information collected through the monitoring process indicates that the majority of the indicator targets and monitoring outcomes are being achieved (green traffic light rating), indicating that the relevant Plan policies are performing as intended. The most significant achievements include the following:

### **Strategy and Housing**

- Progress continues to be made towards the implementation of the spatial strategy.
- The Council approved proposals for a total of 598 dwelling units of which 157 (26.3%) are for affordable homes.
- 443 dwelling completions were recorded including 131 affordable dwellings. This is the highest number of both market and affordable dwelling completions recorded since the adoption of the LDP and represents the progress being made on bringing the strategic sites forwards.
- Four LDP allocated housing sites gained planning permission:
  - Land at Crick Road, Portskewett (SAH2) 291 dwellings including 73 affordable homes (25%);
  - Chepstow Road, Raglan (SAH10(iii)) 45 dwellings including 16 affordable homes (35%);
  - Main Village site at Dingestow (SAH11(iii)) 15 dwellings comprising 9 affordable (60%) and 6 general market homes.
  - Main Village site at Llanfair Kilgeddin (SAH11(x)) 5 dwellings comprising 3 affordable (60%) and 2 general market homes.Progress has also been made in relation to the remaining strategic housing site that has not yet gained planning permission.
- The target densities of housing permitted on the Housing Sites (SAH1 and SAH10) was met for the two allocated sites at Crick Road, Portskewett and Chepstow Road, Raglan.
- Affordable housing policy targets set out in Policy S4 are generally being met in relation to planning permissions granted in the Main Towns, Rural Secondary Settlements, Severnside settlements and Main Villages.

### **Economy and Enterprise**

- The County has a total of 40.16 hectares of employment land available, indicating that sufficient employment land is maintained to meet the identified take up rate.
- There has been progress in terms of employment permissions within the County, with permissions granted for a range of B use class employment uses on protected employment sites (SAE2) and non-allocated sites (totalling 4.88 hectares). A number of rural diversification and rural enterprise schemes have also been approved (7).
- The Council approved proposals for a total of 22 tourism facilities, all of which related to tourist accommodation ranging from a hotel, holiday lets to glamping accommodation. The Sustainable Tourism Accommodation Supplementary Planning Guidance [SPG] (November 2017) has helped clarify our general support for this important sector of our economy.

### **Retail and Community Facilities**

- Vacancy rates in all of the County's central shopping areas, with the exception of Chepstow and Usk, remain below the Great Britain rate.

- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the Primary Shopping Frontages SPG.
- A total of 8 community and recreation facilities have been granted planning permission.

### **Environment**

- One application was permitted with the specific aim of delivering habitat creation.
- Ample land remains available for potential waste management sites and there has been no reduction in the minerals land bank.
- There were no applications that resulted in the loss of listed buildings or historic sites and no development permitted which would have an adverse impact on the historic environment.

7.4 This indicates that much of the policy framework is operatively effectively allowing appropriate development to take place and that good progress has been made in implementing the LDP.

7.5 The analysis also indicates that there are various policy indicators which are not being achieved but there are no corresponding concerns over policy implementation (amber traffic light rating). Further investigation has determined that there are justified reasons for the performance recorded and this is not representative of any fundamental issue with the implementation of the policy framework or strategy at this time. The most significant findings in relation to these are as follows:

### **Housing**

- The proportion of new residential permissions in the Main Towns was lower than the identified target. This is due to the allocated strategic sites in Abergavenny, Monmouth and Chepstow gaining planning permission in previous monitoring periods. Conversely, the proportion of new residential permissions in the Severnside Area was higher than the identified target, this is attributable to the permission at the Crick Road, Portskewett (SAH2) site.
- The proportion of residential completions in the Main Towns were higher than the identified LDP target, the majority of which were attributable to completions on the allocated site at Wonastow Road, Monmouth with a lesser amount in Abergavenny at the allocated site at Deri Farm, Abergavenny and a windfall site at The Hill, Abergavenny. In contrast completions in Severnside remain below the identified LDP target, with the majority of completions at the allocated site at Sudbrook Paper Mill.
- While there has been some progress with the Main Village allocations (total of 36 affordable dwelling permissions and 12 affordable dwelling completions since the Plan's adoption), the target for these sites to collectively deliver 20 affordable dwellings per annum has not been achieved. However, two Main Village sites gained permission over the monitoring period (SAH11(iii) and SAH11(x)).

### **Economy and Enterprise**

- While sufficient employment land is available across the County, the take-up (completions) of employment land was limited over the monitoring period (0.873ha on SAE1 and SAE2 sites) which is mainly attributable to development on the Identified Industrial and Business Sites at Westgate Business Park, Llanfoist (SAE1d) and Beaufort Park, Chepstow (SAE1i). The remainder related to development on protected employment (SAE2) sites (Wonastow Road, Monmouth and Cuckoos Row, Raglan). Additional permissions were nevertheless granted on SAE2 and non-allocated employment sites over the monitoring period, accordingly it is anticipated that take-up will improve in the next monitoring period.
- 3 applications involving the loss of B use class employment land were approved, totalling 0.105 hectares. However, the loss was justified within the context and requirements of the LDP policy framework.

### **Retail and Community Facilities**

- All new retail floorspace permitted was outside of the County's town centres relating to three applications. However, all three of the proposals were considered appropriate given the circumstances of the individual applications and justified within the context of the Plan's retail planning policy framework.
- Vacancy rates in the central shopping areas of Caldicot, Chepstow, Raglan and Usk have risen. However, the increases do not raise any immediate concerns with the vitality and viability of the centres.
- 2 community facilities were lost to alternative uses. However, the loss in both instances is justified within the context and requirements of the LDP policy framework.

### **Environment**

- One application was permitted on areas of open space not allocated for development in the LDP, however this related to development of a new community centre at the Three Fields site in Magor.
- There was a marginal increase of non-allocated greenfield land granted planning permission at 9.71ha compared with the previous monitoring period. However, this related to a marginal increase of 0.73ha and is lower than the figures recorded in all other monitoring periods. Residential development accounted for much (38.3%) of the non-allocated greenfield land permitted, all of which were considered acceptable in principle in accordance with the overall LDP policy framework

7.6 Notwithstanding the above, the information collected through the monitoring process has identified a number of key policy indicator targets/monitoring outcomes that are not progressing as intended (red traffic light rating). These are as follows:

### **Strategy and Housing**

- The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018-19 period demonstrates that the County had 4.0 years' housing land supply (based on the residual methodology prescribed in TAN1). This is the fourth consecutive year that the land supply has fallen below the 5 year target. It is however notable that the land supply has increased since the last monitoring period (3.9 years) which is considered to be a result of the introduction and implementation of the Council's policy approach to unallocated sites.
- The remaining allocated strategic housing site at Vinegar Hill, Undy is yet to obtain planning permission. However, further progress with the site has taken place over the current monitoring period and it is expected an application will be received for the first phase during the next monitoring period. Progress on the delivery of the LDP strategic housing sites is provided in the policy analysis section for Policy S3.

### **Environment**

- There has been a substantial decrease of development permitted on brownfield sites (3.7ha/12.7%) since the previous monitoring period. This is lower than the figures recorded in all of the previous AMR monitoring periods which is reflective of the limited opportunities/scope for further significant brownfield development in the County.

7.7 It remains evident that the lack of a 5 year housing land supply continues to be a matter of concern. Although the housing land supply has increased to 4.0 years over the monitoring period, predominantly due to the introduction and implementation of the Council's policy approach to unallocated sites, it remains below the 5 year target. A fundamental contributing factor to this shortfall is the slower than anticipated progression of allocated strategic housing sites since the Plan's adoption. While there is sufficient housing land allocated in the LDP to meet the identified dwelling requirements over the Plan period, sites have not progressed as quickly as expected for a variety of reasons, many of which are independent of the planning system such as the wider economy and housing market. Site viability is a major factor impacting on site deliverability and viability assessments slow down the determination of planning applications. The delayed site delivery affects the amount of general market and affordable housing being delivered through the planning system. The TAN1 requirement for LPAs to base the 5 year housing land supply calculation on the residual method is also considered to be a contributing factor in the current shortfall of housing land in the County.

7.8 In terms of housing delivery, the 7 LDP strategic housing sites were due to deliver approximately 2,020 units out of the total need of 4,500 units, with the remainder provided via allocated urban sites (SAH8 Tudor Road, Wyesham and SAH9 Coed Glas, Abergavenny), SAH10 rural secondary settlement sites, SAH11

main village sites, and other windfall sites. Progress on the delivery of the LDP strategic housing sites is provided in the policy analysis section for Policy S3 which demonstrates a Plan period shortfall (i.e. up to the end of 2021) of 946 dwellings from the strategic sites.

- 7.9 However, as evidenced in the AMR, progress is being made in bringing the LDP allocated sites forward. An additional four allocated sites gained planning permission over the monitoring period and progress is being made in bringing the remaining strategic site forward. This demonstrates that the strategic sites are deliverable, however, their slower than anticipated delivery rate has obvious implications for the housing land supply and continues to suggest that there is a need for additional site allocations to increase the supply of housing land.
- 7.10 It is essential that the lack of a 5 year housing land supply is addressed to enable the Plan's overall housing requirement to be met. However, as noted above, while housing land supply has increased over the current monitoring period due to the introduction and implementation of the Council's policy approach to unallocated sites, it is highly unlikely that Monmouthshire will re-gain a 5 year supply under the current Plan. Accordingly there is a need for additional site allocations to increase the supply of housing land. This continues the trend identified in the previous three AMRs and Joint Housing Land Availability Studies (JHLAS) which led to the Council's decisions to initiate an early review and subsequent revision of the Plan, and to take a positive policy approach to considering unallocated sites in order to address the shortfall in the housing land supply.
- 7.11 The low proportion of development permitted on brownfield sites during the current monitoring period reflects the limited opportunities and scope for further significant development on brownfield sites in the County. This is identified as a key issue in the Replacement LDP Issues, Vision and Objectives Paper (Issue 16) and is reflected in Objective 6 which seeks to promote the efficient use of land, including the need to maximise opportunities for development on previously developed land, whilst recognising that brownfield opportunities are limited in Monmouthshire. The potential for further development on brownfield land will be considered as part of the LDP revision process.
- 7.12 Given the importance attached to the land supply issue, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. The report concluded that the LDP should be revised and that this should take the form of a full revision procedure, i.e. a replacement LDP.
- 7.13 In May 2018 the Council resolved to commence work on a replacement LDP for the County (excluding the area within the BBNP) which covers the period 2018-2033. The Replacement LDP will be prepared in accordance with the Delivery Agreement which will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current

monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.

### **Supplementary Planning Guidance (SPG)**

- 7.14 SPG preparation/adoption will continue in the next monitoring period as appropriate. Where essential, however, resources will be focused on the Revised Plan.

### **Sustainability Appraisal (SA) Monitoring**

- 7.15 Section 6 expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. There is an overlap between some of the LDP and SA indicators helping to demonstrate how the LDP monitoring and SA monitoring are interlinked.

- 7.16 Some of the most notable findings specific to the SA during the current monitoring period include:

- 100% of major new development<sup>8</sup> is located within a 10 minute walk from a frequent and regular bus service. This is the same as the previous AMR.
- Three trees that were part of a Tree Preservation Order woodland were lost to development, this was however necessary as the trees were diseased and structurally unsound. This was a marginal increase since the previous AMR as only one tree was lost in that period, however, it was necessary for safety reasons and therefore justified.
- One location where the annual objective levels of nitrogen dioxide was exceeded (Hardwick Hill, Chepstow). This is the same location as the previous 3 AMRs.
- 3 of 13 proposals permitted on LDP allocated sites and sites of over 10 dwellings/1ha incorporated Sustainable Urban Drainage Systems (SUDS)<sup>9</sup> into the scheme. This is a reduction since the previous AMR where 10 of 15 schemes incorporated SUDS.
- 3 rivers across the County experienced summer low flow (River Usk, River Wye and River Monnow). This is the first time any of the rivers in the County have recorded summer low flow since adoption of the LDP.

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<sup>8</sup> Major development is defined as development involving one or more of the following: developments of 10 or more dwellings or 0.5ha or more; development of building or buildings where the floor space to be created is 1000m<sup>2</sup> or more; developments on site with an area of 1ha or more; winning or working of minerals, or use of the land for mineral working deposits; or, waste development.

<sup>9</sup> SUDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SUDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SUDS achieve this by lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment (*British Geological Society*).

- 62.41% of Monmouthshire's total household waste was recycled or composted. This has decreased marginally since the previous AMR where 63% was recorded.
- Approximately 2.86 hectares of agricultural land at Grade 3a and higher potentially lost to major development. This relates to the Rockfield Road site in Monmouth granted outline planning permission for 70 dwellings. This is almost identical to the previous AMR period where 2.8 hectares was recorded.
- 7.1% increase in tourism expenditure (£218.93 million) compared to £204.43 million over the previous 2016 period.

### **Recommendations**

- 7.17 The 2018-19 AMR indicates that good progress continues to be made in implementing many of the Plan's policies and that overall the strategy remains sound. There were fewer 'red' ratings recorded during the current monitoring period, compared to the 2017-18 AMR due to improved performance in relation to dwellings completions (Policies S1/S2/S4), affordable housing permissions (Policy S4) and progress on allocated strategic sites (Policy S3). However, a number of the key policy targets are not being met which indicates that these policies are not functioning as intended. Fundamentally, the continued lack of a 5 year housing land supply remains a matter of concern that needs to be addressed if the Plan's housing requirements and the needs of Monmouthshire's communities are to be met.
- 7.18 Given the importance attached to the land supply issue, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018, which was reported in the last monitoring period. Based on the evidence contained within the Review Report it was concluded that the LDP should be revised and that this should take the form of a full revision procedure. The Council resolved in May 2018 to commence work on a Replacement LDP for the County (excluding the area within the BBNP) which will cover the period 2018-2033. The Replacement LDP will be prepared in accordance with the Delivery Agreement which will see the Replacement LDP being adopted at the end of 2021/early 2022. Work commenced on the Replacement LDP during the current monitoring period which included the initial call for candidate sites and drafting of/engagement on the Issues, Vision and Objectives Paper.
- 7.19 Accordingly, the AMR recommends the following:
1. Continue to progress work on the Replacement LDP. This will ensure continued Plan coverage in the County, thereby avoiding the risks associated with any policy vacuum. The next formal stage of LDP revision involves the preparation of a Preferred Strategy. This will be published during the next monitoring period.



2. Submit the fifth AMR to the Welsh Government by 31 October 2019 in accordance with statutory requirements. Publish the AMR on the Council's website.
3. Continue to monitor the Plan through the preparation of successive AMRs.