

# Monmouthshire

Replacement Local Development Plan

**Preferred Strategy**  
**Easy Read Summary**

JUNE 2021



monmouthshire  
sir fynwy

# What is the RLDP?

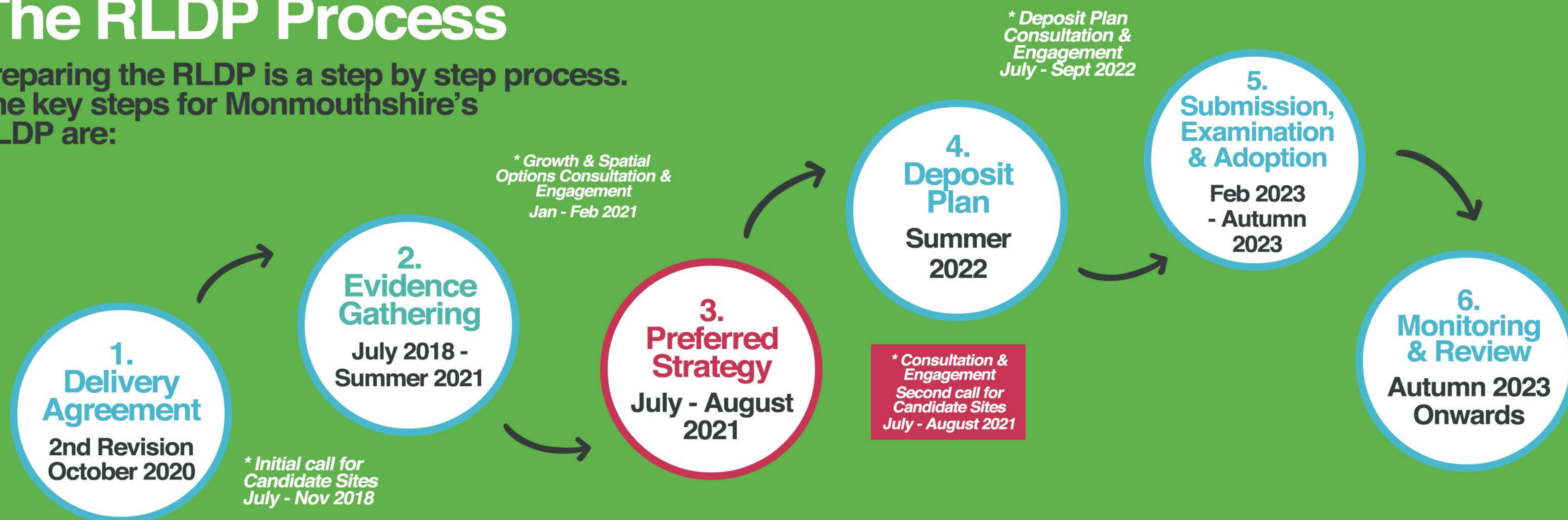
Monmouthshire County Council is preparing a Replacement Local Development Plan (RLDP) for the period from 2018 to 2033. The RLDP will allocate land for development, designate areas for protection and contain policies to provide the basis for decisions on planning applications. It will cover the whole of the County except for the part within the Brecon Beacons National Park.

The RLDP process commenced in 2018, however the plan's timetable has been delayed primarily due to the COVID-19 pandemic and publication of updated key evidence. As a result we have revisited the Growth & Spatial Options and Preferred Strategy Stages of the Plan's process.



## The RLDP Process

Preparing the RLDP is a step by step process. The key steps for Monmouthshire's RLDP are:



## Our Key Issues, Challenges & Opportunities

We are currently at the Preferred Strategy stage, which is the first formal publication in the preparation of the RLDP and its overall aim is to:

- Identify key issues, challenges and opportunities for the County
- Develop a vision and set of objectives for the RLDP that respond to the key issues, challenges and opportunities
- Set out the level of growth (housing and employment) and broad spatial distribution of this growth  
(it does not specify sites – these will be included within the Deposit Plan)
- Set out the strategic policies that will deliver / implement the strategy

*These issues, challenges and opportunities have been re-assessed and endorsed by Council in October 2020 that they still remain relevant in light of the COVID-19 pandemic.*



## Our vision for Monmouthshire

# By 2033 Monmouthshire will be a place where:

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

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

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

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

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

Monmouthshire will have grown sustainably, with a proportionate distribution of new homes and jobs across the most sustainable settlements, which are supported by amenities and infrastructure with the delivery of affordable housing to meet local needs.

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

*\* The Vision has been reviewed in light of the COVID-19 Pandemic and is considered to remain relevant and appropriate.*

# The RLDP Preferred Strategy



## How much growth?

By 2033 the Sustainable and Resilient Communities Strategy aims to:



### Grow Monmouthshire between **7,605 - 8,366 homes**

As the Plan period has already begun, the existing supply of housing land contributes towards the Plan's housing target. We will therefore be required to allocate new areas of growth for approximately **3,658 new homes**. \* This level of housing will provide opportunities to deliver a wider choice and housing mix of market homes suitable for the younger working age population groups (smaller 2/3 bedroom homes)

### Provide approximately **2,450 affordable homes**

**Approximately 1,489** will be sought on a on new allocations.

\* The COVID-19 pandemic has increased the need for affordable homes and revealed the extent of hidden homelessness in the County. It has also emphasised the need to ensure the provision of affordable dwellings to address the County's affordability issues.



### Provide the planning policy framework to enable the provision of additional **7,215 jobs**

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

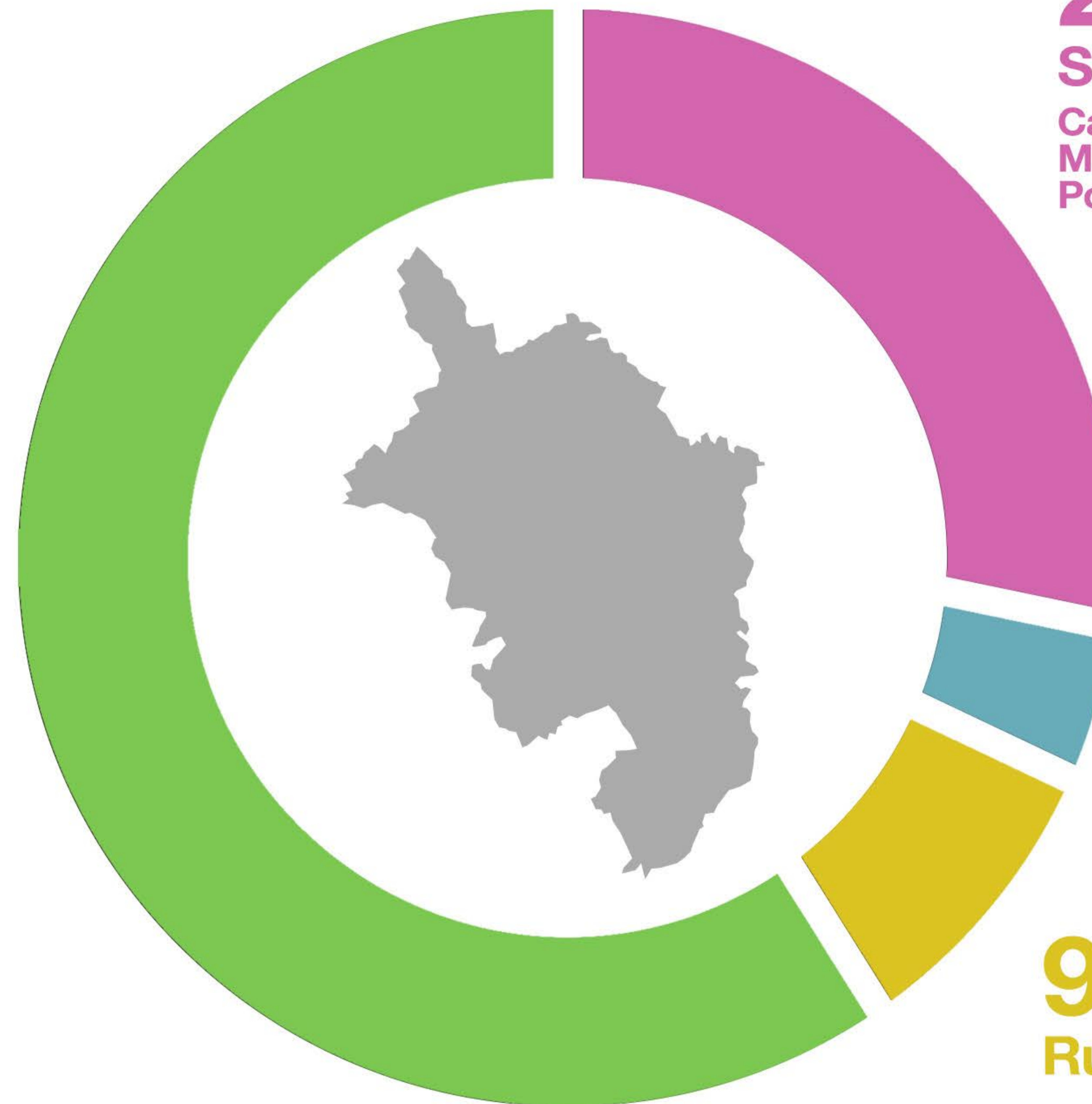
\* There has been a fundamental shift in working practices since the start of Covid-19 pandemic with an increased propensity to work from home/remotely. It is expected that this trend will continue over the longer term and in accordance with Welsh Government's ambition of 30% of the Welsh workforce working from or near home is something that we wish to encourage and enable. This provides residents with the opportunity to both live and work in the County in this new way, providing a flexible approach to achieving this level of job growth, whilst also achieving the Welsh Government and Council's aim of reducing the need for commuting.

# Where will the growth go?

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

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

**58%**  
**Primary Settlements**  
Abergavenny (inc. Llanfoist),  
Chepstow & Monmouth (inc. Wyesham)



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

**5%**  
**Secondary Settlements**  
Penperlleni, Raglan & Usk

**9%**  
**Rural Settlements**



## Homes Delivered:

**Primary Settlements: 4,832 homes, of these 2,365 will be new allocations**

**Severnside: 2,323 homes, of these 854 will be new allocations**

**Secondary Settlements: 449 new homes, of these 249 will be new allocations**

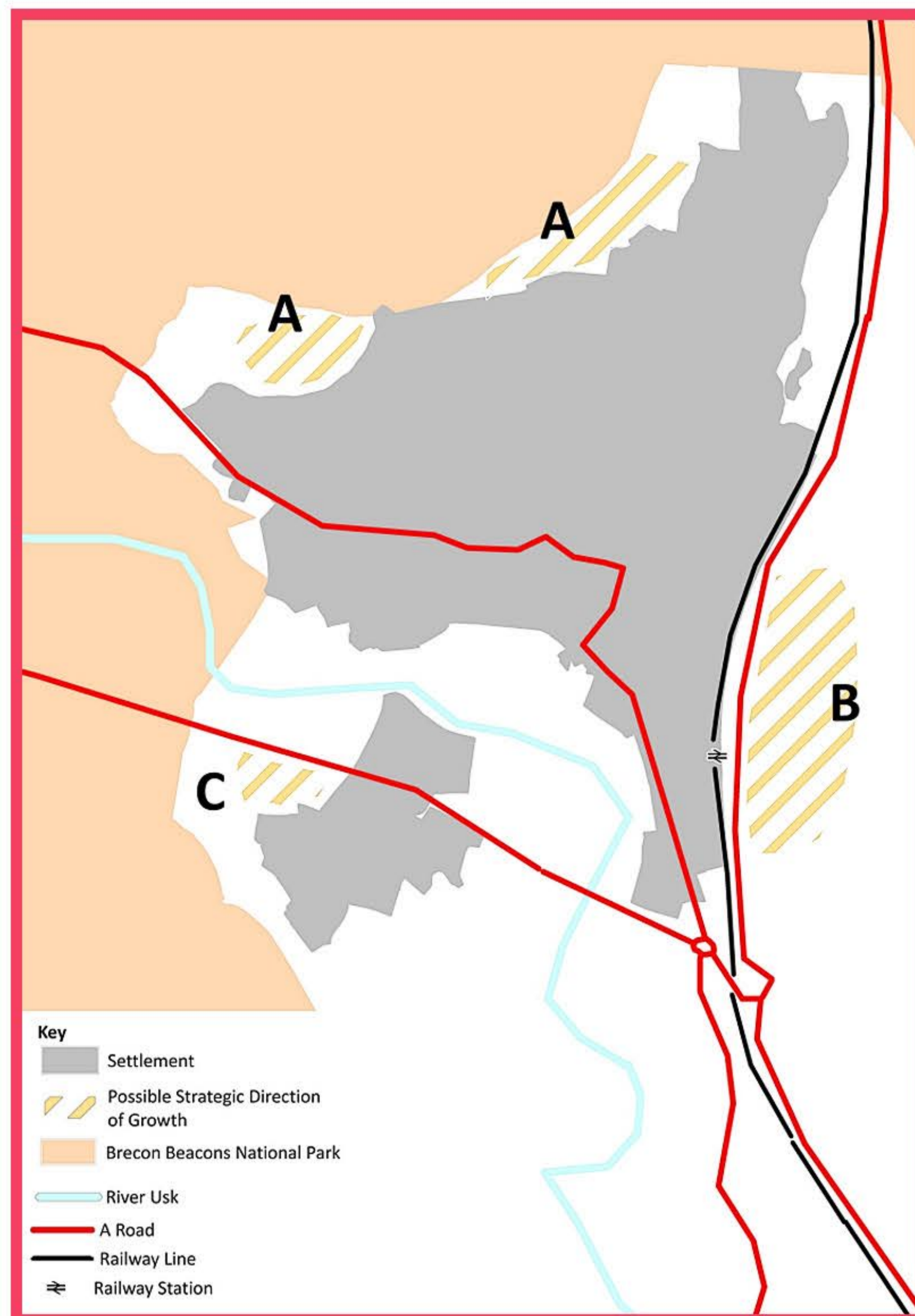
**Rural Settlements: 762 new homes, of these 190 will be new allocations**

\* This is indicative and the exact distribution of growth will be determined at the next key stage of the process - the Deposit Plan. The housing figures include a 10% flexibility allowance as per Welsh Government Guidance.

# Potential Strategic Growth Areas

We have identified possible strategic growth areas for each of the Primary Settlements and Severnside. At the present time only strategic sites and sustainable urban extensions of around 8ha in size and above have been considered. \* **Not all sites indicated within each of the possible strategic growth areas in the below diagrams will be selected**. The final selection of sites will be identified within the Deposit Plan and will be dependent on further detailed assessment work.

**Abergavenny (inc. Llanfoist)**



**A** - Land North of Abergavenny

**B** - Land to the East of the A465

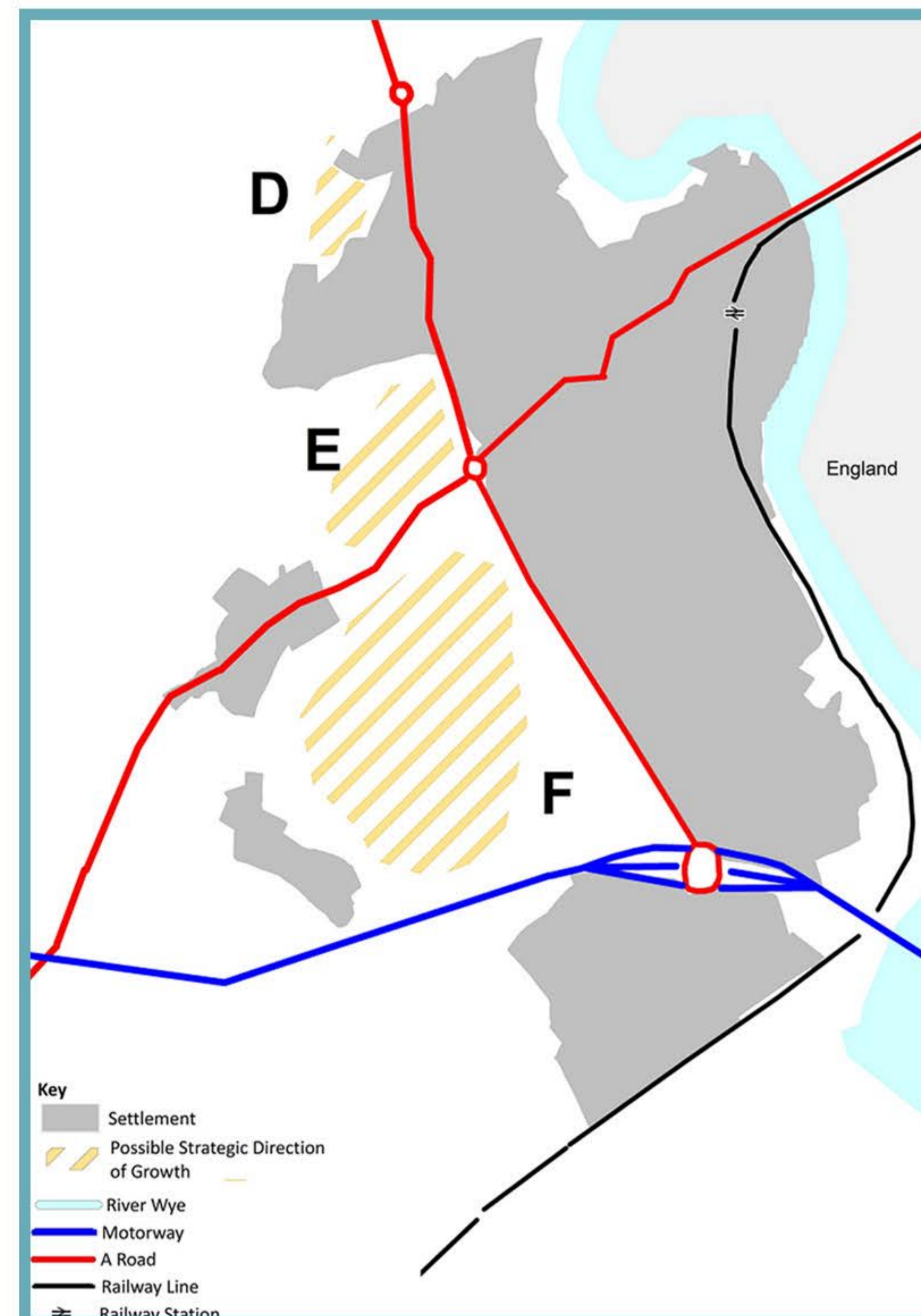
**C** - Land between the B4246 and Heads of the Valleys road

**D** - Land North of the Bayfield Estate

**E** - Land between the Bayfield Estate and the A48

**F** - Land between the A48 and M48

**Chepstow**



**G** - Land West of Monmouth

**H** - Land in Central Monmouth

**I** - Land North East of Monmouth

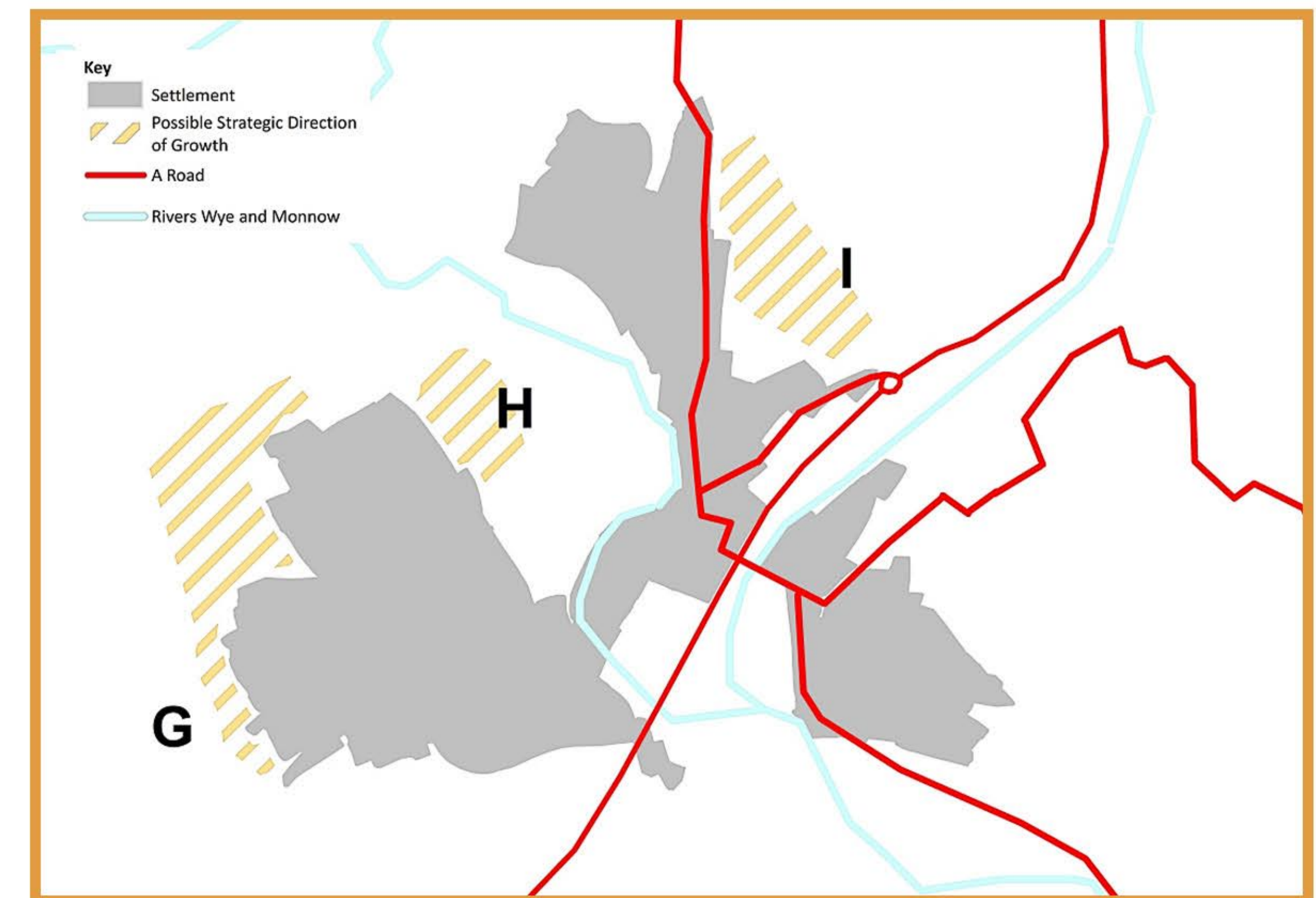
**J** - Land North East of Caldicot

**K** - Land North West of Caldicot

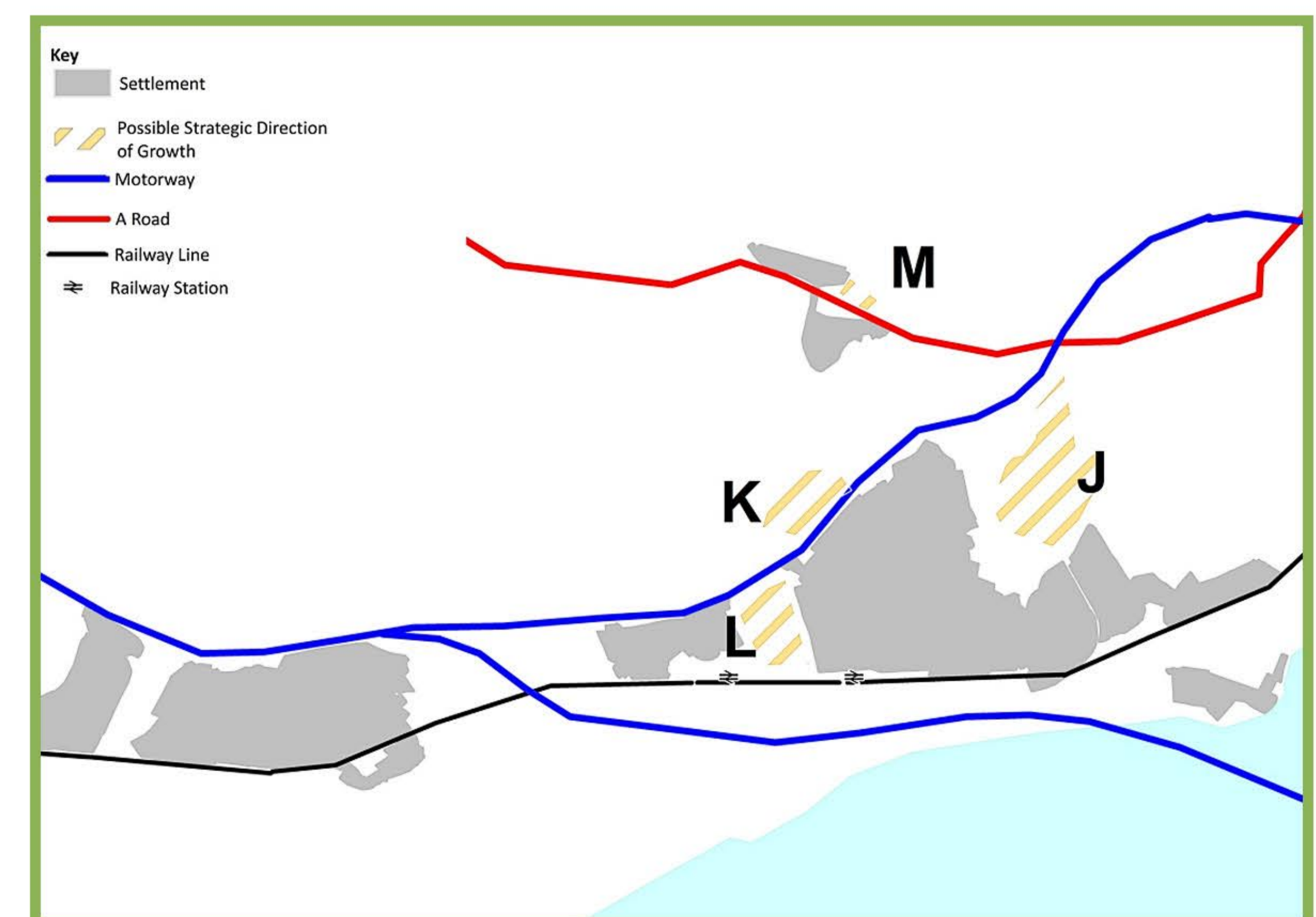
**L** - Land West of Caldicot / East of Rogiet

**M** - Land East of Caerwent

**Monmouth (inc. Wyesham)**

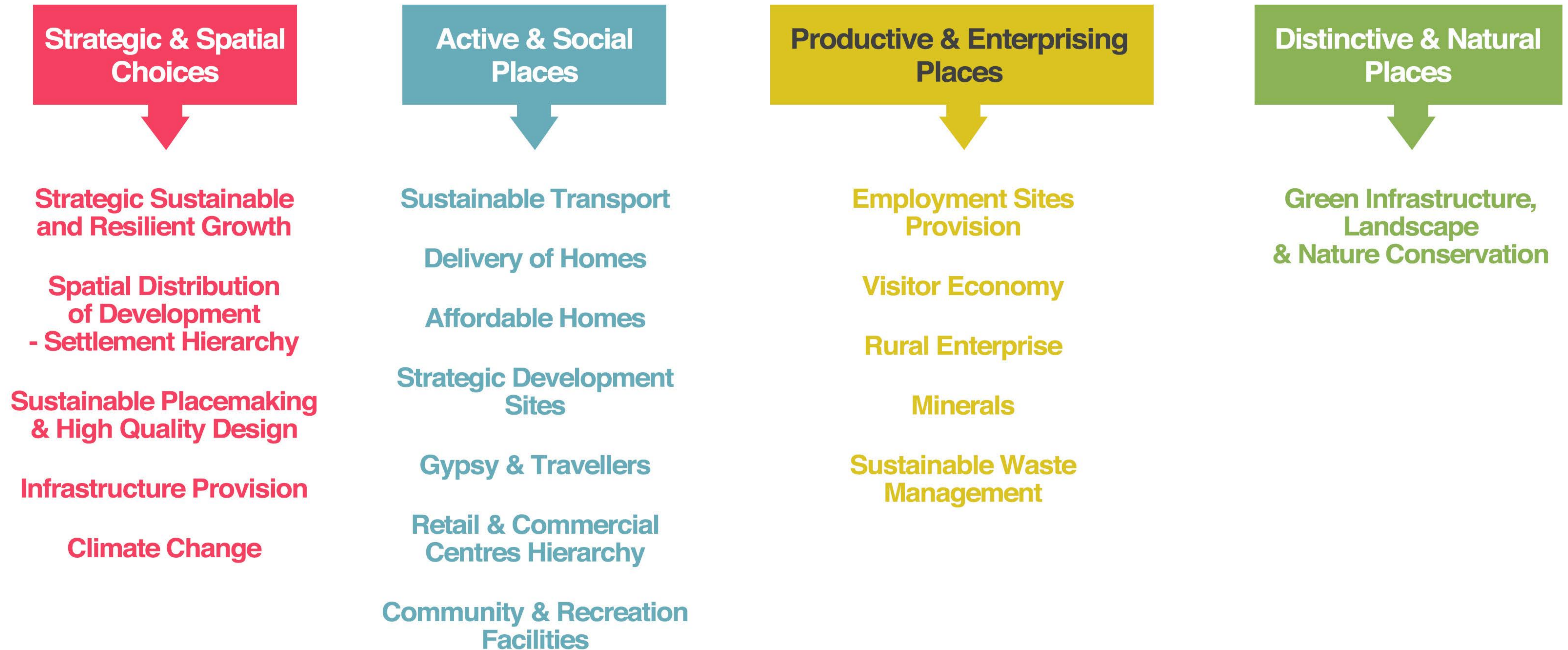


**Severnside**



# Strategic Policies

The Preferred Strategy also sets out 18 strategic policies which cover a whole range of topic areas. These reflect PPW11's (Planning Policy Wales) four placemaking themes:



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



# Consultation Process

A 6 week consultation will take place on the Preferred Strategy from **5<sup>th</sup> July 2021** until **16<sup>th</sup> August 2021**.

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

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

There will be also be community engagement drop-in session in various locations across the County, as well as two webinar presentations and Q&A sessions. For further information on our community engagement please visit our website on:

<https://www.monmouthshire.gov.uk/planning-policy/news-and-consultations>



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

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

*\* Should there be a further lockdown due to the COVID-19 pandemic, these drop-in sessions will be replaced by additional virtual events.*



# Key Preferred Strategy Documents

## Next Steps

Feedback from the consultation / engagement on the Preferred Strategy will be considered and set out in the Consultation Report on the Preferred Strategy. This consultation report and the Preferred Strategy with any necessary amendments will be reported to Council in approximately November 2021 to seek approval of the Preferred Strategy. The Deposit Plan will then be prepared and considered by Council prior to a statutory six-week consultation and engagement period in Summer 2022.

Further information and documents in relation to the Preferred Strategy are available at:

<https://www.monmouthshire.gov.uk/planning-policy/plan-preparation/preferred-strategy>

