



**Monmouthshire County Council**

**Adopted Local Development Plan 2011-2021**

**Annual Monitoring Report**

**Monitoring Period 1st April 2019-31st March 2020**



**monmouthshire  
sir fynwy**



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

**Annual Monitoring Report**

**Monitoring Period 1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020**

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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 sixth AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2019 – 31 March 2020.

## **Key Findings of the Sixth Annual Monitoring Process 2019-2020**

### **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. In the main, the implications of the contextual changes will take place over the longer term and will be considered in subsequent AMRs and as part of the Replacement Local Development Plan (RLDP). However one notable change in terms of this AMR is Welsh Government's decision to revoke TAN1 and the publication of the Development Plans Manual in March 2020. This removed the mechanism for monitoring the 5-year housing land supply through the Joint Housing Land Availability process and replaces it with monitoring based on the LDP housing trajectory. The results and analysis of this need monitoring method are discussed in Section 5.

### **Covid-19**

- 1.5 The declaration of the Covid-19 pandemic in March 2020 and the associated lockdown measures has resulted in challenges in how planning operates, but also opportunities in how the planning system and the preparation of development plans can respond to the crisis. A letter published on 7th July 2020 by the Minister for Housing and Local Government setting out a number of Covid-19 responses, removed the requirement to submit an AMR this October, but strongly encouraged LPAs to continue with data collection to help shape and inform policy and plan development. Monmouthshire, however, considered it a worthwhile exercise to continue to prepare an AMR and undertake the associated policy analysis of the Plan's monitor indicators and triggers

to assess the effectiveness of the Adopted LDP and to feed into the preparation of the RLDP.

- 1.6 The UK was placed in to lockdown on 23rd March 2020 in response to the Covid-19 pandemic. Given that this occurred towards the end of this monitoring period, it is considered to have had limited impact on the ability to monitor for the 2019-20 period. At the time of writing this AMR, some easing of the lockdown restrictions had commenced such as the opening of retail, hospitality and the tourism industry. However, the County was in total lockdown for a period of over three months during March, April and May and part of June and some restrictions remain in place including maintaining social distancing measures and working from home where possible. The implications of the Covid-19 lockdown are still emerging on a national and local scale and it is still unknown what impact, if any, the current situation with Covid-19 will have for the adopted LDP. Any implications will be reported in future AMRs and reflected in the preparation of the RLDP.

**Local Development Plan Monitoring – Policy Analysis**

- 1.7 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. There were fewer ‘red’ ratings recorded during the current monitoring period, compared to the 2018-19 AMR (3 red ratings). This is due to improved performance in relation to developments permitted on previously developed land compared to last year and progress with the Strategic Housing site at Vinegar Hill, Undy.

Targets / monitoring outcomes* are being achieved	<b>59</b>
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	<b>27</b>
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	<b>1</b>
No conclusion can be drawn due to limited data availability or no applicable data during the monitoring period	<b>4</b>

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

### **Key AMR Findings**

1.8 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.
- 356 dwelling completions were recorded including 82 affordable dwellings. Whilst a drop on last year's figure, this remains significantly higher than in previous monitoring period and reflect the progress being made on bringing the strategic housing sites forward.
- Six of the seven LDP allocated strategic housing sites now have planning permission, with an application submitted on the seventh at Vinegar Hill, Undy. Two strategic housing sites gained reserved matters approval and two Main Village sites gained planning permission progressing their delivery :
  - Land at Crick Road, Portskewett (SAH2) 269 dwellings including 68 affordable homes (25%);
  - Fairfield Mabey, Chepstow (SAH3) 347 open market dwellings. Land identified for affordable housing or employment land as part of the outline approval (DC/2014/01290), will be the subject of separate applications.
  - Two Main Village sites at Well Lane, Devauden (SAH11(ii)) and Cross Ash Garage (SAH11(i)(b)) gained planning permission over the monitoring period for a combined 21 units in total (12 open market, 9 affordable over both sites).
- The target densities were exceeded in the reserved matters approved on the Strategic Housing Sites at Crick Road, Portskewett (SAH2) and Fairfield Mabey, Chepstow (SAH3).
- 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 1.14ha hectares). A number of rural diversification and rural enterprise schemes have also been approved (15), providing employment opportunities throughout the County.



- The Council approved proposals for a total of 17 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 the centres of Caldicot, Chepstow, and Usk have decreased since the previous monitoring period, with Raglan remaining at the same level. However, vacancy rates in the central shopping areas of Abergavenny, Monmouth and Magor have risen. However, the increases do not raise any immediate concerns with the vitality and viability of the centres.
- 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 12 community and recreation facilities have been granted planning permission.
- 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.

1.9 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.

1.10 There is, however, a key policy monitoring outcome that is not progressing as intended relating to housing delivery (red traffic light rating):

- Housing completion rates represent an under delivery of -1,469 units (36.3%) for the Plan period to date when measured against the newly introduced cumulative Average Annual requirement (AAR).

1.11 In line with removal of the five-year housing land supply policy and the publication of the Development Plans Manual (March 2020) setting out guidance on how housing delivery is now to be monitored, two new indicators have been included in this AMR, which replace the previous indicator which measured the five-year housing land supply. The first of these indicators measures the annual level of housing completions monitored against the Average Annual Requirement (AAR). Whilst the Plan under delivered in the early years of the Plan period in the most recent monitoring periods housing completions have been much closer to the AAR, -7 units (-1.6%) in 2018/19

and – 94 units (-20.9%) in 2019/20. This is due in main to the speed with which the strategic sites have come forward. Of the seven strategic sites, six now have planning permission, whilst all seven are anticipated to contribute to completions during the Plan period as set out in the Housing Trajectory prepared in conjunction with the Housing Stakeholder Group. It is therefore likely that completions will be more in line with the AAR going forward. However, the trigger for Plan review has been met in previous AMRs and work on the Replacement Local Development Plan begun.

- 1.12 The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). There has been under delivery of cumulative completions since the beginning of the Plan period and so the trigger has been met. However, in more recent AMRs the % of under delivery has steadily declined as the strategic sites have come forward.
- 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. 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 Local Development Plan (RLDP).

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

- 1.14 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**

- 1.15 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.
- 1.16 Some of the most notable findings specific to the SA during the current monitoring period include:
- Two of the three major new development approved during the monitoring period are located within a 10 minute walk from a frequent and regular bus service.
  - No trees that were protected by a Tree Preservation Order were lost to development over the monitoring period. This is a decrease in the number of TPO trees lost over the monitoring period when compared to the previous AMR (3 trees).
  - One location where the annual objective levels of nitrogen dioxide was exceeded (Hardwick Hill, Chepstow). This is the same location as the previous 4 AMRs.

- Four of ten proposals permitted on LDP allocated sites and sites of over 10 dwellings/1ha incorporated Sustainable Urban Drainage Systems (SUDS)<sup>1</sup> into the scheme. This is an increase since the previous AMR where three of 13 schemes incorporated SUDs.
- All three water flow monitoring stations located across the County at River Usk, River Wye and River Monnow remained above the summer low flow level.
- 61.60% of Monmouthshire's total household waste was recycled or composted. This has decreased marginally since the previous AMR which indicated 62.41% was recycled or composted.
- Approximately 7.3ha of agricultural land at Grade 3a and above has been approved for major development (excluding LDP allocations) over the monitoring period. This relates to the Church Road site in Caldicot for 130 dwellings. An agricultural land assessment undertaken for the site states that the site is classified as 'best and most versatile' however that the site is at the lower end of this scale and is not practicably suitable for intensive agricultural use.
- 11.9% increase in tourism expenditure, £244.99 million compared to £218.93 million over the previous 2018 period.

## Conclusions and Recommendations

- 1.17 Overall, the 2019-20 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 2018-19 AMR due to improved performance in relation to developments permitted on previously developed land. However, while progress has been made in relation to the Plan's Strategic Housing Sites, cumulative completion rates for the Plan period are lower than the Plan requirement and remain a matter of concern if the housing needs of Monmouthshire's communities are to be met.
- 1.18 Given the importance attached to delivering and maintaining a constant supply of housing land, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018. 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.
- 1.19 The Replacement Local Development Plan (RLDP) is being prepared in accordance with the Delivery Agreement, which was first approved by Welsh Government on 14<sup>th</sup> May

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<sup>1</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*).

2018 and revised in March 2020. The subsequent unavoidable delays to the plan preparation process experienced as a consequence of the current pandemic and the publication of the 2018 Population Projections has necessitated a further revision to the RLDP Delivery Agreement. A Revised Delivery Agreement is therefore in preparation which sets out a revised RLDP timetable, including a consultation stage on an updated Growth and Spatial Options Paper to take account of the recently published 2018 Population Projections. This is scheduled to be reported in autumn 2020.

1.20 The Revised Delivery Agreement timetable will result in a significant delay to the preparation and subsequent adoption of the RLDP, with the adoption of the RLDP anticipated in autumn 2023. While it is too soon to fully understand the impacts of Covid-19 it has become generally expected that the planning system has a fundamental role in supporting sustained recovery post COVID-19, as reflected in the Minister's recent letter which recognises that "up to date agile development plans are the cornerstone of our planning system" and that Welsh Government's commitment to a plan-led system has been reinforced by the current pandemic. Welsh Government's 'Building Better Places – Placemaking and the Covid-19 Recovery' (July 2020) document further highlights the importance of planning in supporting Covid-19 recovery. It identifies numerous planning priorities as being fundamental in the response to Covid-19 including place-making, Green Infrastructure, de-carbonisation and town centres.

1.21 Accordingly, the AMR recommends the following:

1. Continue to progress work on the RLDP. The next formal stage of RLDP involves consultation on the Growth and Spatial Options Paper to take account of the recently published 2018-based population projections. This is anticipated to commence towards the end of 2020.
2. Submit the sixth AMR to the Welsh Government by 31 October 2020 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.
- 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.

### **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 sixth AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2019 – 31 March 2020.

### **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.<sup>2</sup>

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<sup>2</sup> Following receipt of a letter from Minister for Housing and Local Government 7<sup>th</sup> July 2020, whereby due to the unprecedented impact of Covid19, it was stated that there was no requirement to submit an AMR formally to Welsh Government October 2020.

<https://www.monmouthshire.gov.uk/app/uploads/2020/07/Planning-and-the-post-Covid-19-recovery-Letter-to-local-authorities-07.07.2020.pdf>

It was considered however that the data collection and evidence collated under the AMR would be beneficial to assess the effectiveness of the Adopted LDP and to help inform the Replacement LDP (RLDP). A 2019-2020 AMR has accordingly been prepared.

- 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 housing indicators including the five-year housing land supply from the Joint Housing Land Availability Study (JHLAS) and the number (if any) of net additional affordable and general market dwellings built in the LPA area. In March 2020 however, Welsh Government announced changes to the way in which housing delivery is monitored. The changes removed the five-year housing land supply policy and replaced it with a housing trajectory method. It also involved the revocation of Technical Advice Note (TAN)1 : JHLAS. This change will impact on the way the LDP delivery of housing is monitored in the AMR.

**Development Plans Manual (Edition 3, March 2020)**

- 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 subsequent revised Development Plan Manuals, previously Edition 2 and most recently Edition 3, have deleted many of the additional LDP indicators included in the first Manual, most significantly (and as referred to in the above section) the five-year housing land supply ,to be replaced with a housing trajectory monitoring method. Some of the original 2006 indicators nevertheless still remain included in the adopted LDP monitoring framework and the Council will continue to monitor these to ensure consistency with previous AMRs. The revised Manuals notably incorporate a smaller number of additional core output indicators relating the housing provision, employment and retail matters.
- 2.10 Of particular relevance to this AMR is the way in which housing delivery is to be monitored. For those LPAs who have an adopted LDP the changes introduced by



Welsh Government remove the five-year housing land supply policy and replace it with the Average Annual Requirement (AAR) method as the primary indicator to measure housing delivery. To reflect this change, as required by the Development Plans Manual, the housing land supply indicator has been deleted and two new indicators have been included in this AMR. The first of these indicators measures the annual level of housing completions monitored against the AAR, the second measures the total cumulative completions monitored against the cumulative AAR.

### **Monmouthshire LDP Monitoring Framework**

- 2.11 A Monitoring Framework is provided in Chapter Eight of the LDP comprising a series of 51 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)**

- 2.12 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.
- 2.13 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**

- 2.14 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.
- 2.15 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**

- 2.16 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**

- 2.17 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.
- 2.18 The LDP Regulations allow for a 'selective review' of part (or parts) of a LDP. Such a provision would allow for a partial review of the LDP to cover issues associated with the housing land supply and site selection, in accordance with the recommendation of the 2016 and 2017 AMRs. The Council, however, is required to commence a full review of the LDP every four years. This would mean that a full review to meet statutory requirements would have had to commence in February 2018. It was considered, therefore, more appropriate to undertake a full review of the Plan to consider all aspects of the LDP in order to fully assess the nature and scale of revisions that might be required.
- 2.19 Consequently, 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 2017-2018 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 fully revised LDP (RLDP). It also concluded that the Monmouthshire LDP should be revised on an individual basis,

rather than, jointly with adjacent Local Planning Authorities. Preparation of the RLDP commenced in May 2018.

## 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.
- 3.3 At the time of this AMR it is still unknown what impact, if any, the Covid-19 pandemic will have for the Adopted LDP. Any implications will be reported in future AMRs.

### **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 Draft NDF for a 14 week period from the 07 August 2019 to 15 November 2019. A National Development Framework Evidence Compendium was also published in February 2020 to assist people in understanding the range of evidence that informed its preparation. The final NDF is expected to be published in early 2021; at which time it will become a relevant 'development plan' in accordance with Sections 38(4a) & (6) of the Planning & Compulsory Purchase Act 2004 and as such could have significant implications for the preparation of the Replacement Local Development Plan (RLDP). Future progress on the NDF and any subsequent implications for the Adopted LDP will be reported in future AMRs.

#### **Welsh Government Circular 001/2020 Guidance on the Town and Country Planning (Major Residential Development) (Notification) (Wales) Direction 2020**

- 3.5 Circular 001/2020 was published in January 2020. It sets out guidance on amendments to the provisions regarding "Significant Residential Development" set out in The Town and Country Planning (Notification) (Wales) Direction 2012 (the 2012 Direction) and paragraphs 16 to 18 of Welsh Government Circular 07/12. The 2020 Direction applies to applications made on or after 15 January 2020. It requires the Welsh Ministers to be notified of applications made on or after that date for any proposed residential

development of more than 10 residential units, or residential development on more than 0.5 hectares of land, which is not in accordance with one or more provisions of the development plan and which the authority do not propose to refuse. As such this has significant implications for any sites coming forward outside of those allocated in the Adopted LDP.

### **Technical Advice Notes (TANs)**

#### **TAN 1 – Joint Housing Land Availability Studies**

- 3.6 The Welsh Government carried out a six-week consultation on proposed revisions to Planning Policy Wales and associated advice and guidance related to the delivery of housing through the planning system, from 9 October to 20 November 2019. The aim of the consultation was to address the policy framework for ensuring housing delivery and the related monitoring mechanism (through Joint Housing Land Availability Studies). As such the consultation proposed to remove the requirement in Planning Policy Wales for local planning authorities to specifically provide a five-year supply of land for housing, and to consequently revoke Technical Advice Note 1 (TAN 1) which sets out the mechanism for monitoring the five-year housing land supply through the Joint Housing Land Availability Study (JHLAS) process. It also proposed to replace the monitoring of housing land supply with the monitoring of housing delivery based on the LDP housing trajectory, to be reported through the LDP Annual Monitoring Reports (AMRs). TAN1 was revoked in its entirety as a consequence of the policy change to PPW announced in a letter from the Minister for Housing and Local Government on 26 March 2020. This will impact on the way the LDP delivery of housing is monitored in the AMR.

#### **TAN 11 – Noise**

- 3.7 The Welsh Government carried out a call for evidence and a consultation on the review of TAN 11 - Noise between 10 Feb 2020 and 04 May 2020. The review of the TAN is intended to provide policy guidance and technical advice to support the new planning policy in PPW relating to air quality and soundscape. This is to be achieved through the review and the production of a new TAN 11 covering air quality and soundscape as well as noise pollution. The new TAN 11 once reviewed will be the subject of further consultation. Progress on this will be reported in future AMRs.

#### **TAN 15 – Development, Flooding and Coastal Erosion**

- 3.8 The Welsh Government consulted on changes to TAN 15 - Development and Flood Risk between 09 October 2019 and 17 January 2020. The current TAN was issued in 2004, a review of its effectiveness was carried out in 2017. As result of the review, the Welsh Government has prepared an updated document which contains a number of proposed changes and updates. These include factual updates to terminology and references, replacing the Development Advice Map with a new Wales Flood Map to be maintained by Natural Resources Wales, policy for the new flood zones, and updating guidance on coastal erosion currently set out in TAN 14 and integrating it

within TAN 15. This will enable TAN 14 to be cancelled. The outcome of the consultation and any impact on the LDP will be reported in a future AMR. It is anticipated that the revised TAN will be published in time to inform the RLDP.

### **Development Plans Manual (Edition 3, March 2020)**

- 3.9 A draft Development Plans Manual (Edition 3) was published for consultation between 07 June 2019 and 30 August 2019, with the final version published in March 2020; this replaces the previous iteration of the Manual. The Development Plans Manual has been updated to take account of significant changes to planning legislation and national policy since the LDP Manual (Edition 2) was published in 2015. The most significant changes are the Planning Wales (Act) (PWA) 2015, the Well-being of Future Generations Act 2015 and the publication of Planning Policy Wales (PPW) (Edition 10, December 2018).

### **Welsh National Marine Plan**

- 3.10 The Welsh National Marine Plan was published in November 2019. It is the first marine plan for Wales. It has been prepared and adopted under the Marine and Coastal Access Act (MCAA) 2009 for the purposes of Section 51 of the MCAA and in accordance with Schedule 6 of the MCAA and in conformity with the UK Marine Policy Statement (MPS)<sup>2</sup>. It states that the Plan and supporting material should be used by public authorities to guide decision making and as such should be taken into account when making decisions under the Adopted LDP, as well as in the preparation of the RLDP.

## **Regional Context**

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

- 3.11 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.
- 3.12 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> has been established tasked with progressing key options for the SDP, including SDP boundary, governance, timescale and scope. The Local Government and Elections (Wales) Bill will mandate the preparation of a Strategic Development Plan (SDP) in each of the four regions in Wales through a Corporate Joint Committee (CJC). It is anticipated that it will receive Royal Assent in

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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.



February/March 2021. 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**

- 3.13 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. This investment represents a significant opportunity for Monmouthshire and for the region.

### **M4 Relief Road**

- 3.14 The decision was announced in June 2019 that the M4 Relief Road would not proceed, following the conclusion of a public inquiry into the project and the publication of the Inspector's Report. The route within Monmouthshire is currently safeguarded in the Adopted LDP. A Written Statement from the Welsh Minister for Economy and Infrastructure, has stated that the Welsh Government has appointed an expert Commission (the South East Wales Transport Commission) who are tasked with making recommendations about alternative solutions to improve the transport network in South East Wales. Progress on this and any subsequent implications for the Adopted LDP and the RLDP will be reported in future AMRs.

## **Local Context**

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

- 3.15 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 in February 2018. 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 each year are set out in an 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 Adopted LDP. The Well-being Plan has informed the preparation of the RLDP.

### **Future Monmouthshire**

- 3.16 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 RLDP.

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

- 3.17 The Wales Act 2017 devolved CIL to the Welsh Government, which to date 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/RLDP will be given further consideration in successive AMRs where appropriate.

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

- 3.18 Of note work on two 21<sup>st</sup> Century Schools in the County has been completed, Monmouth School and Caldicot School. The next school in the process will be King Henry VIII School in Abergavenny. The site will have a 3-19 school and the Council are currently in the process of appointing the Project Team and undertaking initial surveys. At the moment Chepstow School is in Band C and will not be brought forward for at least another 4 years. Progress on schools in the County reflects a key corporate priority of children having the best possible start in life and no-one being left behind.

### **Climate Emergency**

- 3.19 In May 2019 Monmouthshire County Council declared a Climate Emergency. The Council is looking to reduce its carbon emissions, by reducing its energy use, generating solar power and encouraging electric cars. The target is to reduce council carbon emissions to zero by 2030. During summer 2019, the Council developed an action plan and strategy to set out how this would be achieved. The action plan was adopted by the Council in October 2019 and focuses on energy, transport, green spaces, waste and procurement. Progress on the action plan will be reported in future AMRs and will inform the preparation of the RLDP.

### **Monmouthshire 2040: Our Economic Growth and Ambition Statement**

- 3.20 In November 2019 the Council published an economic ambition statement. This sets the Council's direction of travel and the combination of measures required for sustainable economic growth/prosperity, including an investment prospectus, close

engagement with the business sector, demonstrating a pro-business culture and land assembly interventions to ensure employment sites come forward. The AMR will consider how the LDP is performing against the existing employment indicators, whilst the RLDP will play a key role in supporting the Council’s vision for economic growth going forward and will be one of the main enablers in delivering sustainable economic growth.

## General Economic Trends

### Economic Activity

- 3.21 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 the percentage of the economically active who are in employment has increased to 79.5% and at the same time the percentage of the economically active who are unemployed has decreased, to 2.7% the lowest level recorded since monitoring began. 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 resident in the County remains at a higher level in Monmouthshire than in Wales as a whole (+20.1%). Such changes are not considered to be so significant as to have any implications for the LDP. These economic indicators and any future Covid-19 impacts 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%
April 2019-March 2020	79.5%	73.7%

Source: Nomis (Annual Population Survey, July 2020)

#### 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%
April 2019-March 2020	2.7%	3.7%

Source: Nomis (Annual Population Survey, July 2020)

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

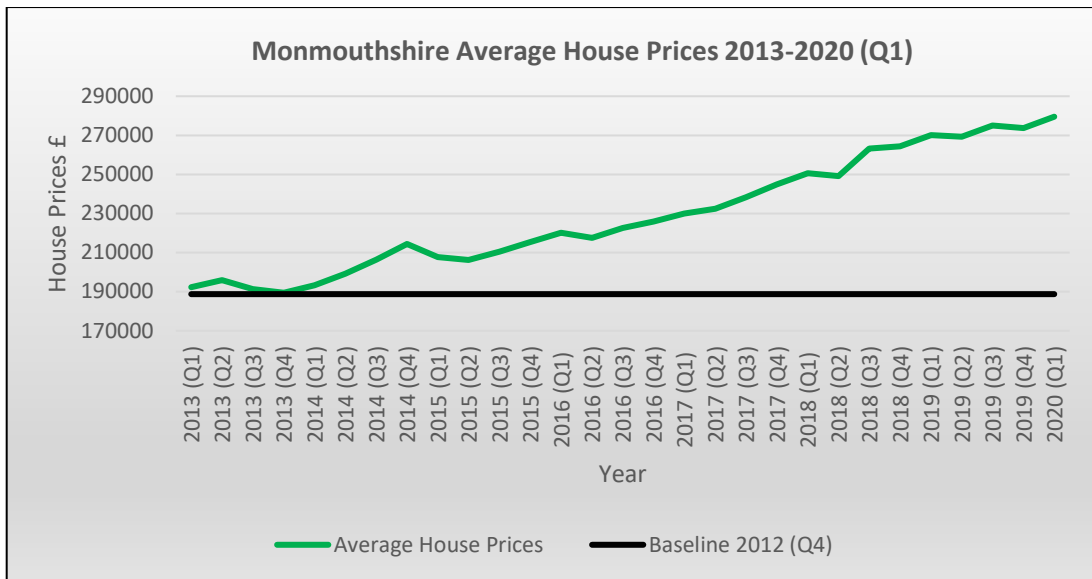
	Monmouthshire	Wales
2011	£560.3	£455.1
2012	£530.7	£454.9
2013	£579.5	£475.3
2014	£582.1	£480.0
2015	£610.5	£487.6
2016	£619.4	£499.2
2017	£619.6	£505.9
2018	£638.5	£518.6
2019	£649.6	£540.7

Source: Nomis (Annual Population Survey, July 2020)

- 3.22 Evidence continues to suggest that the income for economically active women who are resident 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 as part of the Future Monmouthshire project and, if relevant, via Plan revision.

### House Prices

- 3.23 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 2020 (January to March) at £279,532 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.
- 3.24 A number of recent events and proposals, including the abolition of the Severn Bridge tolls in December 2018, plans for the South East Wales Metro together with wider opportunities associated with the Cardiff Capital Region City Deal agenda, as well as the recent Covid-19 pandemic could have potential impacts on house prices in Monmouthshire. Any such impacts will be considered in subsequent AMRs and through the RLDP process.



Source: Land Registry UK House Price Index (July 2020)

### Supplementary Planning Guidance (SPG)

3.25 Additional/amended SPG has been prepared and adopted during this monitoring period, namely the Revised Affordable Housing SPG and Infill Development SPG. The Infill Development SPG provides guidance on small scale (fewer than 10 dwellings) infill development within the designated settlements as defined under Policies S1, H1, H2 and H3 of the LDP. The existing Affordable Housing SPG has been revised in order to update housing data and to provide simplification and clarity with regard to a number of other areas, for example revisions following a change to the method for calculating financial contributions towards affordable housing.

### Summary

3.26 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 RLDP. Subsequent AMRs will continue to provide updates on relevant contextual material which could affect the Plan's future implementation.

## 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 subdivided 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 2 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:

	Policy targets/monitoring outcomes* are being achieved
	Policy targets/monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy
	Policy targets/monitoring outcomes* are not currently being achieved with subsequent concerns over the implementation of the policy
	No conclusion can be drawn due to limited data or no applicable data during the monitoring period

\*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. It is, however, recognised that the following exceptional circumstances could elicit an early review of the Plan:
- A significant change in external conditions
  - A significant change in national policy or legislation
  - A significant change in local circumstances e.g. closure of a significant employment site that weakens the local economy
  - A significant change in development pressures or needs and investment strategies of major public and private investors
  - Significant concerns from the results of the AMR in terms of policy effectiveness/implementation and site delivery.

All of these issues will be taken into consideration in determining whether a full or partial review of the Plan is necessary.

- 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 new LDP.

**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 62 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

In March 2020, Welsh Government announced changes to the way in which housing delivery is monitored. The changes relate to the monitoring of overall completions and involve the revocation of Technical Advice Note 1: Joint Housing Land Availability Studies (January 2015). Full details on revision to the monitoring method is set out in relation to Policy S3.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2019 – 31 March 2020
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>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> <i>(2018-19: 60.3%)</i>		<b>Dwelling Completions</b> <b>60.11%</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> <i>(2018-19: 16.9%)</i>		<b>24.43%</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> <i>(2018-19: 16.7%)</i>		<b>3.65%</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> <i>(2018-19: 6.1%)</i>		<b>11.79%</b>

#### Analysis – Dwelling Completions

##### a) Main Towns

A total of 356 dwelling completions were recorded for this monitoring period. Further analysis on the overall completion rate is set out in relation to Policy S3.

Of the 356 completions recorded during the monitoring period, 60.11% (214 units) were in the County's main towns. This is higher than the identified target of 41% and exceeds the 10% acceptability range. The trigger for this indicator has consequently been met. Abergavenny accounted for the highest number of completions at 114 units or 53% of main town completions. Monmouth accounted for 38% with 80 completions and Chepstow 9% with 20 completions.

Of the completions in Monmouth, the majority were located on the LDP allocated Wonastow Road site (SAH4) (64 units). Of the completions in Abergavenny, 68 units were located on the LDP allocated Deri Farm site (SAH1), with a further 32 on the LDP allocated Coed Glas site (SAH9). There were no completions recorded for Chepstow from LDP allocations. The remainder of the completions related to small sites\*\*. There were no completions relating to windfall sites in any of the main towns during this monitoring period\*\*\*.

General market housing accounted for 71% (153 units) of the completions in the main towns, with the remaining 29% (61 units) made up of affordable housing. The largest number of affordable housing completions were delivered in Abergavenny (39 units), the majority of which were delivered on the Deri Farm site. Monmouth accounted for 15

affordable units, all of which were delivered in the Wonastow Road site. Seven affordable units were completed in Chepstow, all of which were on unallocated small sites\*\*.

The percentage of dwelling completions recorded in the main towns during this monitoring period of 60.11% is consistent with last year's rate of 60.3% and a slight drop from 2017-18 rate of 71.3%. It remains considerably higher than in the first three monitoring periods (2016 – 2017, 38.2%, 2015 – 2016, 40.2% and 2014 – 2015, 27%). These trends are considered to reflect the time attributed to getting the LDP allocations in position to provide deliveries. This is also reflected by the contribution LDP allocations made to the main towns' completion figures. Three allocated LDP sites accounted for 81% of the main town completions, delivering 174 dwellings between them (Deri Farm, Wonastow Road and Coed Glas). Further details on the progress of these and other LDP allocations is set out in the analysis of strategic housing sites (Policy S3).

The exceedance of the target within this indicator is considered to reflect a timing/phasing 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 the earlier monitoring periods, where it fell below the target of 41%, the more recent trend of exceeding the target is considered to be adjusting to this and reflective of a number of large LDP allocations delivering on sites. As such, 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, Deri Farm and Coed Glas, Abergavenny accounted for the 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 remaining Plan period.

**b) Severnside Settlements**

The Severnside Settlements accounted for 24.43% (87 units) of dwelling completions recorded during the monitoring period. This falls within the acceptability range of +/- 10% of the 33% target. The LDP allocation at Sudbrook Paper Mill (site SAH7) accounted for 70% of these completions which recorded 61 completions, of which 6 were affordable. The Rockfield Farm allocation at Undy (SAH5) contributed a further 16 units (9 open market and 7 affordable units). The remaining 10 completions were all on small infill sites. Six of which were general open market units and 4 affordable units on a site at Elm Road, Caldicot.

The proportion of completions achieved within the Severnside area is anticipated to continue to broadly align with the target figure of 33% and the spatial strategy set out in Policy S2. The Rockfield Farm, Undy (SAH5) site is scheduled to progress further in the next monitoring period and continue to be a significant contributor to completions in this part of the County. Other notable sites scheduled to contribute to the housing supply in the Severnside area include the allocated site at the Former Sudbrook Paper Mill, Sudbrook (SAH7) and a windfall site at the Old Shipyard, Sudbrook.

Over the longer term, reserved matters approvals on a couple of sites in the Severnside area look set to provide a constant supply of housing in this part of the County. Reserved matters have been approved on the Crick Road, Portskewett site (SAH2) and the

'unallocated' site at Church Road, Caldicot. Neither site are scheduled to contribute completions during the next monitoring period, however they are scheduled to contribute to the supply of homes over the next five years. Similarly, while progress has been slower than anticipated on Strategic Housing allocation SAH6 – Land at Vinegar Hill, a planning application for 155 units has been submitted and the first completions are anticipated on site 2021/22, subject to gaining planning permission.

Progress with delivery of sites on the ground and through the planning applications process indicates an ongoing supply of homes in the Severnside area. The Council will continue to monitor this issue in order to determine the effectiveness of the spatial strategy and continued alignment with the target set out in Policy S2.

### **c) Rural Secondary Settlements**

A total of 13 completions were recorded during the monitoring period within the Rural Secondary Settlements, accounting for 3.6% of all completions in the County. This is below the identified target of 10%, but within the +/- 10% flexibility range. Accordingly, the trigger for further investigation has not been reached.

The completion of the final unit on the Usk Road, Penperlleni (SAH10(ii)) site contributed one unit towards the total number. The remaining twelve completions in the Rural Secondary Settlement were all small sites\*\* providing general open market units. The units were distributed across the four settlements that make up the Rural Secondary Settlements (Usk, Raglan, Penperlleni & Llanfoist)

The completion rate is lowest rate recorded since the AMR process commenced. This is considered to be a reflection of the completion of one of the SAH10 – Rural Secondary Settlements site allocations, with the remaining two allocations yet to commence – SAH10(i) – Cwrt Burrium, Usk and SAH10(iii) – Land at Chepstow Road, Raglan. Progress has however been made on these allocations with planning permission now in place for both sites. A further windfall site is also scheduled to contribute to the housing supply on a site at Grove Farm, Llanfoist. Development is yet to commence on all three sites and completions are not anticipated until the 2021/22 monitoring period. A low completion rate is therefore anticipated next year, to be delivered primarily through small sites.

Given the progress made on the remaining allocations in the Rural Secondary Settlements, there is not considered to be any significant issues with the implementation of the Plan's spatial strategy in relation to dwelling completions delivered from this tier of the settlement hierarchy. The Council will continue to monitor this issue closely to determine the effectiveness of the spatial strategy over the remaining Plan period.

### **d) Rural General**

A total of 42 completions were recorded during the monitoring period in the County's Rural General areas, which includes the Main Villages and Minor Villages listed in Policy S1, as well homes in the open countryside. These completions account for 11.79% of the overall completions in the County compared to the identified target of 16%. This is within the +/- 10% flexibility allowance and accordingly, the trigger for further investigation has not been reached.



All of the completions recorded are accounted for by small sites. Of these 38 were general market dwellings and 4 were affordable dwellings. There affordable units were as a result of the rural exceptions site at Llantilio Crossenny, delivered by Monmouthshire Housing Association.

Main Villages accounted for 10 units of the overall 42 units, Minor Villages accounted for 14 units and 18 were delivered in the open countryside. All 18 units in the countryside involved the conversion or change of use of an existing building rather than the development of new buildings.

There were no completions recorded on the SAH11 – Main Villages sites during this monitoring period. However, two Main Village sites have received planning permission in the past 12 months and are expected to contribute to completions in this tier in the settlement hierarchy over the next couple of years. The sites involved are SA11(i)(b) – Cross Ash Garage and SA11(ii) – Land off Well Lane, Devauden. Through the delivery of these sites together with continued opportunities for small site conversions and infill development, it is anticipated that the proportion of completions in these settlements will continue to align with the target figure of 16% over the Plan period.

The completion rate is in line with those achieved over previous monitoring periods, with rates ranging from a low of 6.1% and a high of 24%, all of which have been within the +/- 10% flexibility allowance. In view of this, there is not considered to be any issues 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. 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.

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

\*\* Small site windfall <10 dwellings

\*\*\* Large site windfall >10 dwellings

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2019– 31 March 2020	
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:	Housing permissions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	<b>Dwelling Permissions</b>	
	<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> <i>(2018-19: 29.6%)</i>			<b>13.5%</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> <i>(2018 - 19: 53.2%)</i>			<b>61.8%</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> <i>(2018-19: 8.0%)</i>			<b>2.4%</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> <i>(2018-19: 9.2%)</i>			<b>22.3%</b>

## **Analysis – Dwelling Permissions**

Dwelling permissions in Monmouthshire are lower than recorded during the last two monitoring periods, from 1,238 in 2017-2018, 598 in 2018-2019 to 251 in 2019-2020. This decrease is due to the majority of allocated LDP Strategic Sites already having planning permission. It is worth noting that significant progress is being made on a number of strategic sites and sites pursued through the unallocated policy that was introduced to address the shortage of housing land supply. A number of reserved matters applications have been approved during this monitoring period which are not included in this year's figures to avoid double counting numbers included in previous AMRs from the outline planning applications. Further details on these sites can be found in the commentary to the Strategic Housing Sites section discussed in relation to Policy S3.

### **e) Main Towns**

Of the 251 dwelling units granted planning permission during the monitoring period, 13.5% (34 units) were in the County's Main Towns of Abergavenny, Monmouth and Chepstow. As this is 27.5% lower than the identified LDP target (41%), the trigger for further investigation has been reached. The permissions were made up of 34 applications, none of which are for major applications or allocations in the LDP. In this respect, all 34 units are classified as small sites, contributing to the Plan's small site allowance. Of these, 5 applications accounted for 9 units (26%) relating to conversions and change of uses and 9 applications accounted for 25 units (74%) relating to new build dwellings. Two applications accounted for 17 of these units and 50% of all the units approved in the main towns during this monitoring period. These both involved 100% affordable housing schemes submitted by Monmouthshire Housing Association over two former garage sites in Chepstow and accounted for all affordable housing permitted in the main towns during the monitoring period. Overall the open market/affordable housing split across all the main towns was 17 affordable units (50%) and 17 open market (50%)

Chepstow accounted for the majority of dwelling permissions recorded at 73%, with Abergavenny accounting for 18% and Monmouth 9%.

The number of dwellings permitted in the main towns during the current monitoring period is significantly lower than previous monitoring periods and is the lowest recorded since the adoption of the LDP, both in terms of numbers of units permitted and as a percentage of overall permissions across the County. This year permissions in the main towns accounted for 13.5% of all units approved compared to 29.7% in the 2018 – 2019 AMR, 59.6% in 2017 – 2018 period, 30.2% in 2016 – 2017, 31% in 2015 – 2016 and 81% in 2014 – 2015.

It was anticipated in the earlier AMRs that the proportion of permissions in the main towns would decrease in the subsequent AMRs 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 remaining Plan period.

**f) Severnside Settlements**

Over half (60.8%, 155 units) of the 251 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. Of the 155 units granted permission 88% were in Caldicot, 8% in Rogiet, 3% in Undy and 1% in Magor. Caerwent, Portskewett and Sudbrook did not have any residential units permitted during the monitoring period.

A site at Church Road, Caldicot accounts for the majority of the units permitted in Caldicot and the wider Severnside area at 95% of units in Caldicot and 84% of units in Severnside. This application (2018/00880) grants outline permission for 130 units assessed against the 'unallocated sites' assessment approved by the Council to address the housing land supply shortage in the County. A windfall site at Ifton Manor Farm, Rogiet accounted for an additional 12 units permitted. Small sites accounted for the remaining permissions in Severnside – 7 dwellings in Caldicot, 1 dwellings in Rogiet, 1 dwelling in Magor and 4 dwelling in Undy.

Of the dwellings permitted in Severnside settlements, 69% (107units) were for market homes and 31% (48 units) for affordable homes.

The proportion of development permitted in Severnside settlements is higher than the previous monitoring periods at 61.8% compared to the lowest rate of 10% recorded in 2015-2016 and next highest rate of 54% in 2016-2017. This year's permissions represented a further increase on last year's rate of 53.2%. This is attributed to the permission at Church Road, Caldicot and there being no other significant developments approved elsewhere in the County during this monitoring period.

No additional sites are anticipated to emerge through the 'unallocated sites' policy mechanism during the next monitoring period. There is one further strategic housing allocation in Severnside that is yet to receive planning permission – Land at Vinegar Hill, Undy. Submission of this application in next monitoring period may result in a continued higher proportion of permissions in the Severnside region due to all other strategic housing sites having planning permission. An update on the progression of allocated sites in Severnside and the County is provided in the Strategic Sites policy analysis (Policy S3).

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

**g) Rural Secondary Settlements**

Six units (2.4%) of all dwellings permitted during the monitoring period were in the County's rural secondary settlements. This is within the 10% indicator range; therefore the trigger for further investigation has not been reached.

The six units can be attributed to two planning applications, both of which are small windfall sites. The first is for four units at the former Llanfoist Primary School site in Llanfoist and two units on land at Caestory House, High Street, Raglan.

While the percentage of permissions in the Rural Secondary Settlements is lower than in previous years (2.4% compared to 8% and 10.2% in the last two AMRs) this was anticipated and reflects two of the three LDP allocations in settlement tier already having planning permission. Progress has also been made on the remaining Rural Secondary Settlement allocated LDP site at Monmouth Road, Usk (SAH10(i)). This received planning permission in April 2020 and will be included in next year's monitoring period.

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 remaining plan period.

#### **h) Rural General**

56 (22.3%) of all dwellings permitted during the monitoring period were in the County's rural areas. While this is higher than the identified LDP target of 16% it is within the +/-10% flexibility. Accordingly, the trigger for further investigation has not been reached.

The number of permissions recorded in rural areas during this monitoring period is higher than most of the other monitoring periods, although it is broadly in line with the rate reached in the 2015-2016 rate of 22%. While this year's proportion of 22.3% is higher than last year's proportion of 9.2%, the number of units permitted is only an increase of 1 unit (56 units approved 2019-2020 compared to 55 units in 2018-2019). This increase in proportion is therefore more a reflection of a drop in permissions in the main towns than any real increase in the rural general settlements. 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.

Unsurprisingly, small sites accounted for the majority of the dwelling permissions recorded in a range of rural settlements throughout Monmouthshire (73%, 41 units). Two LDP allocated main village sites at Devauden (SAH11(ii)) and Cross Ash Garage (SAH11(i)(b)) gained planning permission over the monitoring period accounting for 21 units in total (38%) over the monitoring period, (12 open market, 9 affordable over both sites). The remaining units predominately related to small scale residential developments of which 36% (20 units) are attributed to barn conversions. A total of 47 market dwellings were permitted and 9 affordable dwellings.

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 remaining plan period.

<b>Recommendation</b>
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

<b>Monitoring Aim/Outcome:</b>	To provide 4,500 dwelling units (including 960 affordable dwelling units) in the County over the plan period.
<b>Strategic Policy:</b>	S2 Housing Provision
<b>LDP Objectives Supported:</b>	1, 3 & 4
<b>Other LDP Policies Supported:</b>	H1-H9, SAH1-SAH11

### Contextual Changes

In March 2020, Welsh Government announced changes to the way in which housing delivery is monitored. The changes to PPW remove the five-year housing land supply policy and replace it with a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs). It also involved the revocation of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015) in its entirety as a consequence of the policy change to PPW.

Following these changes and in accordance with the Development Plans Manual (March 2020), a housing trajectory prepared in consultation with the Housing Stakeholder Group has been undertaken. This includes additional information on Monmouthshire's current housing land availability, including dwelling completions/permissions and their locations.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2019 – 31 March 2020
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>	10% less or greater than the LDP strategy build rate for 2 consecutive years	<b>356</b>

	<p><i>(2017-18: 279)</i>  <i>(2018-19: 443)</i></p>		
<p>2. The annual level of housing completions monitored against the Average Annual Requirement (AAR)**</p>	<p>Difference between actual annual completions and the AAR</p> <p><i>(2014-15: -245 units (-54.4%))</i>  <i>(2015-16: -216 units (-48%))</i>  <i>(2016-17: -212 (-47.1%))</i>  <i>(2017-18: -171 units (-38%))</i>  <i>(2018-19: -7 units (-1.6%))</i></p>	<p>Under delivery of annual completions on two consecutive years</p>	<p><b>-94 units (-20.9%)</b></p>
<p>3. Total cumulative completions monitored against the cumulative requirement (Cumulative AAR)**</p>	<p>Difference between the cumulative completions and the cumulative AAR</p> <p><i>(2014-15: -769 units (-42.7%))</i>  <i>(2015-16: -985 units (-43.8%))</i>  <i>(2016-17: -1197 (-44.3%))</i>  <i>(2017-18: -1368 units (-43.4%))</i></p>	<p>Under delivery of completions on two consecutive years</p>	<p><b>-1469 units (-36.3%)</b></p>



	(2018-19: -1375 units (-38.2%))		
4. 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	SAH2: 30 dph SAH3: 39 dph
5. 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 on Assessment approved by WG January 2017. 13 pitches have been approved.</b>

#### Analysis

1. Whilst the method by which the monitoring of housing delivery has changed during this monitoring period this indicator is still included as it measures completions against the completion target (488) from Plan adoption in 2014 rather than from 2011, the beginning of the Plan period. This indicator thus addresses any under / over delivery in the first three years of the Plan period prior to adoption.

356 dwellings were built during the monitoring period (274 general market and 82 affordable).

The majority of completions were on allocated sites (252 units, 71%), including Deri Farm, Abergavenny (68), Coed Glas, Abergavenny (32), Wonastow Road, Monmouth (74), Land South Usk Road, Penperlleni (1 – this site is now complete), Sudbrook Paper Mill (61) and Rockfield Farm, Undy (16). Small sites (including conversions and windfalls) accounted for the remaining 104 completions (29%).

Whilst the completions recorded were not as high as in the last monitoring period they remain significantly higher than in the previous monitoring periods. The trigger for this indicator has, however not been met as completions have not been 10% less or greater than the LDP strategy build rate for 2 consecutive years. The current completion figure, coupled with the completion rate of 1399 dwellings recorded during the five monitoring periods since adoption (205 completions in 2014-2015; 234 completions in 2015 – 2016; 238 completions in 2016 – 2017; 279 completions in 2017 – 2018; and 443 completions in

2018 – 2019), means that a total of 1755 completions have been recorded since the Plan's adoption.

The progression of LDP allocated sites continue to account for the higher level of completions recorded during this period compared to earlier monitoring periods. As a number of other allocated sites have obtained permission the dwelling completions will undoubtedly increase over the remainder of the Plan period. Given that two Strategic Housing Sites gained reserved matters 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 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).

There are numerous wider economic factors that influence housing delivery above and beyond the planning system. 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 Council will continue to monitor dwelling completion rates closely in future AMRs to determine the effectiveness of the policy framework in enabling the delivery of both general market and affordable dwellings.

2. & 3. As discussed above and in the context section of the AMR, during this AMR period the Welsh Government announced changes to the way in which housing delivery is to be monitored. The changes remove the five-year housing land supply policy and replace it with a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP and agreed with the Housing Stakeholder Group, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports. The way in which this should be undertaken is set out in the Development Plans Manual (DPM) (Edition 3) (March 2020).

Those LPAs who adopted their LDP prior to the publication of the DPM and so have not prepared a housing trajectory, are required to use the Average Annual Requirement (AAR) method as the primary indicator to measure housing delivery, and to include the trajectory approach within the first AMR published following publication of the DPM. The AAR for the adopted LDP equates to 450 dwellings per annum, the LDP requirement of 4,500 dwellings divided by the 10 year Plan period. This is the figure against which LDP dwelling delivery will now be monitored.

Two new indicators have been included in this AMR, which replace the previous indicator which measured the five-year housing land supply. The first of these indicators measures the annual level of housing completions monitored against the AAR. The DPM states that this must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %) and that the trigger for further investigation should be under delivery of annual completions on two consecutive years. Whilst the Plan under delivered in the early

years of the Plan period in the most recent monitoring periods housing completions have been much closer to the AAR, -7 units (-1.6%) in 2018/19 and – 94 units (-20.9%) in 2019/20. This is due in main to the speed with which the strategic sites have come forward. Of the 7 strategic sites, 6 now have planning permission so it is likely that completions will be more in line with the AAR going forward. However, the trigger for Plan review has been met in previous AMRs and work on the Replacement Local Development Plan begun.

The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). Again the DPM states that this must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %) and that the trigger for further investigation should be under delivery of completions on two consecutive years. There has been under delivery of cumulative completions since the beginning of the Plan period and so the trigger has been met. However, in more recent AMRs the % of under delivery has steadily declined as the strategic sites have come forward. More detailed analysis of progress on strategic sites can be found in the section on Strategic Housing Sites (Policy S3).

The DPM also requires that the components of housing supply, including site allocations, large and small windfalls should be monitored separately and included on a graph to be included in the AMR. A housing trajectory has been prepared in consultation with the Housing Stakeholder Group and is shown in the table and graph below. Detailed information with regard to the timing and phasing of sites included in the trajectory are included at Appendix 1. As there is only one year left of the Plan period the trajectory includes a further 5 years beyond this monitoring period. This takes the trajectory into the Replacement LDP Plan period and allows for more meaningful analysis of housing provision.

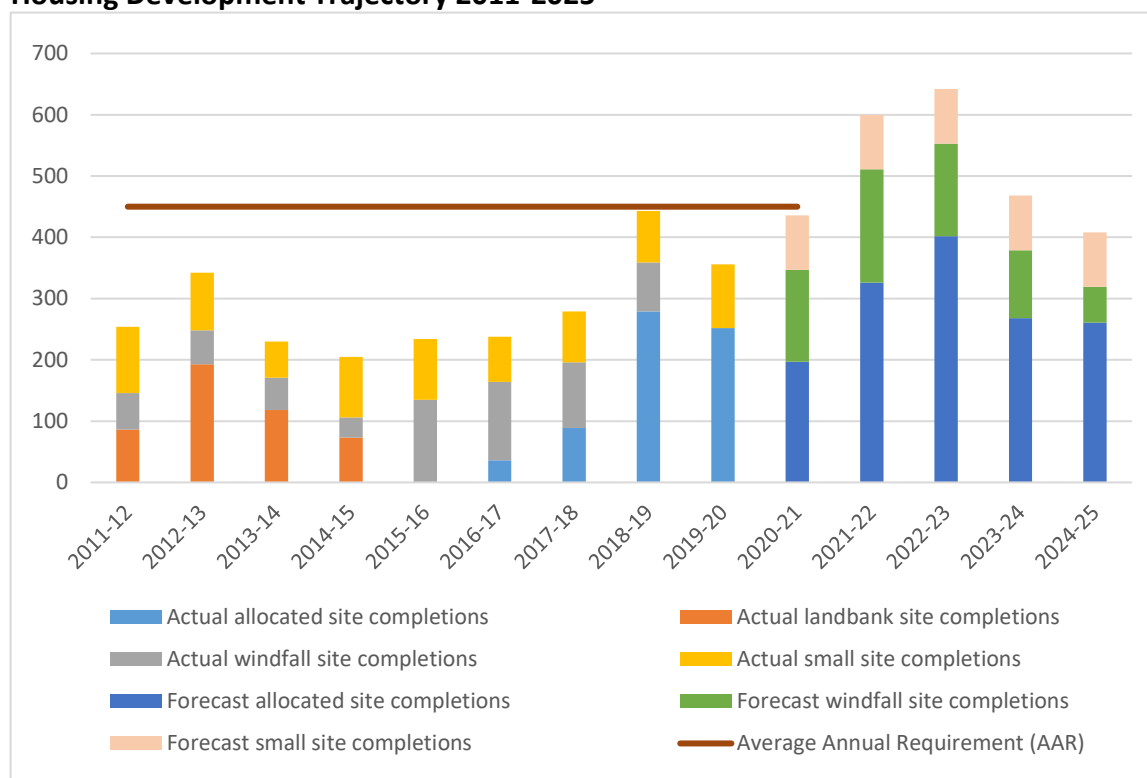
#### Annual Completions Compared against the AAR

LDP Year	1	2	3	4	5	6	7	8	9	10				
Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Actual completions landbank sites <sup>4</sup>	86	193	118	73	0	0	0	0	0					
Actual completions allocated sites	0	0	0	0	0	36	89	279	252					
Actual completions windfall sites	60	55	53	33	135	128	107	80	0					
Actual completions small sites	108	94	59	99	99	74	83	84	104					

<sup>4</sup> Landbank sites are those sites which were allocated for development in previous Plans

Anticipated completions allocated sites										197	326	402	268	261
Anticipated completions windfall sites										150	185	151	111	58
Anticipated completions small sites										89	89	89	89	89
<b>Total Actual Completions</b>	<b>254</b>	<b>342</b>	<b>230</b>	<b>205</b>	<b>234</b>	<b>238</b>	<b>279</b>	<b>443</b>	<b>356</b>	<b>436</b>	<b>600</b>	<b>642</b>	<b>468</b>	<b>408</b>
Average Annual Reqt. (based on straight line AAR)	450	450	450	450	450	450	450	450	450	450				

### Housing Development Trajectory 2011-2025



This information clearly shows that in the early years of the LDP the majority of completions were coming from the landbank of sites from the previous Plan. In recent years, however, as the Strategic Sites have gained permission they are contributing significantly to total completions. Whilst these fall short of the AAR during the monitoring period they are projected to meet or exceed it over the next 5 years as the remaining sites build out.

4. The following allocated LDP sites\*\*\* acquired reserved matters planning consent over the monitoring period which has impacted on the number of units to be delivered on site. The site densities are as follows:

- Crick Road, Portskewett (SAH2) 269 units, density of 30 dwellings per hectare.

- Fairfield Mabey, Chepstow (SAH3) 347 units, density of 39 dwellings per hectare.

Both sites achieved a density that was slightly higher than the target as set out in the LDP. The LDP target for Crick Road, Portskewett is 28.6, whilst that for Fairfield Mabey, Chepstow is 37.

In view of the above, as both of the LDP allocations granted permission over the monitoring period 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 nevertheless continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the remaining Plan period.

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

In view of this 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, there was some progress in terms of progressing the recommendations of the GTAA, including the preparation and adoption of a Gypsy Traveller Pitch Accommodation Policy. The adoption of this policy was required before consideration could be given to the identification of suitable Gypsy Traveller sites. The Council's Housing Strategy Service produced a Gypsy and Traveller Pitch Accommodation Policy (a waiting list based on bands (levels) of need to assist in the allocation of pitches), this was approved and adopted by Single Member Cabinet Decision on 28<sup>th</sup> February 2018.

In accordance with the monitoring framework, the identified need had not been met by Spring 2017 so the trigger for further investigation has been reached. However, as of Spring 2019 the unmet need identified in the GTAA has been met. Further details are given below.

As reported in previous 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 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 last monitoring period. The applicant subsequently appealed the decision with an appeal hearing in February 2019. The appeal was dismissed on the grounds of highway safety.

During the current monitoring period a planning application for a change of use of land to accommodate two park homes and up to 4 touring caravans (private family site) was approved at land adjacent Sunnybank, Crick (DM/2019/01480).

LDP criteria-based policy H8 will be used to consider any applications for Gypsy/Traveller accommodation that arise in Monmouthshire. An updated Gypsy and Traveller Accommodation Assessment is being prepared to inform the RLDP.

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

\*Core Indicators

\*\* Following the revocation of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015) in its entirety this indicator has been changed to reflect the requirements of the Development Plans Manual (March 2020)

\*\*\*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.

**Amended/Deleted Indicators – This indicator has been deleted since the 2018-2019 Annual Monitoring Report**

Original Indicator	Reason for amendment
Housing land supply	<p>During this AMR period the Welsh Government announced changes to the way in which housing delivery is to be monitored. For those LPAs who have an adopted LDP the changes remove the five-year housing land supply policy and replace it with the Average Annual Requirement (AAR) method as the primary indicator to measure housing delivery. To reflect this change, as required by the Development Plans Manual, the housing land supply indicator has been deleted and two new indicators have been included in this AMR. The first of these indicators measures the annual level of housing completions monitored against the AAR, the second measures the total cumulative completions monitored against the cumulative AAR.</p>

## Strategic Housing Sites

**Monitoring Aim/Outcome:** To deliver the strategic housing sites in accordance with strategic policy S3 and site allocation policies SAH1-SAH7.

**Strategic Policy:** S3 Strategic Housing Sites

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

**Other LDP Policies Supported:** SAH1-SAH7

### Contextual Changes

In March 2020, Welsh Government announced changes to the way in which housing delivery is monitored. The changes to PPW remove the five-year housing land supply policy and replace it with a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs). It also involved the revocation of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015) in its entirety as a consequence of the policy change to PPW.

Following these changes and in accordance with the Development Plans Manual (March 2020), a housing trajectory prepared in consultation with the Housing Stakeholder Group has been undertaken. This includes additional information on Monmouthshire's current housing land availability, including dwelling completions/permissions and their locations.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2019– 31 March 2020
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-SAH7 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		269



	c) Fairfield Mabey, Chepstow		<b>347</b>
	d) Wonastow Road, Monmouth		<b>(340*)</b>
	e) Rockfield Farm, Undy		<b>(266*)</b>
	f) Land at Vinegar Hill, Undy		<b>0</b>
	g) Former Paper Mill, Sudbrook		<b>(210*)</b>
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 <i>(2018-19 trajectory = 50 completions for 2019-20)</i>		<b>68</b>
	b) Crick Road, Portskewett <i>(2018-19 trajectory = 0 completions for 2019-20)</i>		<b>0</b>
	c) Fairfield Mabey, Chepstow <i>(2018-19 trajectory = 0 completions for 2019-20)</i>		<b>0</b>
	d) Wonastow Road, Monmouth <i>(2018-19 trajectory = 74 completions for 2019-20)</i>		<b>74</b>
	e) Rockfield Farm, Undy <i>(2018-19 trajectory = 22)</i>		<b>16</b>

	<i>completions for 2019-20)</i>		
	f) Land at Vinegar Hill, Undy (2018-19 trajectory = 0 completions for 2019-20)		N/A
	g) Former Paper Mill, Sudbrook (2018-19 trajectory = 35 completions for 2019-20)		61

### Analysis

#### 1. Dwelling Permissions

In terms of allocated strategic sites, no additional sites were granted permission over the current monitoring period, although two sites were the subject of reserved matters permissions which has impacted on the number of units to be delivered on site. The Crick Road, Portskewett site was granted reserved matters planning permission for 269 dwellings and the Fairfield Mabey site was granted reserved matters planning permission for 347 dwellings.

These two sites combined with permission for 340 units at the Wonastow Road site\*, 210 units at the Former Paper Mill, Sudbrook\*, 266 units at Rockfield Farm, Undy\* and 250 units 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 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 residential units (201 market and 49 affordable units) 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 100 units have been completed to date.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 188 dwellings within the Plan period.

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

In the last monitoring period Monmouthshire County Council and Melin Homes submitted a joint outline application (DM/2018/00696) for 291 residential units (218 market and 73 affordable units), this was granted permission in March 2019. During the current monitoring period a reserved matters application (DM/2019/01041) for 269 residential units was approved (201 market and 68 affordable units). This is below the target number of units for the site (285) in the LDP. The drop in density of the site has been driven by changes to the proposed house types and by positive improvements to the design of the site. These improvements include Green Infrastructure that forms the north-south axis of the site, the ecological implications of a badger sett on the site which has led to greater protected open space, whilst the highway requirements have resulted in safer, more accessible links. Policy SAH2 allocates 1 hectares of B1, which has been replaced with a care home which will provide up to 32 beds on the area outlined for employment use. This is subject to a separate planning application, DM/2019/01629, which was granted permission on 26 February 2020. The acceptance of this loss has previously been justified in relation to the outline permission which was approved in an earlier monitoring period. Whilst not strictly B1 employment a care home represents a form of employment and would result in job creation on the site.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver around 14 dwellings within the Plan period. The first completions on site are expected in 2021/22.

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

The landowner submitted an outline application (DC/2014/01290) in October 2014 for up to 600 residential units (350 to be delivered within the Plan period), commercial space including offices and workshops (Use Class B1), small scale retail/food and drink floorspace (Use Classes A1 and A3) and multi-functional green and blue open space. 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 units (432 market and approximately 18 affordable units on 1.5 acres of the site) in November 2017. The outline application at the Fairfield Mabey site reduced the employment provision from 2.8ha to 0.65ha of B1 land. A Reserved Matters Application (DM/2019/00001) was approved during the current monitoring period for 347 units. The application is for the market housing element of the site and does not include the land identified for affordable housing or employment land; these will be the subject of separate applications. Work on the site has now begun.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 58 dwellings within the Plan period.

**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 units (238 market and 102

affordable units) which was granted permission in November 2015. The site is now nearing completion with 327 dwellings completed to date.

The overall LDP site allocation is for a total of 450 units. The additional units 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.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 340 dwellings within the Plan period.

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

This site is allocated for 270 residential units and 2ha of serviced land for business and industrial use in the adopted LDP. An outline planning application was submitted in July 2016 (DC/2016/00883) for 266 units and 5,575 sq m of employment land (B1 use). For the purposes of the AMR 265 units (198 market and 67 affordable units) are recorded as a net gain, 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 site during the last monitoring period for 144 residential units). The site is currently under construction with 16 dwellings completed during this monitoring period.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 107 dwellings within the Plan period.

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

This site for 225 residential units is linked to the adjacent Rockfield Farm site and was expected to progress in tandem. However whilst initial progress has been slow, the developer (Bovis) submitted a hybrid application (DM/2019/01937) during the current monitoring period (November 2019). The application is for 155 dwellings, 72 dwellings as a full application and 83 dwellings as outline. It is expected that this phase of the development will be approved during the next monitoring period.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver around 8 dwellings within the Plan period. The first completions on site are expected in 2021/22.

**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 residential units (192 market and 20 affordable units). 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). Following a re-plan of part of the site the number of residential units on the site has decreased to 210. The site is currently under construction, with 96 dwellings completed to date.

The housing trajectory prepared in consultation with the Housing Stakeholder Group expects the site to deliver 166 dwellings 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. The strategic allocation at Sudbrook Paper Mill gained consent in the 2016-2017 monitoring period. Full planning permission was granted at the Deri Farm site along with outline permissions at Mabey Bridge, Chepstow and Rockfield Farm, Undy in the 2017 – 2018 monitoring period, with Crick Road, Portskewett gaining outline permission during the 2018 – 2019 monitoring period. It is expected that the final strategic site, Vinegar Hill, Undy will gain permission during the next monitoring period.

The agreed housing trajectory figures demonstrate a Plan period shortfall (i.e. up to the end of 2021) of 1,172 dwellings from strategic sites. While there has been further progress over this monitoring period with two strategic sites gaining reserved matters planning permission and construction having commenced on two further strategic sites, there is still a significant shortfall on the delivery of dwellings on strategic sites during the Plan period. The trigger has been met for the sixth 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 and there is no evidence to suggest that this site is not deliverable or that the allocation needs to be reviewed. The delays in sites 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. In particular the delivery of strategic sites has obvious implications for the spatial strategy and housing delivery (general market and affordable). For further information with regard to this see the policy analysis for Policy S1, S2 and S4.

Given the importance of delivering the strategic sites the Council will continue to monitor their progress closely.

## **2. Dwelling Completions**

Completions were recorded on the following allocated strategic sites during the monitoring period: Wonastow Road, Monmouth (74 completions), Sudbrook Paper Mill (61 completions), Deri Farm, Abergavenny (68 completions), and Rockfield Farm, Undy (16 completions). This is expected as all of these sites gained planning permission prior to this monitoring period. With the exception of Rockfield Farm, all of the completions recorded exceeded the 2018-19 JHLAS trajectory. With regard to Rockfield Farm there was only a minor shortfall of completions; the 2018-19 JHLAS trajectory predicted 22 completions on this site in 2019-20, actual completions were 16. However, as the site has only just begun construction and construction was halted before the end of the monitoring period due to Covid-19 restrictions, the shortfall of 6 units is not considered a cause for concern.

As evidenced above, given that considerable progress is being made on the remaining strategic site planning applications, it is anticipated that dwelling completions will align with the identified Housing Stakeholder Group agreed trajectory targets as these sites progress during the next monitoring period.

As stated in the contextual changes above, the Welsh Government have revoked Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015) in its entirety during the current monitoring period, as a consequence of the policy change to PPW. In light of the new guidance as set out in the Development Plans Manual (Ed 3, March 2020) Monmouthshire County Council, in consultation with the Housing Stakeholder Group, has produced a housing trajectory. Further analysis of the housing trajectory is included in the section on Policy S2 Housing Provision. Whilst the requirement to evidence a 5 year housing supply no longer applies and with only 1 year of the Adopted LDP remaining, it is useful to consider those units which are projected to be completed outside of the next 5 years. This shows that while anticipated completions on a number of strategic sites have not yet been met the sites are progressing, although the total number of units outside of this 5 year period (i.e. 2020 – 2025) has remained the same as in the previous monitoring period, as detailed in the table below.

### Housing Stakeholder Group Trajectory

	2017-18		2018 – 19		2019 – 20		Change in Number Units Outside next 5 years
	Within next 5 years	Outside next 5 Years	Within next 5 years	Outside next 5 Years	Within next 5 years	Outside next 5 years	
<b>Deri Farm</b>	229	21	218	0	150	0	=
<b>Fairfield Mabey</b>	230	120	325	125	305	68	-57
<b>Rockfield Farm</b>	232	34	266	0	250	0	=
<b>Vinegar Hill</b>	150	75	175	50	130	95	+45
<b>Wonastow Road (Taylor Wimpey)</b>	115	0	34	0	4	0	=
<b>Wonastow Road (Barratt)</b>	117	0	52	0	9	0	=
<b>Wonastow Road (Drewen Farm)</b>	110	0	110	0	110	0	=
<b>Crick Road</b>	160	125	203	88	169	100	+12
<b>Sudbrook Paper Mill</b>	175	35	175	0	114	0	=

Two strategic sites have seen an increase in the number of units outside of the next 5 year period, Vinegar Hill, Undy and Crick road, Portskewett. However, completions on Fairfield Mabey have come forward in the trajectory. Accordingly, there remains 263 units which fall outside of the next 5 years (i.e. 2020 – 2025) in the 2020 housing trajectory.

The Council will 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.

<b>Recommendation</b>
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.

\*\*2018-19 Trajectory as this forecasts completions for 2019-20 period i.e. current monitoring period.

## Affordable Housing

**Monitoring Aim/Outcome:** To provide 960 affordable dwelling units over the plan period

**Strategic Policy:** S4 Affordable Housing

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

**Other LDP Policies Supported:** 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 2019– 31 March 2020
1. The number of additional affordable dwellings <b>built</b> 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> <i>(2018-19:131)</i>	10% less or greater than the LDP strategy build rate for 2 consecutive years	<b>82</b>
2. Number of affordable dwellings <b>secured</b> 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> <i>(2018-19: 32%)</i>	Proportion of affordable housing achieved on development sites in each area falls below the requirement set out in Policy S4	<b>100%</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>  <i>(2018-19: 26%) **</i></p>		<b>32%</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>  <i>(2018-19: 60.0%)</i></p>		<b>67.5%</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>  <i>(2018-19: N/A)</i></p>		<b>N/A (No applicable applications)</b>
3. Number of affordable dwellings permitted/built on Main Village Sites as	Main Village sites to collectively deliver 20 affordable dwellings per annum 2014-2021	10% less or greater than the target build rate for 2 consecutive years	<b>2019-20: 9 permitted/0 built</b>

identified in Policy SAH11	(2014-15: 0) (2015-16: 9 permitted) (2016-17: 9 permitted/9 built) (2017-18: 5 permitted/0 built) (2018-19: 12 permitted/3 built)		
4. Number of affordable dwellings <b>built</b> through rural exception schemes	No target  (2014-15: 0) (2015-16: 0) (2016-17: 0) (2017-18: 0 built/3 permitted) 2018-19: 4 (1 permitted)	None	<b>4 built/0 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 82 affordable dwellings were completed during the monitoring period accounting for 23% of the total dwelling completions recorded. Allocated LDP sites accounted for 77% of these with the remaining 23% on windfall sites. The allocated site at Deri Farm, Abergavenny (SAH1) accounted for 30 of the 82 affordable housing completions recorded, representing 37%. Four further allocations contributed to the supply of affordable homes:

- Coed Glas, Abergavenny (SAH9) – 5 affordable homes completed during 2019/20
- Wonastow Road, Monmouth (SAH4) – 15 affordable homes completed during 2019/20
- Sudbrook Paper Mill ( SAH7) – 6 affordable homes completed during 2019/20
- Rockfield Farm, Undy (SAH5) – 7 affordable homes completed during 2019/20

In addition to completions on allocated sites, four windfall sites contributed 19 affordable homes accounting for 23% of the total. All four windfall sites were 100% affordable housing sites located at:

- Croesonen Road, Abergavenny – 4 affordable units completed during 2019/20
- Garden City Way, Chepstow – 7 affordable units completed during 2019/20
- Elm Road, Caldicot – 4 affordable units completed during 2019/20
- Llantilio Crosenny – 4 affordable units completed during 2019/20

The overall figure of 82 units is lower than the 131 affordable housing completions recorded in last year's AMR. It is, however in line the 84 delivered in the 2017/18 monitoring period. The delivery

rate has fluctuated over previous monitoring periods ranging from 17 in 2014/15, 63 in 2015/16 and 47 in 2016/17, but has however, maintained a consistently higher rate for the past in recent years reflecting the delivery of the LDP allocations, supplemented by a number of 100% affordable housing sites.

Whilst the number of affordable dwelling completions is lower than the identified target (96 per annum) in the latest monitoring period, it has not occurred for two consecutive years and has not therefore triggered the need for further investigation.

The total number of affordable dwelling completions recorded over the six years of the Plan's adoption (424) remains below the required delivery. Based on the LDP target a total of 576 affordable dwellings should have been completed which, in view of completions achieved, results in a shortfall of 152 units between 2014 – 2020. Last year's completion rate of 131 units reduced the shortfall slightly, but this year's rate of 82 completions has increased the shortfall further.

Slow progress on the implementation of a number of LDP allocated sites, as considered above in relation to Policies S2 and S3, has resulted in limited delivery of both market and affordable housing at the start of the Plan period. As allocated sites, including main village sites, have achieved consent, affordable housing completions have increased in line with the target. 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 strategic site planning applications, particularly Deri Farm (now resolved and development commenced on site), 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 100% which is significantly higher than the LDP target of 35%.

The findings are based on a total of 2 applications, both in the main town of Chepstow. Both applications have been submitted by Monmouthshire Housing Association and involve the demolition of garages and redevelopment of the sites for 100% affordable housing schemes. Both sites are windfall sites within the settlement boundary. 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.

The policy target of 35% has been exceeded this year at 100%, although it is recognised that this is based on only two applications. Nevertheless, the schemes will make an important contribution to affordable housing in Chepstow.

Progress has been made on other notable developments in this affordable housing threshold, but as reserved matters applications. Two reserved matters applications were approved in the main towns and rural secondary settlements during the monitoring period at Grove Farm, Llanfoist and Mabey Bridge, Chepstow. These sites gained outline permission during the earlier monitoring periods so are not counted towards the figures for the current monitoring period. The schemes were in compliance with the LDP policy target (i.e. 35%\*\*\*\*) and once constructed will provide a significant contribution to affordable housing provision in the main towns and rural secondary settlements. 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**

Three applications were permitted in Sevenside for 5 or more dwellings over the monitoring period. The largest scheme relates to an outline permission on land east of Church Road, Caldicot that was determined under the Council's 'unallocated sites' policy established to address the housing land supply shortage in the County. In accordance with the Affordable Housing SPG and its advice on departure sites, a requirement of 35% applied to this site, which was agreed. The outline permission (DM/2018/00880) approved 130 dwellings, of which 46 are affordable. The reserved matters application was also determined during this monitoring period and approved the same numbers.

The second site was for 12 units at Ifton Manor, Rogiet. Two of the 12 units are affordable achieving a rate of 17% affordable on the scheme. This was agreed on viability grounds. The third scheme involved the change of use of offices to six flats. The assessment of the proposal considered it unlikely that a Registered Social Landlord would want one flat in a block of privately owned flats. An initial financial contribution of £42,753 units was requested, but was reduced and agreed to £5,000 on viability grounds. Overall a rate of 32% was achieved across the Sevenside area, albeit it is noted that this due to the higher requirement of 35% being achieved on the departure site.

A further notable reserved matters application was also approved at the Strategic Housing Site SAH2 – Crick Road, Portskewett where the 25% affordable housing requirement continued to be achieved. This site gained outline permission during an earlier monitoring period so has not been counted towards the figures for this period.

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 3 or more dwellings. These related to LDP allocations, SAH11(ii) – Land at Well Lane, Devauden and SAH11(i)(b) – Land adjacent to Cross Ash Garage, Cross Ash. The Devauden site was for a total of 15 units and achieved the required 60% affordable rate with 6 affordable units. The Cross Ash site proposes 6 units in total including additional land outside of the allocation, but within the settlement boundary. A rate of 75% was achieved on the allocation as three of the four dwellings proposed on this part of the scheme are affordable. In accordance with Policy S4 an additional financial contribution is required for the two open market dwellings proposed on the area of land

located outside of the allocation, but within the development boundary of the village. However, after pre-application discussions with planning officers relating to economic viability, it was agreed that this could be waived due to the fact that this site is a brownfield allocation and the additional market dwellings would help with remediation costs to bring the overall site forward. Overall, this site is considered to have met the requirements of the affordable housing policy.

An overall percentage rate of 67.5% has been agreed on the SAH11 allocation sites, exceeding the 60% target. 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. Full commentary on the applications is provided above, but combined the two sites permitted 9 affordable units on the SAH11 Main Village sites.

While there has been some progress with Main Village allocations gaining planning permission, 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 of 20 affordable units per annum. 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. Rural Exceptions Completions.**

There were four completions relating to a rural exception scheme over the monitoring period. The homes were delivered on the rural exception site at Llantilio Crosenny. The site is a 100% affordable housing site, delivered by Monmouthshire Housing Association.

No rural exception schemes were permitted over this monitoring period. 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 data indicates that average house prices in Monmouthshire have increased over the current monitoring period with average prices in quarter 1 2020 (January to March) standing at £279,532, significantly higher than the 2012 quarter 4 baseline price (£188,720). 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 2019-20 monitoring period, prices have not risen by this amount continuously over 2 quarters. The largest increase recorded over the monitoring period was £5,775 between quarter 4 2019 and quarter 1 2020. 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 high 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.

\*\* This was previously recorded as 100% - This was an error that reflected all sites approved last year achieved the 25% target and was therefore recorded as 100% success rate. The indicator is, however, monitoring the percentage of affordable houses approved. Four sites were approved during last monitoring period for the Severnside area. They approved a total of 312 units, of which 82 where affordable, equating to 26%. The table has been updated accordingly.

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

\*\*\*\*The Mabey Bridge Outline application (2014/01290) approved 1.5ha of land to be used for the delivery of affordable housing on the development. The Reserved Matters for this element of the site have not been submitted yet.

## Community and Recreation Facilities

- Monitoring Aim/Outcome:** To retain existing community and recreation facilities and seek to develop additional facilities
- Strategic Policy:** S5 Community and Recreation Facilities
- LDP Objectives Supported:** 1 & 5
- Other LDP Policies Supported:** 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 2019 – 31 March 2020
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> <i>(2018-9: 8)</i>	None*	12
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> <i>(2018-19: 2)</i>	Loss of any 1 community/ recreation facility in any 1 year	4
<b>Analysis</b>			
<p><b>1.</b> Twelve planning applications were approved for community and recreation uses during the current monitoring period. Five of the twelve applications relate to recreation uses and seven in relation to community uses.</p> <p>Of the five of the application for recreation uses, the largest gain was in relation to the proposed 4ha community park and woodland in association with the unallocated residential site at Church Road, Caldicot. Other recreational uses approved included</p>			

tracks, trails and an outdoor gym at Portskewett and Sudbrook recreation centre; a change of use of woodland to archery recreation in Llantilio Petholey; a relocation of a children's play area at Chippenham Mead Monmouth; and a Riverside Pavillion (revised scheme) at Chepstow Castle carpark.

In relation to the seven community facilities approved, several applications related to change of uses including: change of use of part of an unused area of MCC's Old Market Hall, Monmouth, to a facility for rough sleepers; creation of a daycentre (for learning disabilities) at The Old Board School Chepstow; change of use from B&B at Northgate House Caerwent to private day nursery; and change of use of the first floor of 57 Bridge Street Usk (formerly Natwest Bank) to a day nursery.

The remaining community facility applications are additions to existing community uses which entail: demountable units at Ysgol Cymreag Y Fenni and Dell primary school; and demountable units at Abergavenny fire station for use by the Police.

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 four community facilities over the period monitored. The first related to the loss of a former school in Llanfoist primary school to residential use. There was little likelihood of the building being reused as a school (as a replacement 21<sup>st</sup> school has been built within the settlement) and so it was considered that the change of use of to residential did not conflict with the objectives of Policy CRF1.

The other community facilities lost related to a change of use of two nurseries: one at Riverside Nursery Chepstow to a residential use; and 1 Bridge Street Usk to a gin distillery (B2) and tasting shop area (A1). However, it is noted in the above section that there has been a gain of two nursery facilities over the monitoring period.

The final loss of community space was a small section of Usk Community Hub to allow an extension of the Post Office (A1) which in recent years has located within the hub centre.

The principle of losing these community uses is 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 2019 – 31 March 2020
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%) (2018-19 – 0%)</i>	More than 10% of new food and non-bulky retail floorspace is developed outside town/local centres in any 1 year	<b>70.5% retail development permitted in town/local centres.</b>  86 sqm permitted inside town/local centres 36 sq m permitted outside town/ local centres*
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%) (2018: 4.7%)</i>		<b>6.6%</b>

	<b>b) Caldicot</b> <i>(2014: 9.2%)</i> <i>(2015: 7.6%)</i> <i>(2016: 10.1%)</i> <i>(2017: 8.8%)</i> <i>(2018: 10.6%)</i>		<b>7.6%</b>
	<b>c) Chepstow</b> <i>(2014: 9.0%)</i> <i>(2015: 10%)</i> <i>(2016: 7.1%)</i> <i>(2017: 5.9%)</i> <i>(2018: 11.8%)</i>		<b>11.2%</b>
	<b>d) Monmouth</b> <i>(2014: 8.3%)</i> <i>(2015: 7.9%)</i> <i>(2016: 4.9%)</i> <i>(2017: 10.1%)</i> <i>(2018: 10.1%)</i>		<b>14.4%</b>
	<b>e) Magor</b> <i>(2014: 9.1%)</i> <i>(2015: 0%)</i> <i>(2016: 0%)</i> <i>(2017: 9.1%)</i> <i>(2018: 4.5%)</i>		<b>13.6%</b>
	<b>f) Raglan</b> <i>(2014: 0%)</i> <i>(2015: 0%)</i> <i>(2016: 0%)</i> <i>(2017: 0%)</i> <i>(2018: 9%)</i>		<b>9%</b>
	<b>g) Usk</b> <i>(2014: 7.8%)</i> <i>(2015: 11.1%)</i> <i>(2016: 13.1%)</i> <i>(2017: 9.7%)</i> <i>(2018: 15.8%)</i>		<b>15.3%</b>
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	

	<p><b>a) Abergavenny</b></p> <ul style="list-style-type: none"> <li>PSF1 Cross St, High St, Frogmore St &amp; 1 Nevill St <b>(Target 75%)</b> (2014: 76%) (2015: 77%) (2016: 76%) (2017: 75%) (2018: 75%)</li> </ul>		<ul style="list-style-type: none"> <li><b>74%</b></li> </ul>
	<ul style="list-style-type: none"> <li>PSF2 Cibi Walk <b>(Target 100%)</b> (2014: 100%) (2015: 100%) (2016: 100%) (2017: 100%) (2018: 94%)</li> </ul>		<ul style="list-style-type: none"> <li><b>100%</b></li> </ul>
	<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%) (2018: 36%)</li> </ul>		<ul style="list-style-type: none"> <li><b>36%</b></li> </ul>
	<p><b>b) Caldicot</b></p> <ul style="list-style-type: none"> <li>PSF4 Newport Rd <b>(Target 65%)</b> (2014: 65%) (2015: 65%) (2016: 65%) (2017: 65%) (2018: 63%)</li> </ul>		<ul style="list-style-type: none"> <li><b>63%</b></li> </ul>
	<p><b>c) Chepstow</b></p> <ul style="list-style-type: none"> <li>PSF5 High St <b>(Target 75%)</b> (2014: 80%) (2015: 80%) (2016: 80%) (2017: 80%) (2018: 76%)</li> </ul>		<ul style="list-style-type: none"> <li><b>80%</b></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><b>73%</b></li> </ul>

	(2018: 69%)		
	<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%) (2018:73%)</li> </ul>		<ul style="list-style-type: none"> <li><b>73%</b></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%) (2018: 67%)</li> </ul>		<ul style="list-style-type: none"> <li><b>67%</b></li> </ul>

#### Analysis

1. Four applications were permitted for retail development over the monitoring period, three of which were for A1 retail use in town centre locations (one in Monmouth for a change of use of an upper floor to provide additional A1 floorspace [50 sq m], one in Chepstow for a change of use to create a mixed D1/A1 use [13 sq m] and one in Usk for a change of use from a day nursery (D1) to a mixed B2/A1 use [23 sq m]). The other permission was in an out-of-centre location, at Magor Motorway Services [36 sq m].

Accordingly, 70.5% of all new retail floorspace was permitted in town/local centres and 29.5% outside town centres, meaning that the trigger for this indicator has been met.

The out of centre permission (DM/2018/01818) relates to a drive through kiosk at Magor Motorway Services. The site of the kiosk is within the existing Motorway services, where other retail facilities exist. It is not thought that it 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 out-of-town development is considered appropriate given the circumstances of the application and justified within the context of the LDP retail planning policy framework.

Furthermore, the fact that there have been three permissions for A1 retail use within 3 of the County's town centres is an improvement on last year's performance when no permissions were recorded.

In view of the above, 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 Monmouth, Magor and Usk were below the GB High Street vacancy rate (12.1% December 2019, Local Data Company). Retail vacancy rates in the County's town centres ranged from 6.6% in Abergavenny to 15.3% in Usk.

Comparison with last year's vacancy rates indicates that 3 centres have seen a fall in vacancy rates, although the rates in Chepstow and Usk remain high with Usk in particular still above the GB average – Caldicot (10.6% to 7.6%), Chepstow (11.8% to 11.2%) and Usk (15.8% to 15.3%). Conversely, 3 centres recorded a rise in vacancy rates since the previous monitoring period – Abergavenny (4.7% to 6.6%), Monmouth (10.1% to 14.4%), and Magor (4.5% to 13.6%). In the case of Magor this represents a rise from 1 vacant unit to 3 vacant units and due to the small size of the centre this impacts disproportionately on the level of vacancies. In Abergavenny the rise in total vacancy rates has been across both primary and secondary frontages. In Monmouth, however, whilst vacancy rates across primary frontages has increased, the steepest climb in vacancy rates has been across secondary frontages, from 12.3% in the previous monitoring period to 22.8% in this monitoring period this has impacted on the overall vacancy rate. As this is the highest vacancy rate recorded over the previous 15 years 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 of the 7 centres 4 are below GB High Street vacancy 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 at the time 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 monitoring periods, from 57% in 2015 to 67% in 2018. Over the current monitoring period the proportion of A1 uses along the frontage has remained at 67%, exceeding the identified threshold within this frontage (65%). 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:

- PSF1 Cross St, High St, Frogmore St & 1 Nevill St, Abergavenny recorded a marginal decline, down from 75% to 74%. This is due to a change of use of one unit from an A1 use to an A3 use. The unit was previously a New Look clothes shop but is now occupied by Portico Lounge. The proposed change of use required a careful balance of all of the relevant material planning considerations as well as local and national planning policy. Of notable significance was the importance of preserving the vitality of the designated Primary Shop Frontage. It was acknowledged that there would be a very modest increase above the threshold of Non A1 uses and that the premises had not been vacant for 2 years as prescribed in Policy RET1. However, genuine attempts at marketing the existing use had been made for almost 1 year and were unsuccessful. Having regard to relevant policies within the adopted LDP as well as national planning policy PPW10 it was considered that the proposed use would maintain an active day time frontage and would complement the variety of uses and services within Abergavenny Town Centre. Therefore it was considered that the change of use was acceptable.

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.

#### **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.

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

\*\*Monmouthshire Retail Background Paper (March 2020). Base date October 2019.

\*\*\*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 2019 – 31 March 2020
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> <i>(2018-19: 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> <i>(2018-19: 0.873ha)</i>	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	<b>3.74ha</b>
3. Planning permission granted for new development (by type)	No specific target  <i>(2014-15: 0)</i>	Lack of development on strategic employment sites	<b>0 planning permissions granted</b>



on allocated employment sites as identified in Policy SAE1♦	<i>(2015-16: 3)</i> <i>(2016-17: 2)</i> <i>(2017-18:1)</i> <i>(2018-19: 2)</i>	identified in 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.ha)</i> <i>(2015-16: 0.95ha)</i> <i>(2016-17: 0.52ha)</i> <i>(2017-18: 0.784ha)</i> <i>(2018-19: 4.37ha)</i>		<b>0.11ha</b>
	<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> <i>2018-19: 0.04ha)</i>		<b>0.92ha</b>
	<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> <i>(2018-19: 0.005ha)</i>		<b>0.01ha</b>
	<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> <i>2018-19: 0.454ha)</i>		<b>0.096ha</b>
5. Planning permissions granted for employment use (B use classes♦♦) by sector*	No specific target	None	
	Manufacturing		<b>0.15ha</b>
	Wholesale & retail trade; repair of motor vehicles and motor cycles		<b>0.96ha</b>
	Transport & storage; information and communication		<b>0.01ha</b>
	Real estate activities; Professional, scientific and technical activities; Administrative and		<b>0.02ha</b>

	support service activities		
	Accommodation & food service activities		<b>0ha</b>
6. Amount of employment land lost to non-employment uses (i.e. non-B1, B2, B8 uses)	<p>Minimise the loss of employment land to non-B1, B2, B8 uses</p> <p><i>(2014-15: 0.08ha)</i>  <i>(2015-16: 0.56ha)</i>  <i>(2016-17: 0.65ha)</i>  <i>(2017-18:0.12ha)</i>  <i>(2018-19: 0.105ha)</i></p>	Loss of any B1, B2 or B8 employment land in any 1 year	<b>0ha</b>
7. Proportion of resident workforce working within Monmouthshire	<p>Increase the proportion of resident workforce working within Monmouthshire</p> <p><i>(2014: 54.5%)</i>  <i>(2015: 58.3%)</i>  <i>(2016: 57.9%)</i>  <i>(2017: 58.1%)</i>  <i>(2018: 60.4%)</i></p>	None	<b>60.1%</b>
8. Number of people in-commuting to Monmouthshire♦♦♦	<p>Reduce the level of in-commuting over the plan period</p> <p><i>(2014: 19,200)</i>  <i>(2015: 17,800)</i>  <i>(2016: 20,400)</i>  <i>(2017: 17,100)</i>  <i>(2018: 24,600)</i></p>	None	<b>18,900</b>
Number of people out-commuting from Monmouthshire♦♦♦	<p>Reduce the level of out-commuting over the plan period</p> <p><i>(2014: 19,600)</i>  <i>(2015: 18,700)</i>  <i>(2016: 18,700)</i>  <i>(2017: 18,500)</i>  <i>(2018: 17,400)</i></p>	None	<b>17,700</b>
<b>Analysis</b>			

1. There is currently 40.16ha of employment land available across the County. The employment land availability has not changed since the previous two AMR figures, which reflects the fact that there have been no new land take up on the County's strategic SAE1 employment sites during this current monitoring period.

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. However, the Council will continue its efforts through its Enterprise Directorate to promote economic initiatives that seek to support economic activity in the County.

2. The take-up rate of employment land (i.e. completed developments) equated to 3.74ha over the monitoring period, all of which relate to the development on protected employment sites (SEA2) that had been granted permission in previous years. The majority of this related to a development on the Newhouse Farm (SAE2k) (ref: DM/2018/00731) site in Chepstow (3.69ha) for a workshop (B2), two storey office (B1), valet/car preparation area (Sui Generis) and parking areas for car storage (B8). There has also been 0.0244ha take up at the Lower Monk Street SAE2b site, in Abergavenny, and 0.022ha at the Severnbridge Industrial Estate (SAE2p) site in Caldicot.

The trigger for further investigation relates to the total amount of land supply of Strategic SEA1 Employment Sites 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. There were no planning applications approved on allocated employment sites as identified in SAE1 during the monitoring period. This is the second consecutive year of limited progress on the identified SAE1 sites. It is noted that 2 permissions were approved last year's monitoring period on the SAE1i – Beaufort Park site in Chepstow, but these related to change of use applications from B1 use to an A1 retail use.

While there has been limited progress on the delivery of the strategic employment sites over the monitoring period, the trigger for this indicator is the lack of development on the SAE1 employment allocations by the end of 2017. A total of six planning permissions had been granted in SAE1 sites by the end of 2017 and a further two since adoption of the LDP (albeit the last two are change of use applications).

It is recognised, however, that there has been limited progress on the delivery of strategic employment 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. A full review of the SAE1 allocations will be undertaken as part of the evidence base to inform the Replacement Local Development Plan (RLDP). Progress has been made on this with the completion of the Employment Land Review and the Larger Than Local Employment (regional) Study. Detailed assessments of the strategic employment sites are ongoing and will continued to be reviewed as the RLDP progresses.

4. This indicator seeks to monitor the amount of employment floorspace for B use classes permitted by settlement in Monmouthshire. 12 applications were approved for such employment uses during the monitoring period, totalling 1.14ha. Of these, five permissions were on protected employment sites (SAE2 sites) totalling 0.994 ha and the remaining seven permissions were on non-allocated employment land totalling 0.143ha.

The main towns accounted for 0.11ha of the approved B use class employment floorspace. This related to one application (ref: DM/2019/01174) at the protected SAE2i site at Bulwark Road, Chepstow and approved a change of use from retail use (furniture sales) to B1 manufacturing.

The Severnside area accounted for the largest proportion of approved B use class employment, accounting for 0.92ha of the overall 1.14ha. Six planning permissions were approved in this area of the County, five of which were in Magor. Four of which were on the protected employment site at SAE2o – Magor Brewery. The remaining application in Magor related to the change of use of four bays from agricultural use to the change of use of a holiday let to B1 office use in Magor House (DM/2019/01288). The sixth permission was an extension to an existing vehicle repair unit in Portskewett.

One permission was approved in the Rural Secondary Settlement of Usk for a change of use of a day nursery to gin distillery (B2) and tasting and shop area (A1). This accounted for 0.01 ha of the overall figure.

Four permissions within Rural Areas accounted for the remaining 0.096ha of B use class employment space. These involved a change of use from agricultural bays to B"/B8 use in Whitehall (ref: DM/2019/01694), B8 storage use at Magor Sawmills (ref: DM/2019/00038), B8 storage at Ty Newydd Farm, Bryngwyn (ref: DM/2019/00383) and a bespoke personalisation vehicle facility in Devauden (ref:DM/2019/00191).

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 lower than that recorded in the last AMR (4.86ha). The Council will continue to monitor this issue in future AMRs and work with colleagues in the Economy and Enterprise Section to actively promote economic opportunities in the County.

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), 17 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 use class accounted for 0.13ha of floorspace approved through two planning applications. B2 use class accounted for 0.07ha, also through two planning applications. B8 warehousing and storage use class accounted for the largest proportion of the floorspace approved at 0.90 ha. This was approved over six planning permissions. A further 0.04ha was approved on two planning applications involving a mixture of B use classes.

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 (0.96ha) – 7 permissions
- Transport and storage; information and communication (0.01ha) – 1 permission
- Manufacturing (0.15ha) – 3 permissions
- Arts, entertainment and recreation; Other service activities (0ha)
- Real estate activities; Professional, scientific and technical activities; Administrative and support service activities (0.02) – 1 permission
- Accommodation and food services (0)

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 specific key economic sectors, are being achieved. A full review of the existing employment policies is being undertaken as part of the RLDP evidence base. It is recognised that the RLDP has a key role in supporting the Council's vision for economic growth and will be one of the main enablers in delivering Monmouthshire's priorities for economic growth which are set out in Monmouthshire 2040: Our Economic Growth and Ambition Statement.

6. No new applications were granted during the monitoring period that related to the loss of B uses on employment sites.

As there has been no loss of B use class employment recorded over the monitoring period, deviation from the target has not been triggered. 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 2019 Welsh Government Commuting Statistics indicate that 60.1% of the County's residents work in the area. This is slightly down on last year's figure of 60.4% but still higher than the average levels recorded since the monitoring of the Plan began. This remains at a lower level than the Welsh average of 68.2%. 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 2019 Welsh Government Commuting Statistics, Monmouthshire has a net inward flow of 1,200 commuters – with 18,900 commuting into the area to work and 17,700 commuting out. There was significant in-commuting from Blaenau Gwent (3,000),

Newport (2,900) and Torfaen (2,700) and from outside Wales (4,400). The main areas for out-commuting were Bristol (5,400), Newport (4,000), Cardiff (2,100) and Torfaen (1,000), with a further 3,200 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 to a high of 24,600 during the last 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.

<b>Recommendation</b>
1. No action required at present. Continue to monitor.
2. No action required at present. Continue to monitor.
3. Consider progress of employment sites as part of the Replacement LDP process.
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.

\*\* Amended to include permission missed in monitoring period 2018 - 19 - DM/2018/00696 – Crick Road, Portskewett – Outline permission for 291 dwellings and 0.73ha Care Home. Care home approved on land allocated for B1 use (SAH2).

◆Data Source: Monmouthshire Employment Land Background Paper for the period April 2019-March 2020

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

◆◆◆Data Source: Welsh Government Commuting Statistics 2019 (release date 31<sup>st</sup> March 2020)

## 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 2019 – 31 March 2020
9. 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> <i>(2018-19: 7)</i>	None	<b>15</b>
<b>Analysis</b>			
<p>A total of 15 applications relating to rural enterprise/diversification were approved during the monitoring period. 7 of the applications were approved as rural enterprise schemes and 8 applications as rural diversification of existing farmsteads.</p> <p>Of the rural enterprise schemes approved, two related to existing established businesses. This included: construction of new bespoke vehicles personalisation facility at Percus Barn Devauden; and erection of a glazed covered area to provide addition seating to an existing café at Emm Lee Bungalow at Llantilto Pertholey .</p> <p>Four new enterprise schemes were approved, which included: two new wedding venue events, one at Woodbank Llanhennock and the other at Tredilion Park, Abergavenny; a multi-purpose venue for filming kitchen and small residential cookery school (with additional use as a holiday accommodation) at Weir House Llantillio Crosseny; and a change of use of 3 barns - one to a gym, one to sui generis/B1 and one to ancillary staff accommodation at Court House , Llangattock Lingoed.</p>			

Finally, a retrospective application was approved to continue a dog breeding rural enterprise at Dan y Derwen stables Llanvapley. Breeding had taken place at the premises in various degrees of intensity for over 30 years, the application however regularised the use.

The diversification schemes relate to existing farm businesses, which are diversifying to help support their existing agricultural income. Four proposals related to change of use to equestrian/livery businesses. These were at Latimer Farm Earlswood; Land adjacent Sunnybank Crick; Upper Farm Bungalow Llandewi Rhydderch; and Coed Poerth Farm, Pen yr Heol.

Three farms had permission to diversify into business/enterprise schemes, which included 4 small separate B2/B8 units at Magor Pill Farm; New A2 offices at Court Farm West End Magor; and a B8 use at High House Farm Bryngwn.

The final diversification scheme related to Llanvertherine Court Farm, Llanvetherine, which gained permission for a change of use to a D2 events (including wedding events).

There has been an increase in the amount of rural diversification and rural enterprise schemes approved over the monitoring period (15 schemes) when compared to the previous AMRs. The number and consistency of rural diversification and rural enterprise schemes approved since the LDP's adoption (total 53 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 2019 – 31 March 2020
10. 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> <i>(2018-19: 22)</i>	None	<b>17 tourism schemes approved</b>
11. 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> <i>(2018-19 : 3)</i>	Loss of any 1 tourism facility in any 1 year	<b>7 tourism facilities lost</b>
<b>Analysis</b>			
<p>1. 17 applications were approved for tourism uses during the monitoring period, all of which were for tourist accommodation facilities. These included:</p> <ul style="list-style-type: none"> <li>• 10 holiday lets (all conversions) in various settlements*,</li> <li>• Change of use of a dwelling into a 17 bedroom hotel and wedding venue in Llantilio Pertholey;</li> <li>• 4 Glamping accommodation sites (2 pods and 9 pods in separate sites at Glascoed; 5 pods at a site in Stanton; and the siting and conversion of a railway carriage in The Hendre;).</li> </ul>			

- Change of use of land for a touring caravan/campsite in Llanvetherine for up to 18 caravans (the site had been operating as a touring caravan site for 50 years, this permission however formalises the use and permits the use of the site throughout the whole year, which was not previously permitted);
- An additional 8 bed spaces at an existing bunk house accommodation at Tyr Goytre, Pandy.

Collectively, these provide approximately 128 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 Accommodation 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 106 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. 7 applications were permitted during the monitoring period relating to the loss of tourism facilities.

5 of the applications related to the removal of holiday let conditions to residential use. Two of these applications at Newcastle Monmouth and Llandewi Rhydderch were justified on the basis that the evidence provided indicated there was a low take-up of lettings and they were not financially viable. The other three applications at Trellech, Llangovan and Shirenewton were justified on the basis that a conversion to residential use was compliant with Policy H4 (conversion to residential within the open countryside) of the LDP.

A further application permitted, related to the change of use of a B&B with 8 bedspaces in Caerwent to a children's nursery, which complied with the adopted planning policy framework. Previous to a B&B use the property was a dwelling house.

The final application permitted was in relation to the loss of Llansantffraed Court a 21 bedroom hotel in Llanarth. This was justified on the basis that substantial evidence had been submitted to show that the hotel has not been financially viable for some years.

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, 1 tourist facility was refused planning permission during the current monitoring period<sup>5</sup>. It was considered that due to their scale and massing, together with their degree of permanency, the glamping pods did not represent an acceptable form of sustainable tourism accommodation contrary to the requirements of Policy S11 and Policy LC1 of the LDP.

**Recommendation**

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

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

\*Llantillio Crossenny, Llanfair Discoed, Llandogo, Llangwm and Pandy

<sup>5</sup> DM/2019/01296- 3 No. glamping pods, Lower Cwm Farm, Llantilio Crossenny

## 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 Government consulted on changes to TAN 15 - Development and Flood Risk between 09 October 2019 and 17 January 2020. The draft TAN contains a number of proposed changes and updates which include factual updates to terminology and references, replacing the Development Advice Map with a new Wales Flood Map to be maintained by Natural Resources Wales, policy for the new flood zones, and updating guidance on coastal erosion currently set out in TAN 14 and integrating it within TAN 15. This will enable TAN 14 to be cancelled.

In May 2019 Monmouthshire County Council declared a Climate Emergency, which seeks to reduce its own carbon emissions to net zero in line with the Welsh Government target of 2030. This sets out a clear policy commitment for the council to:

- strive to reduce its own carbon emissions to net zero in line with the Welsh Government target of 2030;
- encourage and support residents and businesses to take their own actions to reduce their carbon emissions;
- Work with partners across the county and other councils and organisations to help develop and implement best practice methods in limiting global warming to less than 1.5 °C

During summer 2019, the Council developed an action plan and strategy to set out how this would be achieved. The action plan was adopted by the Council in October 2019 and focuses on energy, transport, green spaces, waste and procurement. Progress on the action plan will be reported in future AMRs.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2019 – 31 March 2020
12. 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> <i>(2018-19 12.7% / 3.7ha)</i>	No increase in proportion of development on brownfield land for 2 consecutive years	<b>21%/5.3ha</b>
13. Amount of development (by TAN15 category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests	All developments to be compliant with TAN15 requirements  <i>(2014-15: 1)</i> <i>(2015-16: 0)</i> <i>(2016-17: 0)</i> <i>(2017-18: 1 )</i> <i>(2018-19:1)</i>	Planning permission is granted contrary to TAN15 requirements	<b>0 application granted in Zone C2</b>
14. Number of new developments permitted that incorporate on-site renewable energy generation*	Increase in the number of new developments permitted incorporating renewable energy generation  <i>(2014-15: 2)</i> <i>(2015-16: 9)</i> <i>(2016-17: 5)</i> <i>(2017-18: 1)</i> <i>(2018-19: 3)</i>	No annual increase	<b>6</b>
15. Number of new developments completed that	Increase in the number of new developments	No annual increase	<b>1</b>

incorporate on-site renewable energy generation	completed incorporating renewable energy generation  <i>(2014-2015: N/A)</i> <i>(2015-2016: 4)</i> <i>(2016-2017: 3)</i> <i>(2017-2018:2)</i> <i>(2018-19: 1)</i>		
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### Analysis

1. A total of 25.03ha of development was permitted over the monitoring period, whereby only 5.3ha was located on brownfield sites. This equated to 21% of all development (excluding householder, conversions and agricultural buildings) as being permitted on brownfield land.

Residential development accounted for the majority of brownfield land permitted (2.32ha /44%). This included: a section of the allocated Cross Ash garage site( SAH11) (i)(b) whereby an area of 0.03ha was on brownfield land; the erection of 12 dwellings at land at former Ifton Manor Farm, Rogiet (0.49ha); 2 new residential properties at the former Llanfoist primary school (0.16); and two garage block redevelopments in Chepstow – one at Pembroke Road for 9 dwellings (0.3ha) and the other at Western Avenue for 8 one bedroom mews (0.2). A further 1.3ha of brownfield land related to housing infill plots within existing residential curtilage/garden areas.

During this monitoring period employment development accounted for a large proportion of brownfield development at 40% (2.08ha). This was in relation to various extensions at Magor Brewery (a combination of 0.35ha); a drive thru kiosk at Magor services (1.11ha); an extension to a unit at Severn Bridge Industrial for a car repair unit (0.016ha); a small extension to Magor Sawmills (0.006ha); a carpark extension at County Hall Usk (0.5 ha); a toilet block for a commercial site in Crick (0.006ha); and an extension to a café - Emm Lee Bungalow, Llantilio Pertholey (0.027ha) .

The remaining proportion of development on brownfield land related to community facilities at 16%/ 0.87ha. This related to demountable units at Ysgol Cymreag Y Fenni (0.635ha) and Dell primary school (0.006ha); demountable units at Abergavenny fire station (0.2ha); and the Riverside Pavilion at Chepstow Castle carpark (0.025ha).

Apart from the last monitoring period 2018-19 (12.7%/ 3.7ha), the percentage amount of development permitted on brownfield sites and number of hectares permitted is lower than recorded previous AMR monitoring periods.

As with last year, this suggests that there is limited brownfield land available within the County for development. The allocated strategic brownfield sites, namely Fairfield

Mabey and Sudbrook Paper Mill, have been accounted for in previous monitoring periods and there are no further allocated 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. No applications have been granted planning permission contrary to TAN15 requirements in either Zone C1 or C2 floodplain over the monitoring period. Policy S12 is consequently functioning effectively in this respect. The Council will continue to monitor this indicator to determine the effectiveness of the policy framework relating to this issue.

3. Six applications were approved for on-site renewable energy generation during the monitoring period, these related to solar, biomass and a ground source heat pump.

Three proposals related to roof mounted solar panels to small scale housing proposals for MHA whereby proposed new small scale housing development were to incorporate solar panels on the roofs from the onset. These related to 9 dwellings in Pembroke Road, Chepstow; 8 mews style dwellings in Western Avenue, Chepstow; and a non-material amendment (nma) for a recently approved scheme (feb 2019) for plots 7-9 at Station House Road, Dingestow.

Two applications were recorded in relation to biomass renewable energy. One, a retrospective application related to the retention of an 110kw woodchip biomass boiler at Mill Farm, Dingestow. This required planning permission as the associated flue for the boiler required permission. The second, a replacement scheme (in relation to an earlier consent in 2014) for the redevelopment of Pentwyn Farm, Llanarth to holiday lets and a multi-functional venue space. The replacement scheme introduced a biomass boiler house to the proposed development.

The final application related to an 180kw ground source heat pump at Alice Springs (former golf club) holiday let apartments. The pump required planning permission due to its larger heat generating capacity of 180kw.

As with previous monitoring periods, a limited number of on-site renewable energy schemes have been permitted, particularly ground-mounted solar panels, which is believed to be a result of the reduction of Government incentive schemes (Feed in Tariff). It is apparent however that schemes incorporating renewable design from the on-set are being proposed, such as solar panels to the roofs of housing association schemes. Moreover, it is considered that the majority of smaller scale renewable energy schemes fall under permitted development, and therefore not picked up by the planning system, for instance the biomass boiler scheme only required planning permission due to the required flue.

While the trigger has been met, it is important to note that collectively a total of 26 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, which related to the retrospective application (already completed at application stage) for an 110KW Woodchip boiler at Mill Farm Dingestow).

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 11 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 2019 – 31 March 2020
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> <i>(2018-19: 9.71ha)</i>	Any loss of non-allocated Greenfield land in any 1 year	<b>18.27ha*</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> <i>(2018-19 :1.74ha)</i>	Any loss of open space due to development, not allocated in the development plan in any 1 year	<b>0.1ha</b>
3. Developments permitted / completed that are	None adversely affected	Recorded damage or fragmentation of	<b>3</b>

within internationally / nationally important nature conservation areas**	(2014-15: N/A) (2015-16: 0) (2016-17: 0) (2017-18:0) (2018-19:1)	designated sites / habitats	
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 (2014 -15:N/A) (2015-16:1) (2016-17: 1) (2017-18:1) (2018 – 19: 2)	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>2</b>
5. Number of new developments delivering habitat creation and restoration	Increase number of new developments delivering habitat creation / restoration  (2014-15: 1) (2015-16: 1) (2016-17: 0) (2017-18:2) (2018-19 :1)	None	<b>0</b>

### Analysis

1. Over the current monitoring period, 34 permissions were granted on greenfield land which is not allocated for development in the LDP, totalling 18.27ha. This is higher than recent monitoring periods (16.5ha in 2016-17; 8.98ha in 2017-18; 9.71ha in 2018-19), but not as high as earlier periods in the review (44.6ha in 2015-16 and 26ha in 2014-15). The high figure recorded in 2015-16 was predominantly due to the increase in larger scale renewable energy (solar PV arrays) schemes permitted which were justified within the context and requirements of the LDP policy framework and national planning policy, there were no such renewable energy schemes permitted over the current monitoring period.

Again, like the most recent monitoring periods, residential development accounted for the majority of non-allocated greenfield land permitted during the current period, at 7.11 ha (38.9%). The main contributor to residential development was 'Land to the east of Church Road' departure site in Caldicot, which is permitted for up to 130 dwellings, with the developable area of land for residential use accounting for approximately 6ha. This was

justified on the basis of the need to address the shortfall in Monmouthshire's five year housing supply, as the permission was granted permission prior to the revoking of TAN1.

Other residential contributors included: Change of use of land in Crick to accommodate 2 park homes and up to 4 touring caravans for travellers' needs (0.23ha); a rural enterprise dwelling at Blossom Park and campsite, Llantilio Pertholewy in lieu of an existing warden mobile home (0.15ha); a new dwelling in lieu of a lawful caravan that had been in situ for more than 10 years at Llanllowell (0.022ha); an infill plot for 2 residential dwellings in Chepstow (0.065ha); and a section of greenfield land at the former Llanfoist school (0.04ha) in order to accommodate a residential development.

The remainder of residential permissions were granted for the change of use of agricultural land to small scale residential curtilage extensions of existing garden areas (6 permissions totalling 0.6ha), all of which met visual amenity considerations of the LDP.

The second highest proportion of non-allocated greenfield land permitted related to community and recreation facility provision accounting for 23.6% (4.32ha). As with the residential category, this was mainly due to the departure site 'Land to the east of Church Road, Caldicot', whereby as part of the approved scheme a 4ha community park and woodland was granted for use by the wider community to accompany the 6ha residential development area. Further greenfield land was lost to provide tracks, trails and an outdoor gym at Portskewett and Sudbrook recreation centre (0.18ha), and two demountable classrooms at Ysgol Gymraeg Y Fenni, Abergavenny, which was part greenfield on designated amenity land (0.065ha)/part brownfield development. A small section of woodland (0.012ha) was granted for to be used for archery purposes at Llantilio Petholey; and a small area of riverside bank was lost (0.25ha) to aid the provision of the Riverside Pavilion at Chepstow Castle carpark.

'Horsiculture' activities accounted of 17.9% of all permissions on non-allocated greenfield land. A total of 10 permissions (3.27ha) 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 16.4% (3.26ha) of permissions on non-allocated greenfield land in this monitoring period. The 4 permissions granted all related to a change of use of land for glamping uses and siting of sustainable units, such as 'pods' and an old railway carriage at The Hendre. This increase in tourism uses within recent monitoring periods is considered in part attributable to the effective implementation of the Sustainable Tourism Accommodation SPG (November 2017) which allows for sustainable, non-permanent forms of tourism use, such as glamping.

Employment uses accounted for just 3.2% (0.59 ha) of permissions on non-allocated greenfield land. Two of the permissions granted related to the expansion of existing employment carparks at Newhouse Industrial Estate (0.14ha) and Brook Farm Holdings, Nr Raglan (0.26ha). A further 0.14ha was granted for a livery business at Latimer Farm Earlswood, and a new vehicle personalisation facility was permitted at Percus Barn, Devauden (0.05ha).

No permissions were granted that related to the loss of greenfield land to renewable energy (0%/0ha) during the current monitoring period.

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 at the time of decision making. The loss of greenfield land for large scale residential development in this year's monitoring period was justified as a positive policy approach to consider unallocated sites in order to address the shortfall in the housing land supply. This was prior to the revocation of TAN1 in March 2020.

Accordingly, the loss of non-allocated greenfield land 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. Two applications were permitted within an area of amenity open space, which resulted in a loss of 0.1ha of public amenity space. These related to the loss of a small section of DES2 amenity space at Ysgol Gymraeg Y Fenni Abergavenny( 0.065ha) for demountable classrooms; and a loss of amenity space at the former Llanfoist school (0.04ha) for residential units. Both applications were justified on the basis that the majority of the proposed development areas were on previously developed brownfield land and the loss of the amenity area was incidental and a minimal loss in context of the total site(s) areas. In the case of the Llanfoist site, it was also further justified that the section of amenity land to be developed had historically been used to house demountable classrooms and the scheme would provide access to the previously closed off wider DES2 area.

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. Three applications were permitted within a nationally important nature conservation area during the monitoring period. These related to a proposed garage within Pond Cottage Mynyddbach, which is part of the Mwyngloddfa Lesser Horseshoe Bat Site of Special Scientific Interest (SSSI); construction of a garage and stables at Tregeirgog House which is part of the site of the Wye Valley Lesser Horseshoe Bat SSSI; and a proposed access gate (a delivery and maintenance route for an existing wind turbine site granted planning permission by Newport City Council January 2019) within the Gwent Levels SSSI.

In all cases the developments were justified on the basis that Habitats Regulations Assessments (HRA) and detailed surveys had been undertaken to inform the assessment of impacts of the scheme, which were full mitigated against and conditioned on the consents granted.

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. Two applications were granted over the monitoring period that were considered to cause harm to locally designated sites. The first relates to a replacement shed at The Patch, Elms Road, Raglan, which is within a designated Site of Importance for Nature Conservation (SINC), known as Cuckoos Row Meadow (the retention of this site as a leisure plot was granted consent in May 2018).

The second relates to a new vehicle personalisation facility within Percus Woods, Devauden, SINC, which resulted in a permanent loss of ancient woodland (trees had previously been cleared from the application site area).

While the two permissions were considered to cause harm to the SINCS identified, in both cases the developments were conditioned to provide detailed management plans of how the SINCS are to be managed in the future, thus ensuring long term management of the SINCS, which was considered to be a net benefit to the ecology. The planning application process has demonstrated that harm to the SINCS was considered and justified within the context and requirements of Policy NE1 of 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. There were no developments permitted to specifically deliver habitat creation and restoration during the monitoring period.

While no applications were granted to deliver habitat creation and restoration, it is likely that 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 1.41ha greenfield land relates to allocated sites SAH11 (ii) (Devauden) and SAH11(i) (b) (Cross Ash Garage) and is therefore excluded.

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

## Waste

**Monitoring Aim/Outcome:** Meet the County's contribution to local waste facilities

**Strategic Policy:** S14 Waste

**LDP Objectives Supported:** 12

**Other LDP Policies Supported:** 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 2019 – 31 March 2020
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)</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>

	<p><i>potential waste management sites)</i></p> <p><i>(2018-19: 0ha permitted; 26.26ha potential waste management sites)</i></p>		
<b>Analysis</b>			
<p>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.</p>			
<b>Recommendation</b>			
<p>1. No action is required at present. Continue to monitor.</p>			



## 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 2019 – 31 March 2020
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> <i>(2018-9: 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> <i>(2018-19: 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.

\*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

During the current monitoring period, following the conclusion of a public inquiry into the project and the publication of the Inspectors Report, the Welsh Government announced that the M4 Relief Road would not proceed. Further details and the implications for Monmouthshire are given in the analysis below.

Indicator	Target <i>(Previous AMR Performance)</i>	Trigger for Further Investigation	Performance 1 April 2019 – 31 March 2020
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> <i>(2018-19: 3)</i>	None	<b>1 S106 agreement 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. During the current monitoring period the following transport and pedestrian improvement has been secured through a S106 agreement:</p> <ul style="list-style-type: none"> <li>• Church Road, Caldicot (DM/2019/0161)</li> </ul>			

An indexed payment as a contribution towards sustainable transport initiatives and highway improvements in Caldicot (£130,000).

As indicated above, there has been one S106 agreement signed during the monitoring period which will result in transport and pedestrian improvements. This relates to an unallocated site which received permission in the context of the Council's decision on 20th September 2018 to give 'appropriate weight' to the lack of a five year housing land supply. In accordance with the LDP transport policy framework, the improvements seek to encourage sustainable forms of transport and ensure the development meets 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 in the early part of the Plan period. However, in total, in the 6 years to date, of the 16 S106 agreements which have resulted in transport improvements 9 have related to allocated sites. 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 Welsh Government decided in June 2019 to not go ahead with the M4 corridor enhancement project. At the same time the WG set up a South East Wales Transport Commission to "consider the problems, opportunities, challenges and objectives for tackling congestion on the M4 in south east Wales, and make recommendations to the Welsh Government on a suite of alternative solutions". MCC has engaged with the commission, and is now awaiting the commissions' report.

**Monmouthshire County Council Road Schemes:**

**B4245 Magor/Undy By-pass:** (length to be safeguarded indicated on Proposals Map). See above. The M4 corridor enhancement project would have provided a by-pass for Magor/Undy. Once the report of the commission and the Welsh Government's reply to the report is known, MCC will take a decision on the proposed Magor/Undy by-pass.

**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, and these are expected to be delivered over the next two years. Together with the Welsh Government,

Transport for Wales and other partners MCC is currently undertaking a Chepstow Transport WelTAG stage 2 study (Outline Business Case, i.e. feasibility, outline design, cost/benefits), which includes looking at a possible new A48/M48 junction to the northeast of Caldicot.

**A48 Chepstow Outer By-pass:** One of the key issues to be tackled by the above mentioned Chepstow Transport WelTAG stage 2 study is traffic relief for Chepstow, and as such it includes looking at a possible new road allowing traffic to avoid Chepstow town centre.

**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).
- 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. It is expected that there will be improvements to shelters and information displays delivered during 2020/21, the medium-long term solution is to move the bus station to the rail station.

**Chepstow Rail Station and Bus Station Interchange:** TfW Rail 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.

Development of the station and possible additional services will also be reviewed as part of the above mentioned Chepstow Transport Study. During 2020/21 TfW will also undertake an assessment of the Newport – Chepstow corridor as part of its Metro Enhancement Framework programme.

**Chepstow Park and Ride:** Options for park and ride will also be reviewed as part of the above mentioned Chepstow Transport Study.

**Severn Tunnel Junction (STJ) Interchange:** The proposed upgrade at Severn Tunnel Junction has been accepted in principle as a 'Metro Plus' project by the Cardiff Capital Region Joint Cabinet and the Welsh Government. The following items are currently being developed:

- Car Park extension - Construction of new 150-space car park to the south of the existing station, by 2021.
- Footbridge Extension - Extension of the existing station footbridge to the new car park extension (subject to feasibility).
- Improved Active Travel access from Rogiet - New footpath across existing station car park and along Station Approach by 2021, a new footpath along Station Road / Seaview Terrace has already been delivered.
- Improved AT access from Magor - New combined foot/cyclepath along B4245 between Rogiet and Undy (subject to feasibility).
- Parking restrictions across Rogiet - To prevent commuters parking their vehicle in the street of Rogiet, by 2021.
- Restore Country Park car park - Including new parking restrictions to prevent commuters parking their vehicle in the Country Park car park and prevent its use by visitors, by 2021.
- Improved AT access from Caldicot - Upgrade existing mudpath between station entrance and Caldicot (subject to funding).
- Improved station facilities - Additional cycle storage, possible ticket office, waiting room, café, solar panels, bus interchange (subject to feasibility and funding).

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

**Monmouth bus station improvement:** No further work in 2019/20. It is expected that there will be improvements to shelters and information displays delivered during 2020/21.

### **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 further work on undertaking the proposed Monmouth Wye Active Travel Crossing.

**Abergavenny walking and cycling network:** In 2019/20: 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). MCC's appeal was turned down. MCC is currently looking at options to reduce the flooding risk so that NRW will be able to grant a FRAP.

**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.

## 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 2019 – 31 March 2020
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 buildings of historic / archaeological interest,	No adverse impact on the historic environment	Any development adversely affects the historic environment	<b>Refer to analysis (4) below</b>



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> <i>(2018-19: 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	2019
Listed Buildings	2146	2153	2153	2152	2151	2149
Scheduled Ancient Monuments	169	164	164	164	164	164
Historic Parks and Gardens	44	45	45	45	45	45
Archaeologically Sensitive Areas	10	10	10	10	10	10
Landscapes of Outstanding Historic Interest	3	3	3	3	3	3

Two Listed Buildings were delisted over the monitoring period taking the total number across Monmouthshire to 2149. 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.

Despite there being a loss of 2 listed buildings during this monitoring period, the trigger has not been met. Since monitoring began in 2015 4 buildings have been delisted. 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 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. Unfortunately the 2019 - 2020 Members of Planning Committee design tour did not take place this monitoring period due to the impact of Covid-19 in early 2020.

4. Three applications have been identified by the Council's Heritage Team, which have potential for significant impact upon Monmouthshire's historic environment. These are:

- Caerwent House, a site discussed in 2018-19 AMR, a listed building at risk within Caerwent Conservation Area and on the boundary of Caerwent's Roman Town Scheduled Ancient Monument . During 2019-2020 work has fully begun on site with the structural works to the property underway, and building recording and investigation to fully understand the development of the house. Much of the modern fabric has been removed in order to sympathetically restore the character of the building.
- White Hart Inn, Usk – Listed Building Consent was granted for alterations to the building for use as a distillery and bar. This has been positive as the building had been empty for a significant period of time without a use. The works and use have ensured that a listed building has been provided with a sustainable use, an historic enforcement case has been closed and it has improved the character of the high street and conservation area.
- Lloyds Bank, Monmouth – Listed Building Consent granted for the formation of a disability access into the building. The site is difficult due to proximity to the High Street and road, but also the constraints of the site itself. The consent granted has allowed access for all to enter to the building, providing a continued use for a listed building, prevents loss of an important high street bank, and it is the design which least compromises the character, appearance and fabric of the entrance of a prominent listed building.

As the significant impacts identified are positive impacts upon the historic environment, the trigger has not been initiated and it is considered the current LDP policy 'development in Conservation Areas' policy (HE1) is working effectively, however we will continue to closely monitor development within sensitive historic areas.

5. There was only one planning consent issued over the monitoring period with an outstanding objection from the Council's Heritage Management Team, Cadw or GGAT. This related to the change in material from a stone tile roof to a natural slate roof at St Peter's Church Dixton, a grade II \* listed building. The heritage team assessed that the stone tile is a significant part of the overall importance of the church and its architectural and historic character. The application however was approved, as on balance the change in material was considered to benefit the community in order that they could continue to use the church for community use. Overall despite the application above, which was considered against other LDP policy considerations, Policy S17 is functioning effectively. 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 sixth SA monitoring since the adoption of the LDP it is compared to the previous five 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 from a frequent and regular bus service</li> </ol>	<ol style="list-style-type: none"> <li>1. 21.9km**</li> <li>2. 16.7%**</li> <li>3. 60.1%*****</li> <li>4. Main Towns: 60.11%, Severnside: 24.43%, RSS: 3.65%, Rural General: 11.79%</li> <li>5. 66.6%</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 60.1% of the Monmouthshire workforce remaining in their own area for work. This figure has decreased by 0.3% 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 60.11% of the overall figure (356). The Severnside Settlements accounted for a total of 24.43% resulting in a further increase compared to the previous monitoring period which saw 16.9%. The Rural Secondary Settlements provided 3.65% and the Rural General which incorporates figures from the Main Villages provided 11.79%. The Policy Analysis in Section 5 relating to the Spatial Strategy provides full analysis of this indicator.</p> <p><b>5.</b> Of the 3 applicable schemes, all related to residential uses. 2 of the 3 schemes were within a 10 minute walk of a frequent and regular bus service whilst the other residential scheme at Church Road in Caldicot was outside. However, officers note that the Church Road scheme complies with the Sustainable Transport Hierarchy and that pedestrian</p>

Headline	Objective	SA Indicators	Data	Commentary
		(+)(includes residential, employment, retail and leisure permissions only)'		links throughout the site encourage walking into Caldicot Town Centre where public transport can be accessed. The previous AMR recorded 100%. This indicator will continue to be monitored.  <b>Continue to monitor SA objective.</b>
Housing	Provide a range of types and tenures of housing that allows people to meet their housing needs	<b>1. People in housing need (-)</b> <b>2. Affordable home completions (+)</b> <b>3. General market home completions</b> <b>4. Annual level of housing completions monitored against the Average Annual Requirement (AAR)*****</b> <b>5. Total cumulative completions monitored against the cumulative requirement (Cumulative AAR)*****</b> <b>6. Density of housing permitted on allocated sites (SAH1 – SAH10)</b>	<b>1.</b> 474 per year over 5 Year Period (2017 base date) <b>2.</b> 82 <b>3.</b> 274 <b>4.</b> -94 units <b>5.</b> -1469 units <b>6.</b> 2 granted reserved matters, densities of 30 and 39 <b>7.</b> 616 dwellings permitted, 219 completed <b>8.</b> 4 completed <b>9.</b> See table in commentary section	<b>1.</b> 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 and the 2018-2019 AMRs. 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.  <b>2 – 3.</b> There were 82 affordable home completions and 274 market dwelling completions over the monitoring period.

Headline	Objective	SA Indicators	Data	Commentary
		<p><b>7. The number of dwellings permitted and completed on strategic sites as identified in policy S3.</b></p> <p><b>8. Number of affordable dwellings built through rural exception schemes</b></p> <p><b>9. Number of dwellings provided in accordance with the settlement hierarchy set out in Policy S2</b></p>		<p><b>4 - 5</b> During this AMR period the Welsh Government have announced changes to the way in which housing delivery is to be monitored. The changes remove the five-year housing land supply policy and replace it with a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP and agreed with the Housing Stakeholder Group, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports. Two new indicators have been included in this AMR, which replace the previous indicator which measured the five-year housing land supply. The first of these indicators measures the annual level of housing completions monitored against the Average Annual Requirement (AAR). In 2019-2020 this figure was – 94 dwellings (-20.9%). The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). In 2019-2020 this figure was -1469 dwellings (-36.3%). The Policy Analysis in Section 5 relating to the Housing Provision provides a full analysis of the new indicators.</p> <p><b>6.</b> No additional sites were granted permission over the current monitoring period, however two sites referred to in previous AMRs were the subject of reserved matters permissions which has impacted on the number of units to be delivered on both sites and therefore density. The Crick Road SAH1 site in Portskewett has gained reserved matters approval for 269 dwellings, resulting in a density of 30dpha (dwellings per hectare). The Fairfield Mabey SAH3 site in Chepstow has been granted reserved matters approval for 347 dwellings equating to 39dpha. The Policy Analysis in Section 5 relating to the Housing Provision provides a full analysis of this indicator.</p>

Headline	Objective	SA Indicators	Data	Commentary															
				<p><b>7.</b> There has been a minor increase in the number of completions on strategic sites over the monitoring period (219 completions 2019 - 2020) compared to the previous AMR (210 completions 2018 – 2019). The majority of strategic site completions (74) relate to the SAH4 Wonastow Road site, the remainder relate to SAH1 Deri Farm site (68), SAH7 Sudbrook Paper Mill site (61) and SAH5 Rockfield Farm, Undy site (16).</p> <p><b>8.</b> There were 4 completions relating to rural exception schemes over the monitoring period. The homes were delivered at the rural exception site at Llantilio Crossenny. The site is a 100% affordable housing site, delivered by Monmouthshire Housing Association.</p> <p><b>9.</b> The table below provides a breakdown of the 356 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="1200 1011 1895 1227"> <thead> <tr> <th></th> <th>2019 – 2020</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td><b>Main Towns</b></td> <td>60.11%</td> <td>41%</td> </tr> <tr> <td><b>Sevenside</b></td> <td>24.43%</td> <td>33%</td> </tr> <tr> <td><b>Rural Secondary</b></td> <td>3.65%</td> <td>10%</td> </tr> <tr> <td><b>Rural General</b></td> <td>11.79%</td> <td>16%</td> </tr> </tbody> </table> <p><b>Continue to monitor SA objective.</b></p>		2019 – 2020	Target	<b>Main Towns</b>	60.11%	41%	<b>Sevenside</b>	24.43%	33%	<b>Rural Secondary</b>	3.65%	10%	<b>Rural General</b>	11.79%	16%
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Headline	Objective	SA Indicators	Data	Commentary
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. 12.7 ha.	1. 12.7ha of additional open space was approved as a result of planning permissions over the monitoring period. This data is collected from the Development Management statutory returns and excludes any outline applications or applications awaiting the signing of S106 agreements. This demonstrates that developments permitted through the planning process are successfully facilitating the provision of new open spaces. <b>Continue to monitor SA objective.</b>
Community	To support and promote the distinctive character of local communities and community cohesion	1. <b>Number of community and recreation facilities granted planning permission (+)</b> 2. <b>Amount of community and recreation facilities lost to other uses.</b> 3. <b>Amount of public open space / playing fields lost to development which is not allocated in the development plan</b>	1. 12 2. 4 3. 0.1ha	1. Twelve planning applications were granted planning permission for community and recreation uses over the monitoring period. Five of the twelve applications relate to recreation uses and seven in relation to community uses. This represents an increase in the number of community / recreation facilities granted in the two previous AMRs (2018-2019; 8, 2017-2018; 10) and therefore meets the desired direction of change. For further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.  2. There has been a loss of four community facilities over the period monitored. While the data collected indicates that four 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. For further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.  3. During the monitoring period 2 permissions were granted on areas of open space not allocated for development in the LDP totalling 0.1

Headline	Objective	SA Indicators	Data	Commentary
				<p>hectares. Both applications were justified on the basis that the majority of the proposed development areas were on previously developed brownfield land and the loss of the amenity area was incidental and a minimal loss in context of the total site(s) areas. 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 nature conservation interests wherever they are found	<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 delivering habitat creation and restoration</b></p> <p><b>3. Hectares of ancient woodland lost to development (-)</b></p> <p><b>4. Development permitted within internationally / nationally important nature conservation areas.</b></p>	<p><b>1.</b> 2 applications</p> <p><b>2.</b> 0</p> <p><b>3.</b> 0.05ha ancient woodland potentially lost to development</p> <p><b>4.</b> 3</p>	<p><b>1.</b> There were two applications granted over the monitoring period that will cause harm to the overall Nature Conservation value of locally designated sites. The first relates to a replacement shed at within the Cuckoos Row Meadow Site of Importance for Nature Conservation (SINC). The second application will result in a loss of Ancient Woodland within the Percus Wood SINC boundary due to the construction of a new vehicle personalisation facility.</p> <p>For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p> <p><b>2.</b> There were no developments permitted to specifically deliver habitat creation and restoration during the monitoring period.</p> <p><b>3.</b> A very small proportion of ancient woodland could be lost as a result of one application approved over the monitoring period. This application could result in the loss of 0.05ha of ancient woodland. The previous AMR reported a 0.0125ha loss which is lower than the current monitoring period, therefore the desired direction of change has not been met. This indicator will continue to be monitored closely in the next AMR.</p>

Headline	Objective	SA Indicators	Data	Commentary
				<p><b>4.</b> There were 3 developments permitted within internationally / nationally important nature conservation areas during the monitoring period, all of which were located in Sites of Special Scientific Interest (SSSI). 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 character of the landscape, including its contribution to the setting and character of settlements	<b>1.</b> Number of trees protected by TPOs lost to development (-)	<b>1.</b> 0 trees protected by TPOs lost.	<p><b>1.</b> No Tree Preservation Order trees were lost to development over the monitoring period. This is a decrease when compared to the previous AMR (3 trees), the desired direction of change has therefore been met.</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.</b> Planning permission granted for renewable and low carbon energy development.</p> <p><b>2.</b> Number of new developments completed that incorporate on-site renewable energy</p>	<p><b>1.</b> 6</p> <p><b>2.</b> 1</p> <p><b>3.</b> N/A</p>	<p><b>1.</b> Six applications were approved for on-site renewable energy generation during the monitoring period. Three of the aforementioned applications were for small scale development of solar panels, two applications were in relation to biomass renewable energy whilst the final was for a ground source heat pump.</p> <p>This compares to a total of three schemes in the previous AMR</p> <p>For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk.</p>

Headline	Objective	SA Indicators	Data	Commentary
		<p>generation. (i.e. permissions following LDP adoption that have been completed over the 2019-2020 monitoring period)</p> <p><b>3. Sample of planning applications granted for developments with the potential for significant design / environmental implications.</b></p>		<p><b>2.</b> One scheme incorporating on-site renewable energy generation were completed over the monitoring period; this was a 110KW Woodchip boiler at Mill Farm Dingestow and was a retrospective application and thus this scheme is considered complete.</p> <p><b>3.</b> Unfortunately the 2019 – 2020 Members of Planning Committee design tour did not take place this monitoring period due to the impact of Covid- 19 in early 2020.</p> <p><b>Continue to monitor SA objective.</b></p>
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	<p><b>1. Number of listed building and historic sites</b> (-)</p> <p><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</b></p>	<p><b>1.</b> Listed Buildings: 2149, Scheduled Ancient Monuments: 164, Historic Parks &amp; Gardens: 45, Archaeological Sensitive Areas: 10 and Landscapes of Historic Importance: 3</p>	<p><b>1.</b> Two listed building were 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.</p> <p><b>2.</b> Unfortunately the 2019 – 2020 Members of Planning Committee design tour did not take place this monitoring period due to the impact of Covid- 19 in early 2020.</p> <p><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.</p> <p><b>Continue to monitor SA objective.</b></p>

Headline	Objective	SA Indicators	Data	Commentary
		<p>adversely affected by development.</p> <p><b>3. Number of conservation areas with an up-to-date character appraisal</b></p>	<p>2. N/A</p> <p>3. 19 up to date Conservation Area character appraisals.</p>	
Air	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere to protect from climate change	<p><b>1.</b> Number of locations where air quality exceeds objective levels per annum (-)</p> <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><b>1.</b> 1 location in Chepstow</p> <p><b>2.</b> 81.4%**</p> <p><b>3.</b> 16.7%**</p>	<p><b>1.</b> The annual objective level of nitrogen dioxide was only exceeded in one location in 2019. This related to Hardwick Hill in Chepstow, the same location as the previous four years. For the fourth year running there was no exceedance in Usk. 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> 4 of 10</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>3.</b> All ten applicable applications permitted related to residential schemes. Four of the residential schemes incorporated SuDS ranging from the use of swales and ponds to water butts for individual plots. The remaining schemes did not include any proposals to incorporate SuDS although it is noted that two of the remaining residential schemes had permission to attenuate to existing watercourses, whilst the remaining 4 applications were submitted and validated prior to the Sustainable Drainage Regulations being implemented. 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 decreased since the previous monitoring period where there were 7 such schemes permitted. The proportion of schemes that incorporate SuDS has increased to 40% compared to the previous AMR which recorded 23% (2018-2019). This increase is likely to be due to the new regulations which came into effect in January 2019. 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 available including potable water	<b>1.</b> Proportion of groundwater bodies reaching 'good' quantity status (+)	<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 Usk and Wye southern Carboniferous Limestone. All three groundwater bodies had good status for quantity over the 2015 monitoring period.

Headline	Objective	SA Indicators	Data	Commentary
	supplies, and ground water and river levels			<p>NRW no longer produce an annual classification and the figures subsequently remain the same as the previous four monitoring periods. The next classification will nevertheless be produced for the updated River Basin Management Plans and should be produced in time for the next AMR.</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. 0</b> <b>2. 4 of 10</b> <b>3. 3***</b></p>	<p><b>1.</b> No applications have been granted planning permission contrary to TAN15 requirements in either Zone C1 or C2 floodplain over the monitoring period. This replicates the results of the previous monitoring period.</p> <p><b>2.</b> All ten applicable applications permitted related to residential schemes. Four of the residential schemes incorporated SuDS ranging from the use of swales and ponds to water butts for individual plots. The remaining schemes did not include any proposals to incorporate SuDS although it is noted that two of the remaining residential schemes had permission to attenuate to existing watercourses, whilst the remaining 4 applications were submitted and validated prior to the Sustainable Drainage Regulations being implemented. 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 decreased since the previous monitoring period where there were 7 such schemes permitted. The proportion of schemes that incorporate SuDS has increased to 40% compared to the previous AMR which recorded 23% (2018-2019). This</p>

Headline	Objective	SA Indicators	Data	Commentary
				<p>increase is likely to be due to the new regulations which came into effect in January 2019. 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 2019 to 31<sup>st</sup> March 2020. 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 above Q95. Whilst all three monitoring stations recorded flows that remained above Q95; flows in the main River Usk were higher between 17th May and 12th June 2019 due to Dwr Cymru Welsh Water making regulation releases from Usk Reservoir. This is consistent with previous AMRs other than the previous 2018-2019 AMR where all three monitoring stations recorded flows below Q95 for longer than 18 days.</p> <p><b>Continue to monitor SA objective.</b></p>
Minerals and waste	To ensure that primary materials and minerals are managed in a sustainable way, by safeguarding mineral areas,	<b>1. Number of permitted permanent non-mineral developments on safeguarded sites that do not comply with Policy M2 (-)</b>	<b>1.</b> 0 <b>2.</b> 61.60%**** <b>3.</b> 0ha permitted <b>4.</b> 0	<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 2018 – 2019 period which suggests 61.60% of Monmouthshire’s total household waste was</p>



Headline	Objective	SA Indicators	Data	Commentary
	encouraging re-use and recycling and avoiding final disposal of resources	<p><b>2.</b> Proportion of Monmouthshire's household waste collections being recycled and composted (+)</p> <p><b>3.</b> Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan</p> <p><b>4.</b> Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement.</p>		<p>recycled or composted (based on municipal waste collected/generated as per the indicator). This has decreased marginally since the previous AMR which indicated 62.41% 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>
Land/soil	To use land efficiently by prioritising development on previously developed land where possible, and using existing	<p><b>1.</b> Proportion of development permitted on greenfield land as a percentage of all development excluding householder, conversions and</p>	<p><b>1.</b> 79.1%</p> <p><b>2.</b> 18.27ha</p> <p><b>3.</b> 27.84dpha</p> <p><b>4.</b> 7.3ha (potentially lost)</p>	<p><b>1.</b> A total of 25.03 hectares of development was permitted over the monitoring period, 19.79ha of which was located on greenfield sites. This equated to 79.1% of all development (excluding householder, conversions and agricultural buildings) as being permitted on greenfield land. The site at Church Road has reserved matters approval for 130 dwellings and this site (10.09ha) combined with the Well Lane site in Devauden (SAH11 (ii)) (1.34ha) account for 11.43ha (57.8%) of greenfield development. The amount of greenfield land permitted for</p>

Headline	Objective	SA Indicators	Data	Commentary
	land efficiently by tackling contamination and protecting higher grade agricultural soil	<p><b>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>development is lower than the previous two monitoring periods (2018-2019; 25.27ha, 2017-2018; 32.12ha).</p> <p><b>2.</b> Over the monitoring period 34 permissions were granted on greenfield land not allocated for development in the LDP, totalling 18.27 hectares. This is a significant increase on the last AMR (9.71ha) and is the third highest amount of non-allocated greenfield land permitted. (2014-15 – 26ha, 2015-16 – 44.6ha, 2016-17 – 16.5ha, 2017-18 – 8.98ha). 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 23.65 dwellings per hectare. This figure is lower than the last AMR (27.95) and the 2017-2018 AMR (29.1). However, it is marginally higher than the first three AMRs which recorded 23.5 (2016-2017) 22 (2015-2016) and 21 (2014 - 2015) dwellings per hectare, indicating a gain in the time since therefore positive progress. Furthermore, while the figure is lower than the LDP target of 30 dwellings per hectare, only 7 applications for sites of over 10 were granted permission over the monitoring period.</p> <p><b>4.</b> Approximately 7.3ha of agricultural land at Grade 3a and above has potentially been lost to major development over the monitoring period. This relates to the Church Road site in Caldicot which has reserved matters planning permission for 130 dwellings. The outline planning application was approved by Planning Committee in April 2019 has since gained reserved matters approval in March 2020. An agricultural land assessment was undertaken for the site which states</p>

Headline	Objective	SA Indicators	Data	Commentary
				that the site is classified as 'best and most versatile' however the assessment notes that the site is at the lower end of this scale and is not practicably suitable for intensive agricultural use.  <b>Continue to monitor SA objective.</b>
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 2019-2020 monitoring period)</b>	<b>1. 1</b>	<b>1.</b> One scheme incorporating on-site renewable energy generation were completed over the monitoring period; this was a 110KW Woodchip boiler at Mill Farm Dingestow and was a retrospective application and thus this scheme is considered complete.  <b>Continue to monitor SA objective.</b>
Employment	Provide a range of jobs within Monmouthshire that help meet the needs of the resident workforce	<b>1. Net employment land supply/ development and take-up of employment land (+)</b> <b>2. Amount of employment land lost to non-employment uses</b> <b>3. Proportion of resident workforce working in Monmouthshire (+)</b>	<b>1.</b> Supply 40.16ha, Take-up 3.7364ha <b>2.</b> 0ha <b>3.</b> 60.1%***** <b>4.</b> 21.9km** <b>5.</b> Abergavenny: 6.6%,	<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 3.7364ha over the monitoring period. The take-up <sup>6</sup> is higher than the last AMR (0.873ha). For further information refer to the Economy and Enterprise Policy Analysis in Section 5.  <b>2.</b> No new applications were granted during the monitoring period that related to the loss of B uses on employment sites. Reserved matters were, however, approved for the development of a care home as part

<sup>6</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> Average travel to work distance (-)</p> <p><b>5.</b> Percentage of vacant units within CSA of each town and local centre</p>	<p>Caldicot:7.6%, Chepstow: 11.2%, Monmouth: 14.4%, Magor: 13.6%, Raglan: 9%, Usk: 15.3%</p>	<p>of the SAH2 – Crick Road, Portskewett allocated site. Policy SAH2 allocates 1 hectare of B1 land, which has been replaced by the care home. Whilst not strictly B1 employment a care home represents a different form of employment and would result in job creation on the site. 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 60.1% of the Monmouthshire workforce remaining in their own area for work. This figure has decreased by 0.3% 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 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 Monmouth (14.4%), Magor (13.6%) and Usk (15.3%) were below the GB High Street vacancy rate (12.1% December 2019, 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>

Headline	Objective	SA Indicators	Data	Commentary																																																								
Wealth creation	Raise prosperity and quality of life by developing a more self-sustaining local economy encouraging indigenous growth	<ol style="list-style-type: none"> <li>1. Range of SAE1/SAE2/Identified Mixed Use Sites available, distribution and size</li> <li>2. Planning permissions granted for employment use by settlement</li> <li>3. Planning permissions granted for employment use by sector</li> <li>4. Proportion of resident workforce working in Monmouthshire (+)</li> <li>5. Number of people in-commuting to Monmouthshire</li> <li>6. Number of people out-commuting from Monmouthshire</li> <li>7. Tourism expenditure (+)</li> <li>8. Number of rural diversification/enterprise schemes approved</li> </ol>	<ol style="list-style-type: none"> <li>1. See table in commentary section</li> <li>2. Main Towns: 0.11ha, Severnside: 0.92ha, RSS: 0.01ha, Rural General: 0.096ha</li> <li>3. See table in commentary section.</li> <li>4. 60.1%*****</li> <li>5. 18,900*****</li> <li>6. 17,700*****</li> <li>7. £244.99 Million *****</li> <li>8. 15</li> <li>9. 17</li> <li>10. 7</li> </ol>	<p>1. 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" style="width: 100%; border-collapse: collapse;"> <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> <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>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>0.65</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> </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	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	SAE2w	Wales One, Magor	B1/B2/B8	0.57	SAH2	Crick Road, Portskewett	B1	1.0	SAH3	Fairfield Mabey, Chepstow	B1	0.65	SAH4	Wonastow Road, Monmouth	B1	2.78	SAH5	Rockfield Farm, Undy	B1	2.0
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		<p><b>9. Number of tourism schemes approved</b></p> <p><b>10. Number of tourism facilities lost through development, change of use or demolition</b></p>		<p><b>2.</b> The Severnside area accounted for the majority of permissions relating to employment over the monitoring period equating to 0.92ha. The Main towns followed with 0.11ha. The Rural Secondary Settlements (0.01ha) and Rural General (0.066ha) 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. The largest proportion of employment floorspace for B use classes permitted related to Wholesale &amp; retail trade; repair of motor vehicles and motor cycles. 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="1205 817 2029 1168"> <thead> <tr> <th data-bbox="1205 817 1805 858">Sector</th> <th data-bbox="1805 817 2029 858">Size(ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1205 858 1805 900">Manufacturing</td> <td data-bbox="1805 858 2029 900">0.15ha</td> </tr> <tr> <td data-bbox="1205 900 1805 979">Wholesale &amp; retail trade; repair of motor vehicles and motor cycles</td> <td data-bbox="1805 900 2029 979">0.96ha</td> </tr> <tr> <td data-bbox="1205 979 1805 1059">Transport &amp; storage; information and communication</td> <td data-bbox="1805 979 2029 1059">0.01ha</td> </tr> <tr> <td data-bbox="1205 1059 1805 1168">Real estate activities; Professional, scientific and technical activities; Administrative and support service activities</td> <td data-bbox="1805 1059 2029 1168">0.02ha</td> </tr> </tbody> </table> <p><b>4.</b> The Welsh Government travel to work statistics identify 60.1% of the Monmouthshire workforce remaining in their own area for work. This figure has decreased by 0.3% since the previous AMR. However, these</p>	Sector	Size(ha)	Manufacturing	0.15ha	Wholesale & retail trade; repair of motor vehicles and motor cycles	0.96ha	Transport & storage; information and communication	0.01ha	Real estate activities; Professional, scientific and technical activities; Administrative and support service activities	0.02ha
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Headline	Objective	SA Indicators	Data	Commentary
				<p>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 2019 Welsh Government Commuting Statistics identified a total of 18,900 commuting into Monmouthshire and 17,700 out of Monmouthshire. The level of in-commuting has decreased significantly since the previous monitoring period (2018 – 2019 24,600) with the level of out- commuting increasing (2018 – 2019 17,400), 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 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 (2019) identified the total annual tourism expenditure as £244.99 Million over the 2019 period. This compared to £218.93 Million over the 2018 period, equating to a 11.9% increase.</p> <p><b>8.</b> A total of 15 applications relating to rural diversification/enterprise were approved during the monitoring period. 7 of the applications were approved as rural enterprise schemes and 8 applications as rural diversification of existing farmsteads. 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 17 tourism schemes were approved over the monitoring period the majority of which were holiday lets (all conversions). There was also a change of use of a dwelling into a hotel,</p>

Headline	Objective	SA Indicators	Data	Commentary
				<p>a change of use at a caravan site formalising its use and four glamping sites were approved, Additional bed spaces were also approved at a bunk house in Goytre.</p> <p>Seven planning applications were approved which involved the loss of tourism facilities over the monitoring period. Five of the applications relate to the removal of holiday let conditions. One of the applications was for a change of use of a B&amp;B to a children’s nursery whilst the final was the loss of Llansantffraed Court due to financial viability. All seven 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 (2019)

\*\*\*\*\*Monmouthshire STEAM Report (2019)

\*\*\*\*\* This is one of two new indicators that have been added to replace the previous five-year housing land supply indicator, to reflect the requirements of the Development Plans Manual (March 2020) following the revocation of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015)



## 7 Conclusions and Recommendations

- 7.1 This is the sixth AMR to be prepared since the adoption of the Monmouthshire LDP. As the LDP has been operational for six 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. There were fewer 'red' ratings recorded during the current monitoring period, compared to the 2018-19 AMR (3 red ratings). This is due to improved performance in relation to developments permitted on previously developed land compared to last year and progress with the Strategic Housing site at Vinegar Hill, Undy.

Targets / monitoring outcomes* are being achieved	<b>59</b>
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	<b>27</b>
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	<b>1</b>
No conclusion can be drawn due to limited data availability or no applicable data	<b>4</b>

\*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, with 71% of completions coming forward on allocated sites. Small sites accounted for the remaining 29%.

- 356 dwellings were built during the monitoring period (274 general market and 82 affordable). Whilst the completions recorded were not as high as the last monitoring period they remain significantly higher than previous monitoring periods and reflect the progress being made on bringing the strategic sites forward.
- The policy target of 35% affordable homes secured in Main Towns and Rural Secondary Settlements has been exceeded this year at 100%, although it is recognised that this is based on only two applications in Chepstow submitted by Monmouthshire Housing Association. Nevertheless, the schemes will make an important contribution to affordable housing in Chepstow.
- Six of the LDP allocated strategic housing sites have achieved consent since the Plan's adoption. Two strategic housing sites gained reserved matters approval and two Main Village sites gained planning permission progressing their delivery:
  - Land at Crick Road, Portskewett (SAH2) 269 dwellings including 68 affordable homes (25%);
  - Fairfield Mabey, Chepstow (SAH3) 347 open market dwellings. Land identified for affordable housing or employment land as part of the outline approval (DC/2014/01290), will be the subject of separate applications.
  - Two Main Village sites at Well Lane, Devauden (SAH11(ii)) and Cross Ash Garage (SAH11(i)(b)) gained planning permission over the monitoring period for a combined 21 units in total (12 open market, 9 affordable over both sites).
- The target densities were exceeded on the reserved matters approved on the Strategic Housing Sites at Crick Road, Portskewett (SAH2) and Fairfield Mabey, Chepstow (SAH3).
- 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 and Severnside settlements.

### **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). A number of rural diversification and rural enterprise schemes have also been approved (15), providing employment opportunities throughout the County.
- No new applications were granted during the monitoring period that related to the loss of B uses on employment sites. It should be noted however, that reserved matters were approved for the development of a care home as part of the SAH2 – Crick Road, Portskewett allocated site. Policy SAH2 allocates 1 hectare of B1 land, which has been replaced by the care home. The acceptance of this loss has previously been justified in relation to the outline permission which was approved in an earlier monitoring period and therefore not double counted in this AMR.

- The Council approved proposals for 17 tourism related applications, ranging from holiday lets and hotels to glamping facilities. Comparison with previous AMRs demonstrates that the number of tourism schemes approved during the current monitoring period remains at a positive level. 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**

- 70.5% of all new retail floorspace was permitted in town/local centres. The remaining 29.5% permitted out of centre relates to one planning permission for a drive through kiosk at Magor Motorway Services, which is considered appropriate given the context of the proposal and justified within the context of the LDP retail planning policy framework.
- Vacancy rates in the centres of Caldicot, Chepstow, and Usk have decreased since the previous monitoring period, with Raglan remaining at the same level.
- 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 12 community and recreation facilities have been granted planning permission, which is the highest number approved during the Plan period.

### **Environment**

- No applications have been granted planning permission contrary to TAN15 requirements in either Zone C1 or C2 floodplain over the monitoring period.
- There was an increase in the number of new developments permitted that incorporate on-site renewable energy generation. Three proposals related to roof mounted solar panels to small scale housing proposals for Monmouthshire Housing Association which incorporate solar panels on the roofs from the onset.
- 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 number of new dwellings permitted during the monitoring period is notably lower than the previous two years, from 1238 in 2017 - 2018, 598 in 2018 - 2019 to 251 in 2019 - 2020. However, this decrease is primarily due to the majority of allocated sites already having planning permission and the LDP reaching the latter stages of the Plan period. It is also worth noting that a number of reserved matters applications have been approved during this monitoring period on strategic sites and 'unallocated' sites. These have not been included in this year's figures to avoid double counting numbers included in previous AMRs from the outline planning applications.
- The remaining allocated strategic housing site at Vinegar Hill, Undy is yet to obtain planning permission. However, whilst initial progress has been slow, the developer (Bovis) submitted a hybrid application (DM/2019/01937) during the current monitoring period (November 2019). The application is for 155 dwellings, 72 dwellings as a full application and 83 dwellings as outline. The Housing Trajectory prepared in conjunction with the Housing Stakeholder Group schedules the site to commence in the next monitoring period with completions anticipated in 2021/22.
- 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, attributable to the 'unallocated site' at Church Road, Caldicot gaining outline approval for 130 units.
- The proportion of residential completions in the Main Towns were higher than the identified LDP target. This is however, primarily attributable to the delivery of allocated sites. Notable contributions came from the Wonastow Road site (SAH4) in Monmouth, and the Deri Farm (SAH1) and Coed Glas sites (SAH9) in Abergavenny. However, completions within the Severnside area, Rural Secondary Settlements and Rural General areas all remained within the acceptability range indicating that overall the housing is being delivered in accordance with the spatial strategy.
- While there has been some progress with the Main Village allocations (total of 44 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 (Cross Ash Garage - SAH11(i)b and Well Lane, Devauden- SAH11(ii)).

## **Economy and Enterprise**

- While sufficient employment land is available across the County, no new planning permissions were approved during the monitoring period on SAE1 Strategic Employment Sites.
- Seven applications were permitted during the monitoring period relating to the loss of tourism facilities, five of which related to the removal of holiday let conditions to residential use. All proposals were, however, considered to be justified within the context and requirements of the LDP policy framework.

### **Retail and Community Facilities**

- Vacancy rates in the central shopping areas of Abergavenny, Monmouth and Magor have risen. However, the increases do not raise any immediate concerns with the vitality and viability of the centres.
- Four community facilities were lost to alternative uses. However, the loss in all instances is justified within the context and requirements of the LDP policy framework.

### **Environment**

- There has been an increase in development permitted on non-allocated greenfield land at 18.27ha, however, in each case the loss was considered justified within the context and requirements of the LDP policy framework at the time of decision making. Residential development accounted for the majority of non-allocated greenfield land permitted during the current monitoring period, at 7.11 ha (38.9%). The main contributor to residential development was 'Land to the east of Church Road' departure site in Caldicot, which is permitted for up to 130 dwellings, with the developable area of land for residential use accounting for 6ha.
- A total of 25.03ha of development was permitted over the monitoring period, of which 5.3ha was located on brownfield sites. This equated to 21% of all development (excluding householder, conversions and agricultural buildings). This is lower than the level recorded in previous AMR monitoring periods, but does represent an increase on last year's figure of 12.7%/3.7ha. This is reflective of the limited brownfield land available within the County for development.
- Two applications were permitted within an area of amenity open space. Both applications were justified on the basis that the majority of the proposed development area was on previously developed brownfield land (0.065ha out of 0.7ha site and 0.04ha out of a 0.2ha site) and the loss of the amenity area was incidental and a minimal loss in context of the total site areas.

7.6 Notwithstanding the above, the information collected through the monitoring process has identified a key policy indicator target that is not progressing as intended (red traffic light rating). This relates to overall housing completion figures:

### **Strategy and Housing**

- Housing completion rates represent an under delivery of -1,469 units (36.3%) for the Plan period when measured against the newly introduced cumulative Average Annual requirement (AAR).

7.7 As discussed in the policy analysis section, during this AMR period the Welsh Government announced changes to the way in which housing delivery is to be monitored. The changes remove the five-year housing land supply policy and replace it with a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP and agreed with the Housing Stakeholder Group, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP

Annual Monitoring Reports. The way in which this should be undertaken is set out in the Development Plans Manual (DPM) (Edition 3) (March 2020).

- 7.8 Two new indicators have been included in this AMR, which replace the previous indicator which measured the five-year housing land supply. The first of these indicators measures the annual level of housing completions monitored against the Average Annual Requirement (AAR). Whilst the Plan under delivered in the early years of the Plan period in the most recent monitoring periods housing completions have been much closer to the AAR, -7 units (-1.6%) in 2018/19 and - 94 units (-20.9%) in 2019/20. This is due in main to the speed with which the strategic sites have come forward. Of the 7 strategic sites, 6 now have planning permission so it is likely that completions will be more in line with the AAR going forward. However, the trigger for Plan review has been met in previous AMRs and work on the Replacement Local Development Plan begun.
- 7.9 The second of these indicators measures the total cumulative completions monitored against the cumulative requirement (Cumulative AAR). There has been under delivery of cumulative completions since the beginning of the Plan period of -1,469 units and so the trigger has been met. However, in more recent AMRs the % under delivery has steadily declined as the strategic sites have come forward. This shortfall is largely attributable to the lead in period of the strategic housing sites. The analysis discussed in relation Policy S2 – Housing Provision and S3 – Strategic Housing Sites shows that in the early years of the LDP the majority of completions were from existing commitments from the previous Plan. In recent years, however, as the Strategic Sites have gained permission their contribution to total completions has increased, and are projected to meet or exceed the annual average requirement over the next 5 years as the remaining sites build out, reducing the shortfall.
- 7.10 The seven 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. The agreed trajectory demonstrates a Plan period shortfall (up to the end of 2021) of 1,172 dwellings from Strategic sites. While there has been further progress over this monitoring period with two Strategic sites gaining reserved matters planning permission and construction having begun on two further Strategic sites, which will contribute to reducing the overall shortfall, there is still a significant shortfall on the delivery of dwellings on Strategic sites during the Plan period.
- 7.11 However, as evidenced in the AMR, progress is being made in bringing the LDP allocated sites forward, with six of the seven strategic sites now having planning permission and the submission of an application on the seventh at Vinegar Hill, Undy. This demonstrates that the strategic sites are deliverable, however, their slower than

anticipated delivery rate has obvious implications for the delivery of the housing requirement and reinforces the need to progress with the RLDP.

- 7.12 Given the importance attached to the supply of housing land, 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. The latest position on the RLDP is discussed below in the recommendations section.

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

- 7.13 SPG preparation/adoption will continue in the next monitoring period as appropriate. Resources will, however, be focused on the Replacement Plan.

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

- 7.14 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.

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

- Two of the three major new development<sup>7</sup> approved during the monitoring period are located within a 10 minute walk from a frequent and regular bus service.
- No trees that were protected by a Tree Preservation Order were lost to development over the monitoring period. This is a decrease in the number of TPO trees lost over the monitoring period when compared to the previous AMR (3 trees).
- One location where the annual objective levels of nitrogen dioxide was exceeded (Hardwick Hill, Chepstow). This is the same location as the previous 4 AMRs.
- Four of ten proposals permitted on LDP allocated sites and sites of over 10 dwellings/1ha incorporated Sustainable Urban Drainage Systems (SUDS)<sup>8</sup> into the

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<sup>7</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>8</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*).

scheme. This is an increase since the previous AMR where three of 13 schemes incorporated SUDS.

- All three water flow monitoring stations located across the County at River Usk, River Wye and River Monnow remained above the summer low flow level.
- 61.60% of Monmouthshire's total household waste was recycled or composted. This has decreased marginally since the previous AMR which indicated 62.41% was recycled or composted.
- Approximately 7.3ha of agricultural land at Grade 3a and above has been approved for major development (excluding LDP allocations) over the monitoring period. This relates to the Church Road site in Caldicot for 130 dwellings. An agricultural land assessment undertaken for the site states that the site is classified as 'best and most versatile' however that the site is at the lower end of this scale and is not practicably suitable for intensive agricultural use.
- 11.9% increase in tourism expenditure, £244.99 million compared to £218.93 million over the previous 2018 period.

### **Recommendations**

- 7.16 A letter published on 7th July 2020 by the Minister for Housing and Local Government removed the requirement to submit an AMR this October due to Covid-19, but strongly encouraged LPAs to continue with data collection to help shape and inform policy and plan development. Monmouthshire, however, considered it a worthwhile exercise to continue to prepare an AMR and undertake the associated policy analysis of the Plan's monitor indicators and triggers to feed into the preparation of the RLDP. The UK was placed in to lockdown on 23rd March 2020 in response to the Covid-19 pandemic. Given that this occurred towards the end of this monitoring period, it is considered to have had limited impact on the ability to monitor for the 2019-20 period.
- 7.17 At the time of writing this AMR, some easing of the lockdown restrictions had commenced such as the opening of non-essential retail and the tourism industry. However, the County was in total lockdown for a period of over three months during March, April and May and part of June. The implications of the Covid-19 lockdown are still emerging on a national and local scale and it is still unknown what impact, if any, the current situation with Covid-19 will have for the adopted LDP. Any implications will be reported in future AMRs.
- 7.18 Overall, the 2019-20 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 2018-19 AMR due to improved performance in relation to developments permitted on previously developed land. However, while progress has been made in relation to the Plan's Strategic Housing Sites, cumulative completion rates for the Plan period are lower than the Plan requirement and remain a matter of concern if the housing needs of Monmouthshire's communities are to be met.



- 7.19 Given the importance attached to delivering and maintaining a constant supply of housing land, a full review of the LDP commenced in 2017 and culminated with the publication of the Final Review Report in March 2018. 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.
- 7.20 The Replacement Local Development Plan (RLDP) is being prepared in accordance with the Delivery Agreement. The Monmouthshire RLDP Delivery Agreement was first approved by Welsh Government on 14th May 2018, with a revision approved in March 2020. The subsequent unavoidable delays to the plan preparation process experienced as a consequence of the current pandemic and the publication of the 2018 Population Projections has necessitated a further revision to the RLDP Delivery Agreement. A Revised Delivery Agreement is therefore in preparation which sets out a revised RLDP timetable, including a consultation stage on an updated Growth and Spatial Options Paper to take account of the recently published 2018 Population Projections. This is scheduled to be reported in autumn 2020.
- 7.21 The Revised Delivery Agreement timetable will result in a significant delay to the preparation and subsequent adoption of the RLDP, with consultation on the Preferred Strategy anticipated spring 2021 and adoption of the RLDP anticipated in autumn 2023. While it is too soon to fully understand the impacts of Covid-19 it has become generally expected that the planning system has a fundamental role in supporting sustained recovery post COVID-19, as reflected in the Minister's recent letter which recognises that "up to date agile development plans are the cornerstone of our planning system" and that Welsh Government's commitment to a plan-led system has been reinforced by the current pandemic. Welsh Government's 'Building Better Places – Placemaking and the Covid-19 Recovery' (July 2020) document further highlights the importance of planning in supporting Covid-19 recovery. It identifies numerous planning priorities as being fundamental in the response to Covid-19 including place-making, Green Infrastructure, de-carbonisation and town centres.
- 7.22 Accordingly, the AMR recommends the following:
1. Continue to progress work on the RLDP. The next formal stage of RLDP involves consultation on the Growth and Spatial Options Paper to take account of the recently published 2018-based population projections. This is anticipated to commence towards the end of 2020.
  2. Submit the sixth AMR to the Welsh Government by 31 October 2020 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.

## Appendix 1 – Timing and Phasing of Sites

### Allocations

Settlement Tier / Settlement	Allocated Site Name	Total site capacity	Phasing of Development (April 2020-December 2022)				Units beyond the plan period		
			Completions	U/C	2020 -21	2021-22	2022-23	2023-24	2024-25
<b>Main Towns</b>									
Abergavenny	Deri Farm (DC/2014/01360)	250	100	25	25	50	50	0	0
	Coed Glas (DC/2015/01587)	51	32	19	0	0	0	0	0
Chepstow	Fairfield Mabey (DM/2019/00001 & DM/2019/01960)	373	0	0	5	70	81	81	68
Monmouth	Wonastow Road (DC/2015/00390 & DC/2015/00392)	340	327	13	0	0	0	0	0
	Wonastow Road (remainder of site)	110	0	0	0	0	35	35	40
	Tudor Road Wyesham	35	0	0	0	0	0	15	20
<b>Sevenside Settlements</b>									
Portskewett	Crick Road (DM/2019/01041)	269	0	0	0	19	50	50	50
Magor Undy	Rockfield Farm (Phase 1)(DM/2018/01606)*	144	16	16	28	44	40	0	0
	Rockfield Farm (remainder of site) (DM/2016/00883(O/L))	122	0	0	0	18	35	35	34
	Land at Vinegar Hill (DM/2019/01937)**	155	0	0	0	10	40	40	40
Sudbrook	Former Paper Mill (DC/2015/01184)	210	96	14	26	40	34	0	0
<b>Rural Secondary Settlements</b>									
Penperlleni	Land South of Usk Road (DC/2013/01001)	40	40	0	0	0	0	0	0
Raglan	Land at Chepstow Road (DM/2018/00769)(O/L)	45	0	0	0	12	12	12	9
Usk	Cwrt Burrium***	20	0	0	0	13	7	0	0

Settlement Tier / Settlement	Allocated Site Name	Total site capacity	Phasing of Development (April 2020-December 2022)				Units beyond the plan period		
			Completions	U/C	2020 -21	2021-22	2022-23	2023-24	2024-25
<b>Main Villages</b>									
Cross Ash	Land adj Cross Ash Garage (DM/2017/01335)	6	0	0	6	0	0	0	0
Devauden	Land at Well Lane (DM/2018/01741)	15	0	0	0	7	8	0	0
Dingestow	Land South East (DM/2018/01404)	15	0	15	0	0	0	0	0
Little Mill	Land to the north	15	0	0	0	15	0	0	0
Llanfair Kilgeddin	Land north (DM/2018/02001(O/L))	5	0	0	0	5	0	0	0
Llanishen	Land rear Carpenters Arms (DM/2016/00415(O/L))	8	0	0	0	8	0	0	0
Penallt	Land south west (DM/2015/00606)	10	0	0	0	10	0	0	0
Shirenewton	Land to east (south of minor road)	5	0	0	5	0	0	0	0
Werngifford Pandy	Land adjacent	15	0	0	0	5	10	0	0

\* Original outline permission for 266 dwellings. Phase 1 of development is 144 dwellings

\*\* Hybrid application for 155 dwellings - 72 as full application, 83 in outline only

\*\*\* Approved 23.04.20 for 7 dwellings

## Sites with planning permission

Settlement Tier / Settlement	Site Name	Total site capacity	Phasing of Development (April 2020-December 2021)				Units beyond the plan period		
			Completions	U/C	2020 -21	2021-22	2022-23	2023-24	2024-25
<b>Main Towns</b>									
Abergavenny	Ross Road (DC/2007/01679)	9	0	0	0	0	0	0	0
	Ross Road (DC/2008/00024(O/L))	9	0	0	0	0	0	0	0
	Mulberry House (DM/2014/01015)	25	0	7	0	18	0	0	0
	Magistrates Court (DM/2018/00007)	47	0	47	0	0	0	0	0
	17-25 Brecon Road (DM/2018/00156)	24	0	24	0	0	0	0	0
Chepstow	Osborn International (DC/2009/00910)	169	40	4	26	30	30	30	9
Monmouth	Hillcrest Road, Wyesham (DM/2019/02054)	11	0	0	0	11	0	0	0
	Land west Rockfield Road (DM/2017/00539(O/L))	70	0	0	0	30	30	10	0
<b>Severnside Settlements</b>									
Caldicot	Former White Hart Inn (DC/2013/00796)	16	0	0	8	8	0	0	0
	Church Road (DM/2019/01761)	130	0	0	0	20	36	36	38
Rogiet	Green Farm (DC/2015/01328)	11	0	0	0	5	6	0	0
	Ifton Manor Farm (DC/2015/00095)	12	0	2	8	2	0	0	0
Sudbrook	Old Shipyard (DM/2018/01828)	46	0	0	10	36	0	0	0
<b>Rural Secondary Settlements</b>									
Llanfoist	Land at Grove Farm (DM/2019/00346)	106	0	0	0	25	35	35	11
<b>Rural</b>									
Llanellen	Llanellen Court Farm (DC/2015/00474)	14	0	14	0	0	0	0	0
	Llanellen Court Farm (DC/2015/00983)	14	0	0	0	0	14	0	0