

SUBJECT: MONMOUTHSHIRE REPLACEMENT LOCAL DEVELOPMENT PLAN PREFERRED STRATEGY AND REVISED DELIVERY AGREEMENT
MEETING: COUNCIL
DATE: 05 MARCH 2020
DIVISION/WARDS AFFECTED: ALL

1. PURPOSE:

- 1.1 The purpose of this report is to inform Council of the preparation of the Replacement Local Development Plan (RLDP) Preferred Strategy and to seek Council's endorsement of the Preferred Strategy to be issued for statutory consultation/engagement and stakeholder involvement. The responses received will inform the next key stage of the RLDP process, the Deposit Plan.
- 1.2 The Report also seeks Council's agreement of the RLDP Revised Delivery Agreement, which amends the project timetable for Plan preparation, for submission to the Welsh Government for the Cabinet Secretary's approval.

2. RECOMMENDATIONS:

- 2.1
 - 1) That Council endorses the RLDP Preferred Strategy for statutory consultation/engagement and stakeholder involvement for a six week period.
 - 2) That Council agrees the Revised Delivery Agreement, which amends the project timetable, for submission to the Welsh Government for the Cabinet Secretary's approval.

3. KEY ISSUES:

Background

- 3.1 The Council is preparing a Replacement LDP (RLDP) for the County (excluding the area within the Brecon Beacons National Park) to cover the period 2018-2033. The RLDP will set out land use development proposals for the County and will identify where and how much new development will take place over the Replacement Plan period. It will also identify areas to be protected from development and contain policies against which future planning applications will be assessed. The RLDP will be adopted in early 2022.
- 3.2 The Council has now reached the Preferred Strategy stage of the RLDP process. The Preferred Strategy represents the culmination of a period of pre-deposit plan preparation which has involved engagement and consultation from the outset of the Plan preparation process in order to gather opinions and build consensus. Engagement and consultation at this early stage of the process will also ensure that the Council accords with two of the five ways of working as set out in the Well-being of Future Generations Act (i.e. involvement and collaboration).
- 3.3 A number of pre-deposit Plan preparation stages have been undertaken to inform the Preferred Strategy. The first stage involved the preparation of an Issues, Vision & Objectives Paper (January 2019, as amended June 2019 and March 2020), the

purpose of which was to identify the key issues, challenges and opportunities facing the County whilst also setting out the draft vision and draft objectives for the RLDP. This paper was subject to targeted engagement in January-February 2019 via Area Committees and Area Cluster meetings and an Economy and Development Select Committee Workshop (14th February 2019) which was open to all Members. The Paper has been updated to reflect relevant feedback from the targeted engagement process, the Council's declaration of a climate emergency, continued development of the RLDP evidence base and the spatial element of the Vision. The RLDP Vision is set out in Section 4 of the Preferred Strategy (paragraph 4.1).

- 3.4 Subsequent to this, a Growth & Spatial Options Consultation Paper (June 2019), was prepared and subject to non-statutory consultation/engagement for a 6 week period in July and August 2019. This paper set out a number of alternative options for how much growth is needed over the RLDP period and where this growth should take place, together with the implications of each option and the extent to which they will achieve the RLDP objectives. Notification of the consultation, inviting comments, was sent to the statutory and other consultees, agents and individuals on the RLDP consultation database (532 notifications were sent). Consultation and engagement also took place via a range of forums including Area Committees, Area Cluster meetings, Youth Forum, Members' Workshop, Drop-in Session and internal discussions within the Council through Departmental Management Team and Senior Leadership Team. The Paper was also subject to scrutiny by Economy & Development Select Committee on 17th July 2019. The consultation responses received to this Paper have been considered and reported in the Growth and Spatial Options Report of Consultation and helped to inform the preparation of the Preferred Strategy. The Growth and Spatial Options Background Paper (March 2020) complements the Report of Consultation and adds further analysis of the options considered.

RLDP Preferred Strategy

- 3.5 The Preferred Strategy is the first formal publication and statutory consultation stage in the RLDP preparation process. It provides the strategic direction for the development and use of land in Monmouthshire (excluding the area within the Brecon Beacons National Park) over the Plan period 2018 to 2033 and identifies how much growth is needed and where this growth will broadly be located. Its preparation has been guided by a framework of key inputs that includes national legislation/policy, local and regional policies/strategies and an evidence base relating to key issues for the Plan to address.
- 3.6 The overall purpose of the Preferred Strategy is to:
- Identify key issues, challenges and opportunities for the County
 - Develop a vision and set of objectives for the RLDP that respond to the key issues, challenges and opportunities
 - Set out the growth and spatial options that the Council has considered in determining the Preferred Strategy.
 - Set out the Preferred Strategy including the scale of future population, housing and employment growth and establish the broad spatial distribution of growth.
 - Set out strategic policies that will deliver/implement the strategy.
- 3.7 The Preferred Strategy provides the strategic context for the preparation of more detailed policies, proposals and land use allocations which will be included in the Deposit RLDP. The Preferred Strategy does not identify any site-specific allocations. This will be a key part of the Deposit Plan preparation process once the Preferred Strategy has been agreed. Only those candidate sites that accord with the Preferred Strategy will be considered for inclusion in the Deposit Plan.

- 3.8 The Preferred Strategy is attached at **Appendix 1**. An Executive Summary and Easy Read Summary version of the Preferred Strategy have also been prepared (attached at **Appendix 2 and Appendix 3** respectively).
- 3.9 The Preferred Strategy is structured as follows:

Executive Summary

Section 1: Introduction – Provides a summary of the RLDP process and progress to date, outlines what the Preferred Strategy is/how this is prepared as well as a list of supporting documents. It also sets out the consultation arrangements in relation to the Preferred Strategy and the next key steps in the RLDP process.

Section 2: Context – Presents an overview/profile of the County outlining the key economic, social, environmental and cultural characteristics of Monmouthshire. It also sets out the legislative and policy context and key influences on the Plan.

Section 3: Key Issues, Challenges and Opportunities – Provides a summary of the key issues, challenges and opportunities within Monmouthshire.

Section 4: Replacement LDP Strategic Framework – Outlines the RLDP Vision, Objectives, a summary of the Growth and Spatial Options considered, sets out the Preferred Growth and Spatial Option (i.e. the Preferred Strategy) and a key diagram.

Section 5: Implementation and Delivery – Sets out the Strategic Policies including Strategic Growth Options.

Appendices – provide further detail in relation to the RLDP Issues, Strategic Growth Options and Development Management Policies.

Preferred Strategy – Sustainable and Resilient Communities

- 3.10 The identification of the Preferred Strategy has emerged from a range of considerations, including the assessment and consideration of the growth and spatial options, responses from the consultation process, the findings of the Integrated Sustainability Appraisal (ISA), the Sustainable Settlement Appraisal, the pressing need to address the key challenges relating to the County's demography and affordability and the need to achieve a sustainable balanced deliverable outcome.
- 3.11 The Sustainable and Resilient Communities Strategy is a hybrid strategy comprising of two key elements, namely a Demographic-led strand and an Affordable Housing Policy-led strand. It promotes an appropriate level and spatial distribution of housing and employment growth for the County to 2033, which assists in addressing the demographic and affordability challenges facing the County and ultimately seeks to deliver the Council's core purpose to build sustainable and resilient communities that support the well-being of current and future generations. Further detail of the hybrid strategy is set out in Section 4 of the Preferred Strategy (Appendix 1 refers) and is summarised below.

3.12 In order to deliver the Sustainable and Resilient Communities Strategy the RLDP will:

- Make provision for a total of **8,232 homes to deliver a housing requirement of 7,483 dwellings** (this is based indicatively on 10% flexibility allowance which will be given further consideration and refined at Deposit Stage). This level of housing growth will enable the provision of market and affordable housing in both urban and rural areas and, importantly, provides the opportunity to address the unbalanced demography, improve labour force retention by retaining/attracting younger adult population age groups and assists in addressing the County's housing affordability challenge. Taking account of the existing housing land supply¹ the RLDP will need to make provision for new housing allocations to deliver 3,568 homes. Of these, 1,755 homes are linked to the Demographic-led Strategy and will be delivered on sites where the appropriate mix of neutral tenure affordable and private market homes is yet to be determined by viability work. The remaining 1,813 homes are derived from the Council's Affordable Housing Policy-led Strategy and will be delivered on sites identified to specifically deliver 50% intermediate tenure affordable housing and 50% private market housing.
- Make provision for **4,695 additional jobs**. To enable this a minimum of 42ha of employment land (B uses) will be allocated (to be refined in the Deposit Plan). This level of growth takes account of a reduced level of commuting which means that more of the working-age population would be employed in the County. Supporting a positive approach to growth will provide the younger demographic with the opportunity to live and work within the County. It will also help reduce levels of commuting and promote more self-contained communities. This reflects the priorities and aims identified in the Council's Growth and Ambition Statement and climate emergency declaration.
- Distribute growth across the County in a manner that reflects and addresses the aims of the two strands of the Sustainable and Resilient Communities Growth Strategy, by:
 - Distributing growth proportionately across rural and urban areas to accommodate the level of housing provision to deliver the Demographic-led strand of the Preferred Strategy, and
 - Specifically allocating 50% affordable housing-led sites aligned with the identified intermediate affordable housing need, to deliver the Affordable Housing Policy-led strand of the Preferred Strategy.

3.13 Housing and employment growth will be focused on the higher tiers of the settlement hierarchy². The Preferred Strategy sets out the following indicative spatial distribution of housing growth (Policy S2 of the Preferred Strategy refers):

- Primary Settlements (Abergavenny, including Llanfoist; Chepstow; and Monmouth, including Wyesham) will account for approx. 57% of total housing growth.
- Severnside Settlements will account for approx. 24% of total housing growth.
- Secondary Settlements (Caldicot, Caerwent, Crick, Magor/Undy, Portskewett, Rogiet and Sudbrook) will account for approx. 7% of total housing growth.
- Appropriate growth will also be channelled to the County's most sustainable rural settlements to facilitate the creation of sustainable and resilient

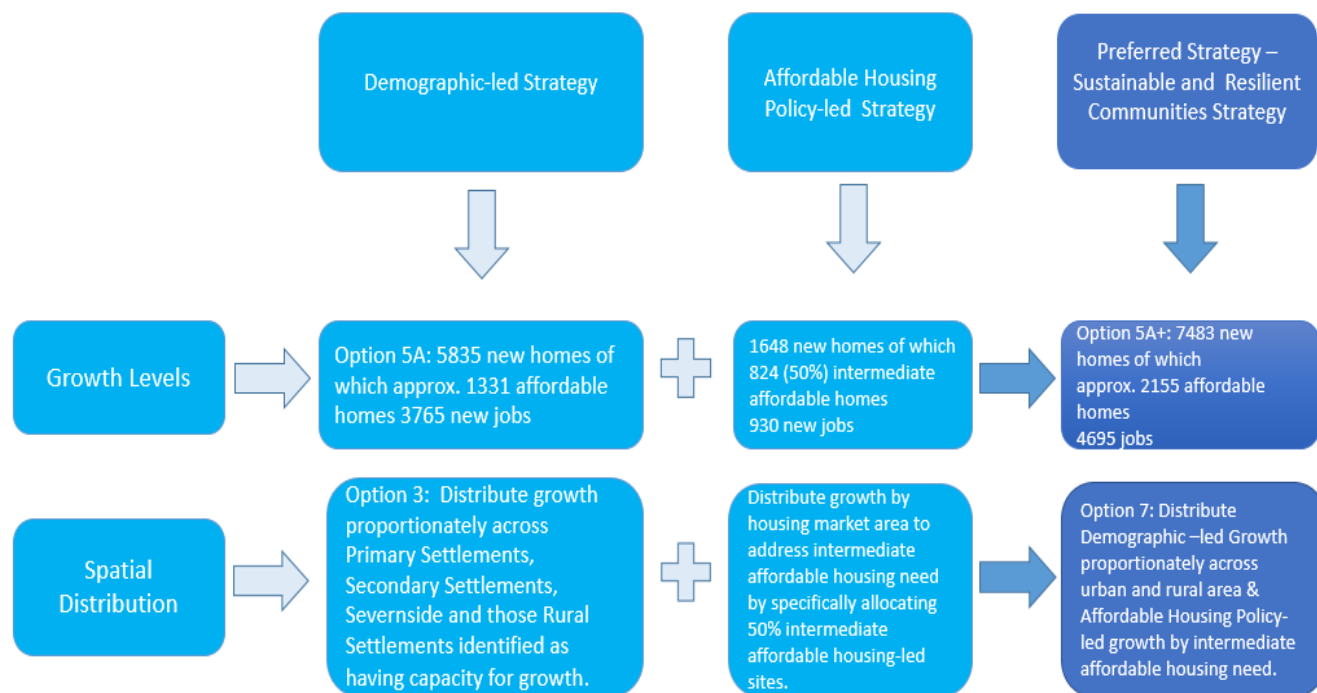
¹ Existing housing land supply comprises of housing completions recorded in the first year of the Plan (2018 – 2019), existing land supply commitments including sites under construction or sites with planning permission as of 1st April 2019, LDP 'Rollover Allocations' and allowances for windfall/small sites. Further detail on this existing housing land supply is set out in Policy 6 of the Preferred Strategy and Housing Background Paper (March 2020).

² Sustainable Settlement Appraisal, March 2020

communities throughout Monmouthshire. Further refinement of the Main Rural and Minor Rural Settlements will take place for the Deposit Plan to establish which of these settlements are appropriate to accommodate a proportionate amount of growth to meet local needs and support sustainable rural communities.

- 3.14 To encourage the promotion of sustainable communities where residents can live and work in the same area, housing growth will be accompanied by a commensurate amount of employment growth. The proportion of employment growth to be accommodated in the settlement tiers will be set out in the Deposit RLDP. The submission of additional candidate sites for employment uses, aligned with our Growth and Ambition Strategy and Investment Prospectus, is sought during the second call for sites.
- 3.15 The exact distribution of growth will be determined following the second call for candidate sites and subsequent site assessments which will inform the Deposit RLDP. Any decisions on whether or not to allocate particular sites for development in the settlements will also depend on such issues as their impact on the physical form of the settlement, landscape setting, environmental constraints, infrastructure capacity and placemaking.
- 3.16 A summary diagram illustrating the two strands of the Sustainable and Resilient Communities Strategy is provided in Figure 1 below.

Figure 1: Summary of the Sustainable and Resilient Communities Strategy



- 3.17 Detailed site allocations will be set out in the Deposit RLDP. However, the Preferred Strategy identifies possible strategic growth areas for each of the Primary Settlements and the Severnside area. The identified site options (Strategic Policy S8 refers) are considered in theory to have the potential to underpin the Spatial Strategy by accommodating growth and focusing development within those settlements and areas which are identified as the most sustainable locations. Not all sites submitted will be selected for inclusion in the Deposit Plan, as the combined capacity of those submitted during the first call for sites far exceeds the number of dwellings needed to meet the residual housing provision. The final selection of sites for the Deposit Plan will be dependent on further detailed assessment work.

3.18 The Preferred Strategy also contains a number of Strategic Policies which form the framework for implementing and delivering the Strategy. These are summarised below and detailed in Sections 4 and 5 of the Preferred Strategy.

Preferred Strategy - Strategic Policies:

- S1 – Strategic Sustainable and Resilient Growth
- S2 – Spatial Distribution of Development – Settlement Hierarchy
- S3 – Sustainable Placemaking & High Quality Design
- S4 – Climate Change
- S5 – Infrastructure Provision
- S6 – Delivery of Homes
- S7 – Affordable Homes
- S8 – Strategic Development Sites
- S9 – Gypsy and Travellers
- S10 – Sustainable Transport
- S11 – Retail & Commercial Centres Hierarchy
- S12 – Community and Recreation Facilities
- S13 – Employment Sites Provision
- S14 – Rural Enterprise
- S15 – Visitor Economy
- S16 – Sustainable Waste Management
- S17 – Minerals
- S18 – Green Infrastructure, Landscape and Nature Conservation

Supporting Documents

- 3.19 The Preferred Strategy has been subject to an Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SEA), Well-being of Future Generations Assessment (WBFGA), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh Language Impact Assessment (WLIA) to assess the extent to which the emerging proposals and policies will help to achieve the wider environmental, economic, social and cultural objectives of the RLDP. The Initial Integrated Sustainability Assessment of the Preferred Strategy is published alongside the Preferred Strategy. The Strategy has also been screened under the Habitats Regulations Assessment; the HRA Report is also published alongside the Preferred Strategy. The Integrated Sustainability Appraisal and Habitats Regulations Assessment are iterative processes and will be updated as the RLDP preparation progresses.
- 3.20 The RLDP will also be accompanied by an Infrastructure Plan, setting out what is needed to support the development of the allocated sites, and will sit alongside an updated Local Transport Plan and an Economic Ambition Strategy. Together, these Plans will seek to deliver on the Council's economic ambition and its core purpose to help build sustainable and resilient communities that support the well-being of current and future generations.
- 3.21 A number of additional supporting background documents have been prepared to inform the Preferred Strategy; these are listed in Table 1 of the Preferred Strategy and are available to view on the Planning Policy pages of the Council's website. These documents contain a significant amount of robust data/information and should be read alongside the Preferred Strategy.

Consultation, Engagement and Stakeholder Involvement

- 3.22 Regulation 15 of The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015)) requires the Council to publish its pre-Deposit Plan proposals (Preferred Strategy) for public consultation prior to determining the content of its Deposit Plan. Subject to endorsement by Council, the Preferred Strategy will be subject to statutory engagement and consultation for a 6 week period between Monday 9th March and Wednesday 22nd April 2020, whereby comments will be invited on the consultation questions set out in the Preferred Strategy. The consultation will be carried out in accordance with the procedures set out in the Delivery Agreement's Community Involvement Scheme (Revised March 2020). Engagement/consultation will take place via:
- Notifying all parties on the RLDP database of the consultation
 - Planning Policy Officer attendance at Area Committee and Area Cluster meetings during March and April 2020
 - Members' Workshop in February 2020 (hosted by the Economy & Development Select Committee)
 - Scrutiny by Economy & Development Select Committee in summer 2020
 - Internal discussions within the Council through an officer workshop, Department Management Team and Senior Leadership Team
 - RLDP Preferred Strategy Drop-in Sessions during March and April 2020 (see Section 1 of the Preferred Strategy for details)
 - We will seek to engage with seldom heard groups in particular young people, via the Youth Council and going into secondary schools, and Gypsy and Travellers via the GTAA work and clarifying the opportunity to promote sites during the second call for candidate sites.
- 3.23 A second Call for Candidate sites, seeking the submission of new sites that accord with the Preferred Strategy and supporting information (viability and deliverability) for existing Candidate Sites that accord with the Preferred Strategy, will commence alongside the consultation on the Preferred Strategy. This further call for sites will run for 12 weeks (Monday 9th March – Wednesday 3rd June 2020).

Next Steps

- 3.24 Following the stakeholder involvement, engagement and consultation on the Preferred Strategy, responses will be collated and carefully considered. A consultation report will be prepared and published containing details of the representations and the Council's response to them. This consultation report and the Preferred Strategy with any necessary amendments will be reported to Council in approximately September 2020 to seek approval of the Preferred Strategy. The Deposit Plan will then be prepared and considered by Council prior to a statutory 6 week consultation and engagement period in early 2021.

RLDP Revised Delivery Agreement

- 3.25 Council agreed the RLDP Delivery Agreement at its meeting on 10th May 2018. This document set out the timetable for delivering the RLDP and the strategy for community involvement. Members may recall that officers expressed concerns at that time regarding the Welsh Government's (WG) requirement for a 3½ year timetable (with a maximum three month slippage at any key stage). While it is fully accepted that LDPs should be delivered in a timely manner, and that a revised Plan need not take almost seven years like the Council's first LDP, the impact of the LDP will be significant and long-lasting. Consequently, the focus should be on producing the best and most

robustly evidenced RLDP possible and delivering quality outcomes, rather than focusing solely on the speed of Plan preparation.

3.26 The original Delivery Agreement stated that the Preferred Strategy would be reported to Council in October 2019 and subject to consultation and community engagement during November and December 2019. This timescale has slipped to March 2020 with consultation and community involvement during March and April 2020. The second call for candidate sites will run in parallel but for a 12 week period (this was originally proposed to be 16 weeks).

3.27 The delay in the preparation of the Preferred Strategy is due to a number of factors, including:

- The pre-election period preceding December's General Election which meant we were unable to undertake any political involvement, engagement and reporting on the Preferred Strategy during this period. Member involvement and engagement is fundamental to the development of the Preferred Strategy.
- The additional time and work needed to properly reflect on the consultation feedback from the non-statutory engagement/consultation on the RLDP Growth and Spatial Options, and to review and seek additional evidence to ensure the Plan's housing and jobs growth addresses and delivers the RLDP issues and objectives, while being subject to further ISA and HRA assessment and being mindful of the Council's climate emergency declaration. This additional work is considered essential in ensuring the Council produces the best and most robust Plan possible.
- The delays incurred in jointly procuring a range of evidence base studies with neighbouring authorities to inform the Preferred Strategy.

3.28 As the original timetable has slipped beyond the 3 months tolerance allowed by the WG, a revision of the Delivery Agreement timetable is required. The revised timetable sets out a reduced time period for the second call for candidate sites to allow some of the delay to be recovered (12 weeks instead of 16 weeks). There is no requirement to provide a second call for candidate sites, however this choice was made to ensure the best possible sites can be included in the Plan, with stakeholders promoting sites able to make informed decisions in the knowledge of the Plan's direction of travel as set out in the Preferred Strategy. It also provides a valuable opportunity for sites to be invited for employment uses, which are lacking in the first call for sites. Stakeholders can make informed decisions in this regard based on the Council's Growth and Ambition Statement: Vision Monmouthshire 2040 (November 2019) and Investment Prospectus. Although the second call for sites will be reduced from 16 weeks to 12 weeks, stakeholders have long been aware that a second call will be made, and a draft guidance note was sent to stakeholders in December 2019 to help shape the information they are gathering to support their site submissions. The revised timetable sets out the following revised dates for future key stages of the RLDP process.

RLDP Key Stage	Original Date	Revised Date
Preferred Strategy Consultation	November/December 2019	March/April 2020
Deposit Plan – Political Reporting	September 2020	January 2021
Deposit Plan – Consultation	September/October 2020	January/February 2021
RLDP Submission to Welsh Government	March 2021	July 2021
Examination	June/July 2021	October/November 2021
Inspector's Report	October/November 2021	February 2022
Adoption	December 2021/January 2022	March 2022

3.29 The Revised Delivery Agreement, which amends the RLDP timetable, must be approved by resolution of the Council and submitted to the Welsh Ministers for

agreement in accordance with Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015).

3.30 The Revised Delivery Agreement, which includes the amended timetable, is attached at **Appendix 4**.

4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):

4.1 The Planning and Compulsory Purchase Act (2004) sets out the requirement for all LDPs to be subject to a Sustainability Appraisal (SA). All stages of the RLDP will be subject to an Integrated Sustainability Assessment (including Strategic Environmental Assessment (SEA), Well-being of Future Generations (WBFGE), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)), whose findings will be used to inform the development of the Replacement LDP strategy, policies and site allocations in order to ensure that the Plan will be promoting sustainable development. The Initial ISAR is published alongside the Preferred Strategy.

4.2 A Future Generations Evaluation (including equalities and sustainability impact assessment) is attached to this report at **Appendix 5**.

Safeguarding and Corporate Parenting

4.3 There are no safeguarding or corporate parenting implications arising directly from this report

5. OPTIONS APPRAISAL

Preferred Strategy

Option	Benefit	Risk	Comment
Endorse the Preferred Strategy as attached for statutory consultation	This will enable the Preferred Strategy to be consulted on in accordance with the timetable set out in the Revised Delivery Agreement and enable the RLDP preparation process to progress in a timely manner.		The Preferred Strategy, as drafted, is considered to promote an appropriate level and spatial distribution of housing and employment growth for the County to 2033, which assists in addressing the demographic and affordability challenges facing the County and seeks to deliver the Council's core purpose to build sustainable and resilient communities that support the well-being of current and future generation. This is the preferred option.

Option	Benefit	Risk	Comment
Endorse the Preferred Strategy for statutory consultation with amendments	Preferred Strategy could be amended to reflect comments, as relevant.	Any amendments to the Preferred Strategy would lead to a delay in the RLDP preparation process. This would necessitate the need to negotiate a further revision to the Delivery Agreement with the Welsh Government Cabinet Secretary which is unlikely to be supported.	As above, the Preferred Strategy, as drafted, is considered to promote an appropriate level and spatial distribution of housing and employment growth for the County to 2033. It is not considered necessary to amend the Preferred Strategy prior to consultation.
Do not endorse the Preferred Strategy for statutory consultation		This would lead to a significant delay in the RLDP preparation process as the Preferred Strategy would need to be rewritten and additional associated evidence gathering needed to inform a new strategy. This would also have time implications in relation the ISA and HRA processes. This would lead to a significant delay in preparing further stages of the RLDP and in adopting the Plan with resultant implications including a policy vacuum as the Council would be without a development plan for a considerable period of time, and associated lack of certainty for communities and investors.	As above, the Preferred Strategy, as drafted, is considered to promote an appropriate level and spatial distribution of housing and employment growth for the County to 2033. Not endorsing the Preferred Strategy for consultation would result in significant delays to the RLDP preparation process with associated negative implications.

RLDP Revised Delivery Agreement

Option	Benefit	Risk	Comment
<p>Agree the Revised Delivery Agreement, which amends the project timetable, for submission to the Welsh Government for the Cabinet Secretary's approval</p>	<p>This would enable the RLDP preparation process to progress in a timely manner.</p>	<p>That the amended timetable cannot be achieved.</p>	<p>This is the preferred option. Every effort has been made to ensure the timetable is realistic and that the project is properly resourced.</p>
<p>Agree the Revised Delivery Agreement with amendments for submission to the Welsh Government for the Cabinet Secretary's approval</p>	<p>Revised Delivery Agreement could be amended to reflect comments, as relevant.</p>	<p>Any amendments to the Revised Delivery Agreement would lead to a delay in the RLDP process. Consultation on the Preferred Strategy would be delayed as the Cabinet Secretary's agreement of the Revised Delivery Agreement is required to commence this consultation process. This delay would have subsequent impacts on the RLDP preparation timetable and result in an extended period in 2022 without LDP coverage.</p>	<p>The revised timetable, as drafted, reflects a realistic timescale for further key stages of the RLDP process.</p>
<p>Do not agree the Revised Delivery Agreement, which amends the project timetable, for submission to the Welsh Government for the Cabinet Secretary's approval</p>		<p>This would lead to a significant delay in the RLDP process. Progression of next key stage, the Preferred Strategy, would be severely delayed as the Cabinet Secretary's agreement of the Revised Delivery Agreement is required to commence consultation on the Preferred Strategy. This would result in significant delays to the RLDP process with associated negative implications.</p>	<p>The revised timetable, as drafted, reflects a realistic timescale for further key stages of the RLDP process.</p>

6. RESOURCE IMPLICATIONS

- 6.1 Officer and consultant time and costs associated with the preparation of the Preferred Strategy and carrying out the required consultation exercises, as well as the Revised Delivery Agreement. Any costs will be met from the Planning Policy budget.
- 6.2 Delivery of the RLDP, once adopted, will need to be accompanied by a range of infrastructure provision including transport, education, health care, leisure and affordable housing. The infrastructure requirements will be identified in the Infrastructure Plan and Local Transport Plan accompanying the RLDP. Although it is expected that most of this infrastructure would be funded via S106 planning contributions (or possibly a Community Infrastructure Levy), there may be a requirement for Council expenditure to assist in providing some infrastructure or in bringing some sites forwards. This might include the use of Compulsory Purchase Orders and/or potential commercial investment to provide 'shovel ready' sites or business premises. There may also be grant funding available.
- 6.3 The proposed hybrid strategy includes the allocation of land for 1813 homes (including 10% flexibility) on affordable housing-led sites with 50% intermediate affordable housing and 50% market housing. The Minister's letter of July 2019 (Appendix 6) invites the inclusion of affordable housing-led sites in LDPs, with at least 50% affordable housing and, in the first instance, making use of public land. Although sites have not yet been allocated at this Preferred Strategy stage, land within Strategic Growth Option zone J to the north-east of Caldicot includes Council-owned land and could form such a site. Allocation of land as a 50% affordable housing site will impact on land values, and if such a site were allocated on Council land, there would likely be an impact on capital receipt or commercial return.

7. CONSULTEES

- Cabinet
- Enterprise DMT
- SLT
- All staff invitation seminar
- Member workshop 24th February 2020

8. BACKGROUND PAPERS

- Preferred Strategy (March 2020)
- Initial Integrated Sustainability Appraisal Report (AECOM, February 2020)
- HRA of the Monmouthshire RLDP Preferred Strategy (AECOM, February 2020)
- RLDP Revised Delivery Agreement (March 2020)
- Sustainable Settlements Appraisal (March 2020)
- Growth and Spatial Options Report of Consultation (March 2020)
- Growth and Spatial Options Background Paper (March 2020)
- Housing Background Paper (March 2020)
- Review of Candidate Sites against the Preferred Strategy (March 2020)
- Monmouthshire Employment Land Review (BE Group, February 2020)
- Issues, Vision and Objectives Paper (January 2019, as amended June 2019 and March 2020)
- Growth and Spatial Options Consultation Paper (June 2019)
- Monmouthshire, Blaenau Gwent and Torfaen LDP Demographic Evidence (Edge Analytics, June 2019)

- Monmouthshire Demographic Evidence Addendum Report (Edge Analytics, October 2019)
- Monmouthshire Affordable Housing Evidence Addendum Report (Edge Analytics, December 2019)
- Monmouthshire 2040: Our Economic Growth and Ambition Statement (November 2019) and supporting MCC Economies of the Future Reports (2018)
- Candidate Sites Register (February 2019)
- Local Housing Market Assessment (September 2018)
- RLDP Delivery Agreement (May 2018)
- LDP Annual Monitoring Reports (2014-2019)

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APPENDICES:

APPENDIX 1: Preferred Strategy

APPENDIX 2: Preferred Strategy Executive Summary

APPENDIX 3: Preferred Strategy Easy Read Summary

APPENDIX 4: Revised Delivery Agreement

APPENDIX 5: Future Generations Evaluation

APPENDIX 6: Letter from Minister for Housing and Local Government 8th July 2019