

Monmouthshire

Replacement Local Development Plan

Preferred Strategy
Easy Read Summary

MARCH 2020



monmouthshire
sir fynwy

We are currently at the Preferred Strategy stage, which is the first formal publication in the preparation of the RLDP and its overall aim 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 level of growth (housing and employment) and broad spatial distribution of this growth (it does not specify sites – these will be included within the Deposit Plan)
- Set out the strategic policies that will deliver / implement the strategy

To help us decide on how to plan for the future of Monmouthshire we have engaged with town and community councils, Elected Members and other interested parties to consider:

- The issues, challenges and opportunities facing our communities
- Our vision for what Monmouthshire looks and feels like by 2033
- Objectives that we want to meet to achieve the vision
- What our growth levels should be and where the growth should go (consultation took place Summer 2019)

Our Key Issues, Challenges & Opportunities



Our vision for Monmouthshire

By 2033 Monmouthshire will be a place where:

People are living in sustainable, resilient communities that support the well-being of current and future generations and are more inclusive, cohesive, prosperous, vibrant and balanced demographically. Both urban and rural communities are well-connected with better access to local services and facilities, open space and employment opportunities.

Communities and businesses are part of an economically thriving and well-connected County.

The best of the County's built heritage, countryside, landscape and environmental assets have been protected and enhanced to retain its distinctive character.

People enjoy healthier, more sustainable lifestyles with improved access to public transport and active travel opportunities and have a minimised impact on the global environment.

The spatial implications of achieving our Vision will be that by 2033:

Monmouthshire will have grown sustainably, with a proportionate distribution of new homes and employment focused on the most sustainable urban and rural settlements, supported by infrastructure and delivering affordable housing focused on the areas of greatest need.

Development will have contributed to facilitating more sustainable lifestyles by delivering high quality places that promote low carbon developments with an appropriate mix of uses and that are well-connected to the wider area in terms of character, environment and movement by public transport, walking and cycling.

The RLDP Preferred Strategy



How much growth?

By 2033 the Sustainable and Resilient Communities Strategy aims to:



Grow Monmouthshire between **7,483 - 8,232 homes**

As the Plan period has already begun, the existing supply of housing land already contributes towards the Plan's housing target. We will therefore be required to allocate new areas of growth for approximately **3,568 new homes.**



Provide approximately **2,155 affordable homes**

824 of the affordable homes will specifically be allocated for **Intermediate and Low Cost Home Ownership** affordable homes * so that younger population groups are able to afford to live, as well as work, within the County.

* For sale and rent at a cost above social rent but below market levels. This can include shared equity.



Make provision for **4,695 jobs**

By allocating sufficient employment land in the right places in the County to meet the needs of new and existing businesses. The Plan will also include policies to facilitate growth in retail, leisure and tourism sectors.

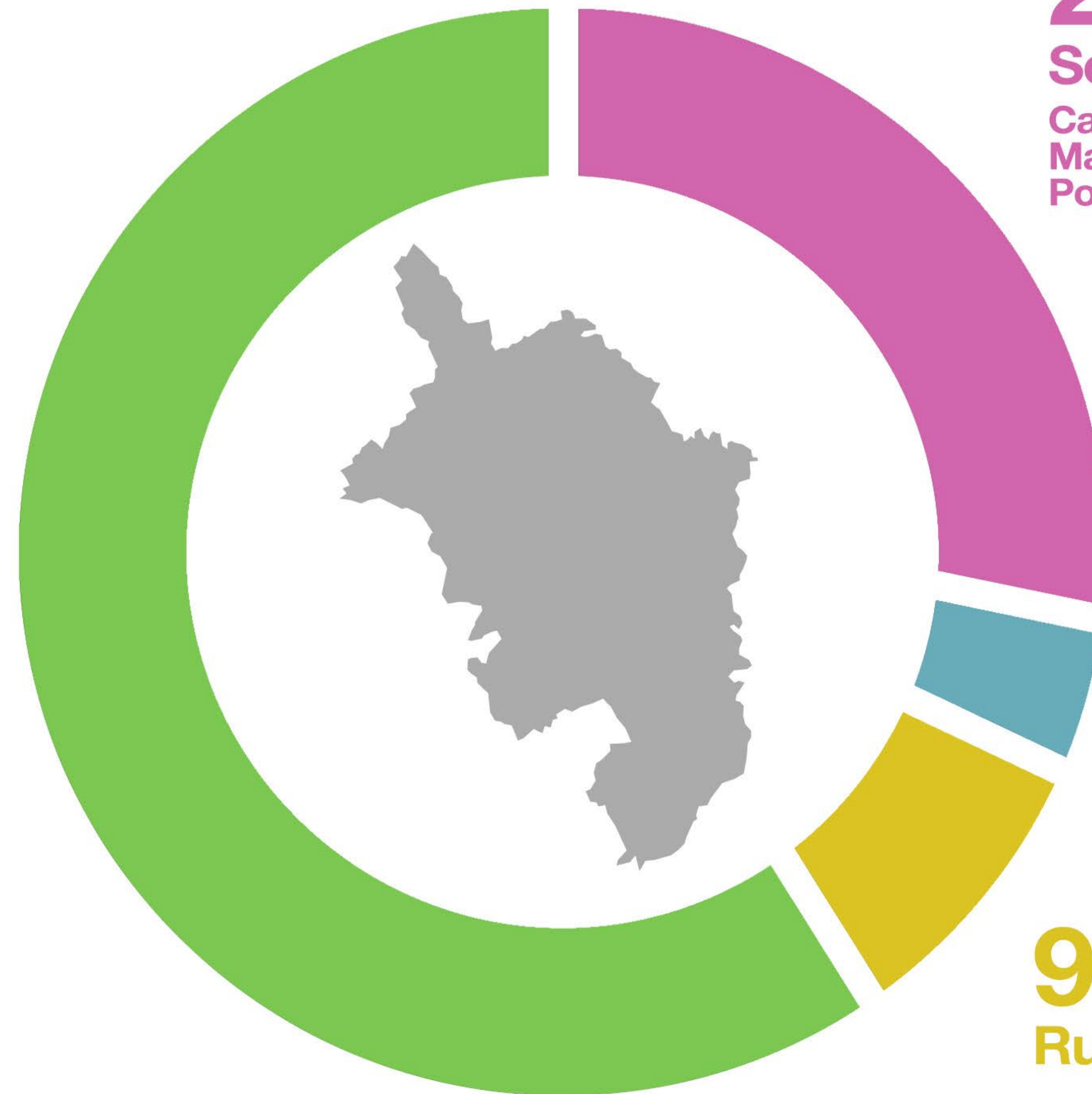
Where will the growth go?

* This is indicative and the exact distribution of growth will be determined at the next key stage of the process - The Deposit Plan

The Preferred Strategy also looks at where the level of growth that we have chosen should be distributed across the County. In making this decision we considered factors such as:

- Reducing the number and distance of journeys by car that we make
- The location of services and facilities
- Impacts on the environment
- Access to sustainable transport links
- Where employment land is located

57%
Primary Settlements
Abergavenny (inc. Llanfoist),
Chepstow & Monmouth (inc. Wyesham)



28%
Severnside
Caldicot, Caerwent, Crick,
Magor, Undy, Rogiet,
Portskewett & Sudbrook

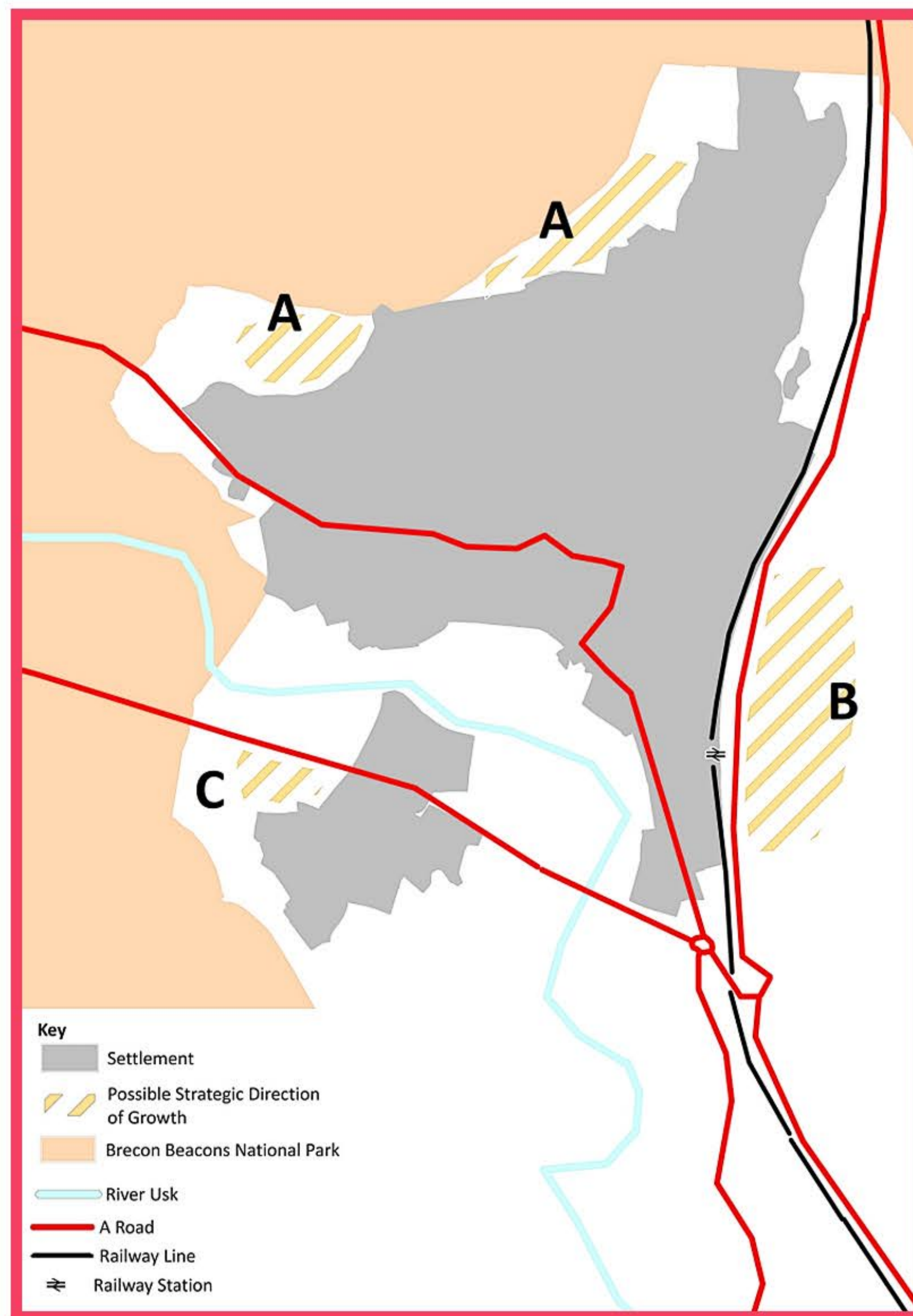
6%
Secondary Settlements
Penperlleni, Raglan & Usk

9%
Rural Settlements

Potential Strategic Growth Areas

Whilst the Sustainable Resilient Communities Strategy looks at how growth is distributed on a County-wide level, the sites which will be allocated for development in the RLDP will be identified when we publish the RLDP Deposit Plan. We have however identified possible strategic growth areas for each of the Primary Settlements and Severnside. At the present time only strategic sites and sustainable urban extensions of around 8ha in size and above have been considered. Not all sites will be selected as their combined capacity exceeds the number of dwellings needed to meet the housing provision. The final selection of sites for the Deposit Plan will be dependent on further detailed assessment work.

Abergavenny (inc. Llanfoist)



A - Land North of Abergavenny

B - Land to the East of the A465

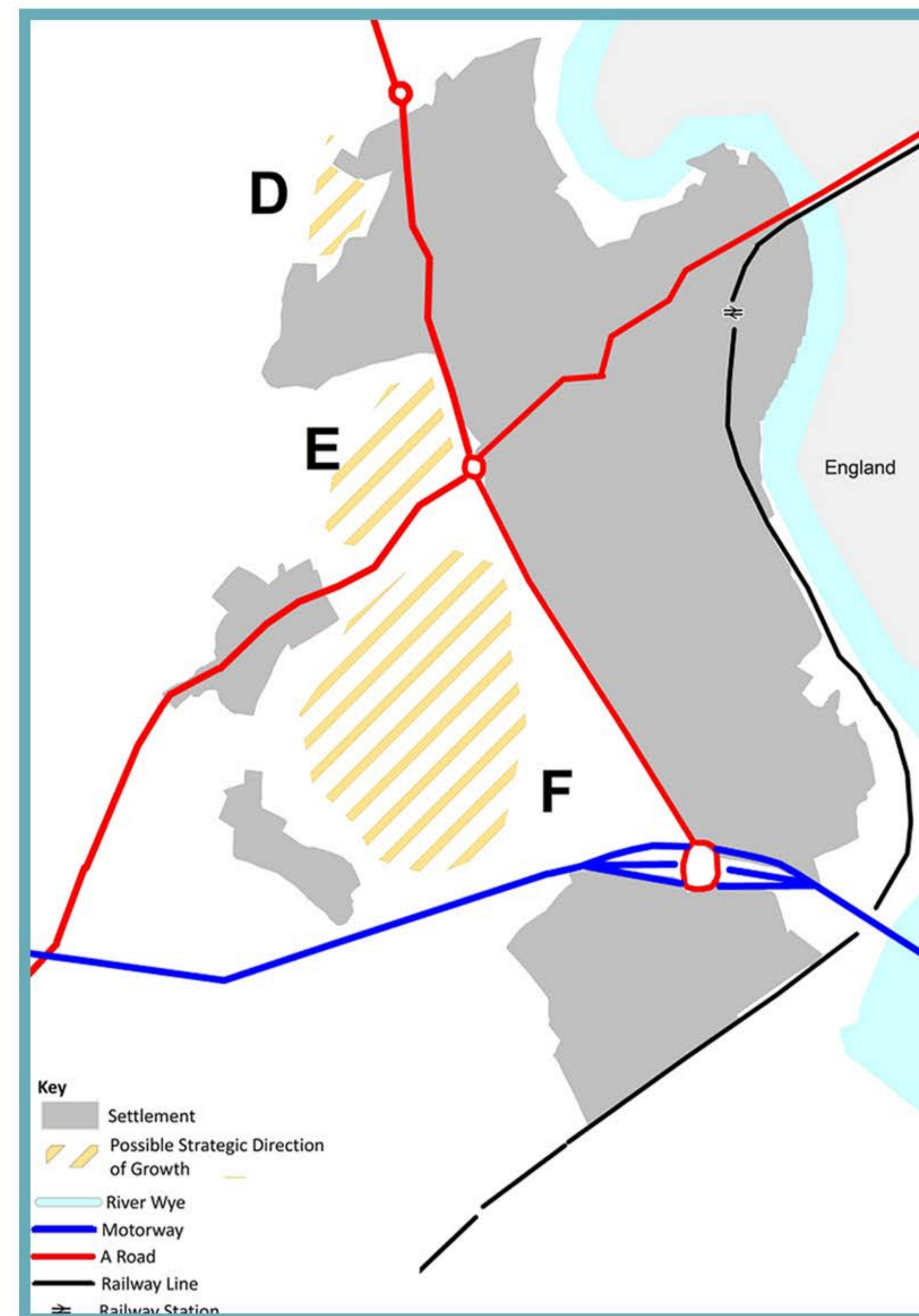
C - Land between the B4246 and Heads of the Valleys road

D - Land North of the Bayfield Estate

E - Land between the Bayfield Estate and the A48

F - Land between the A48 and M48

Chepstow



G - Land West of Monmouth

H - Land in Central Monmouth

I - Land North East of Monmouth

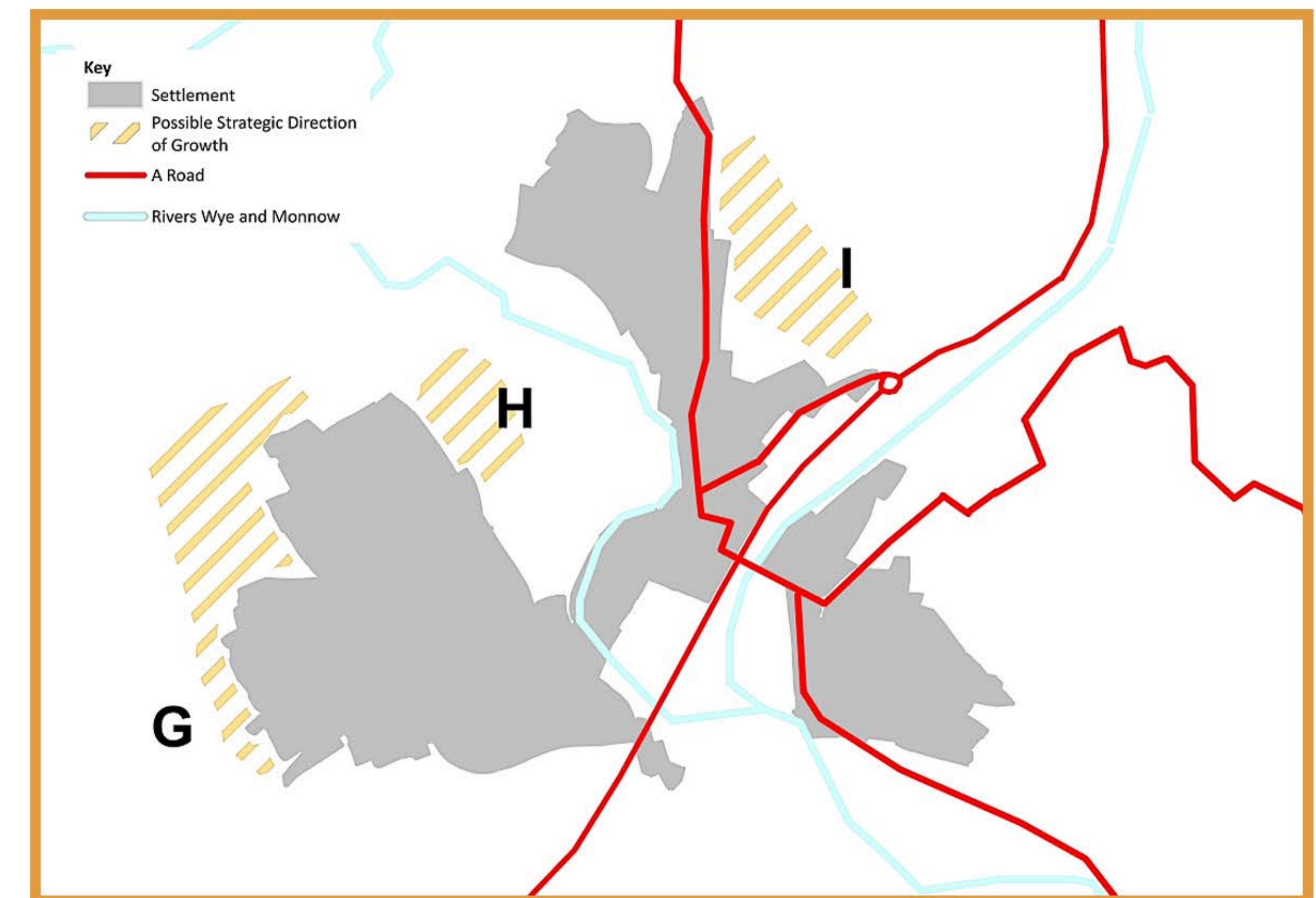
J - Land North East of Caldicot

K - Land North West of Caldicot

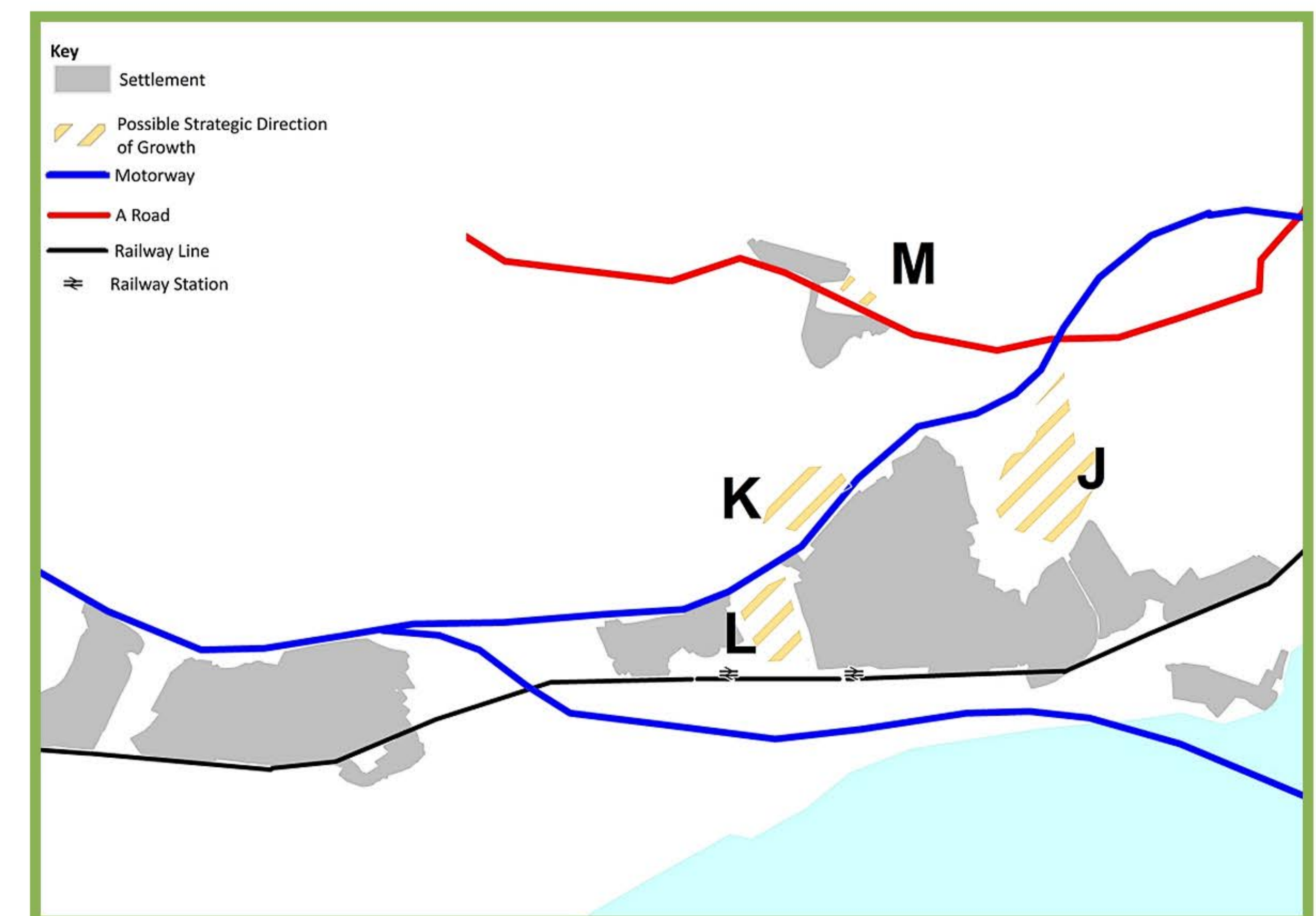
L - Land West of Caldicot / East of Rogiet

M - Land East of Caerwent

Monmouth (inc. Wyesham)

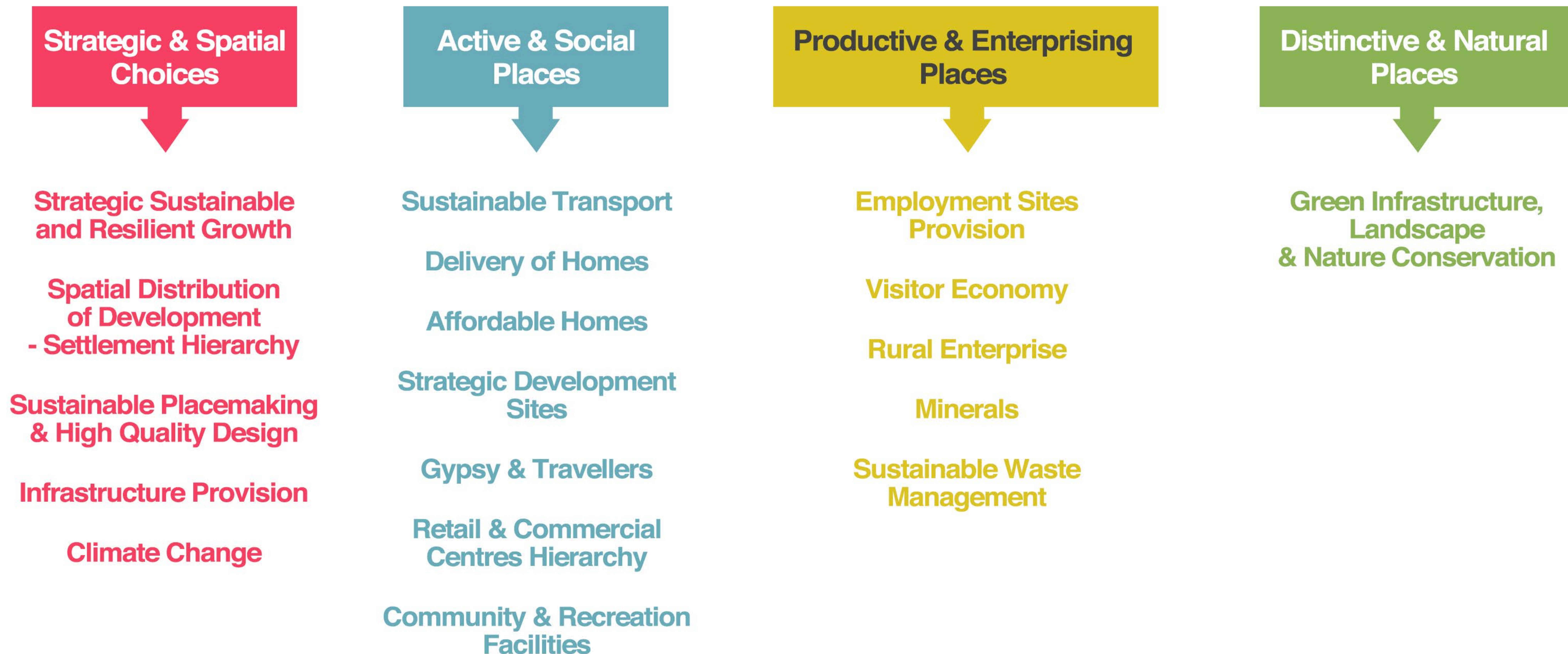


Severnside



Strategic Policies

To outline how we look to deliver the vision and objectives of the Preferred Strategy we have also set out 18 strategic policies which cover a whole range of topic areas. These reflect PPW10's (Planning Policy Wales) four placemaking themes:



To ensure that our plan is sustainable and that it does not have an impact on protected species the strategy is supported by an Initial Integrated Sustainable Appraisal and a Habitats Regulations Assessment.

Consultation Process

A 6 week consultation will take place on the Preferred Strategy from **9th March 2020** until **22nd April 2020**.

The consultation will give the public and other interested parties an opportunity to submit their views in writing to the Council. All representations received during the consultation will be recorded and considered by the Council.

It should be noted that this consultation relates to the matters set out in the Preferred Strategy; it is not an opportunity to make detailed comments on individual candidate sites. All comments should relate to the questions included in the Preferred Strategy which are designed to assist with your representation.

There will also be community engagement drop-in sessions in various locations across the County on the following dates:

Monmouth, Shire Hall	11 th March 2020	1pm - 7pm
Raglan, Village Hall	12 th March 2020	1pm - 7pm
Abergavenny, St Michael's Centre	18 th March 2020	1pm - 7pm
Chepstow, Drill Hall	24 th March 2020	1pm - 7pm
Magor, Ebenezer Church Hall	26 th March 2020	1pm - 7pm
Caldicot, Community Hub	31 st March 2020	1pm - 7pm
Usk, County Hall	9 th April 2020	1pm - 7pm

To leave a consultation response please register on the RLDP database and submit comments direct onto the database at:

<http://monmouthshire.planning-register.co.uk>



Key Preferred Strategy Documents

Next Steps

Feedback from the consultation / engagement on the Preferred Strategy will be considered and set out in the Consultation Report on the Preferred Strategy. The feedback received will help to inform the RLDP Deposit Plan which will be subject to statutory consultation in early 2021.

A full list of documents relating to the RLDP is available at:

www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base

