

Replacement Local Development Plan (RLDP) 2018-2033

Place Scrutiny Committee: Update on Replacement Local
Development Plan 2018-2033

Thursday 28th September 2023

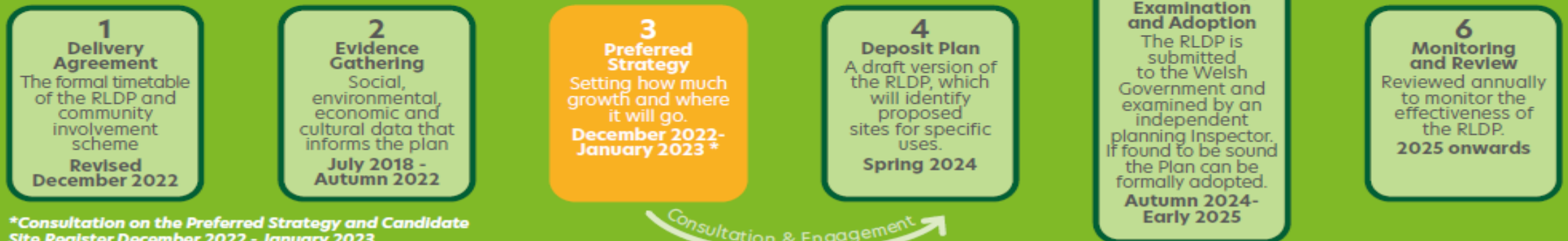


Replacement Local Development Plan 2018-2033 Progress to date

- December 2022/January 2023 – Public consultation on the preferred strategy
- Paper to Council on 26th October paper to agree post –consultation amendments to the RLDP
- Deposit Plan Spring 2024 – Draft version of RLDP with full policy framework and sites goes out to public consultation.

The RLDP Process

Preparing the RLDP is a step by step process. We are currently at the Preferred Strategy stage of the process. The key steps for Monmouthshire's RLDP are:



*Consultation on the Preferred Strategy and Candidate Site Register December 2022 - January 2023

The Preferred Strategy we consulted on

Between 2018 and 2033 the revised Preferred Strategy will:

Grow Monmouthshire by 5,400 – 5,940 homes * including approximately 1,580 – 1,850 affordable homes

Enable the provision of 6,240 jobs

Focuses growth on exemplar, well-connected sites in most sustainable settlements of Abergavenny, Caldicot (including Severnside) and Chepstow

Identifies three Strategic Development Site Allocations

Limits the impact of climate change by ensuring new homes are net zero carbon ready and well connected with existing settlements, providing attractive and accessible places to live and work.

The updated Preferred Strategy

Between 2018 and 2033 the revised Preferred Strategy will:

Grow Monmouthshire by 5,400 – **6,210** homes * including approximately 1,580 – **1,910** affordable homes

Enable the provision of 6,240 jobs

Focuses growth on exemplar, well-connected sites in most sustainable settlements of Abergavenny, Caldicot (including Severnside) and Chepstow **and Monmouth**

Identifies **four** Strategic Development Site Allocations

Limits the impact of climate change by ensuring new homes are net zero carbon **ready** and well connected with existing settlements, providing attractive and accessible places to live and work.

The proposed changes to the RLDP following the consultation

1. Add a strategic site within Monmouth by allocating Candidate Site CS0270 Leasbrook off Dixton Road for approximately 270 homes and factor in legacy sites
2. Amend the site allocation within Chepstow by allocating Candidate Site CS0165 Mounton Road for approximately 145 homes and commercial development (hotel and possibly a care home)
3. Increase the flexibility allowance from 10% to 15% (5940 (5,400 + 10% flexibility) to 6210 (5,400 + 15% flexibility))
4. Make allowance within the plan for 100 Ministry of Defence (MoD) homes to provide service family accommodation
5. Amend policy requirement from 'net zero carbon ready' to 'net zero carbon'

Changes arising from comments on the vision, objectives and strategic policies will be incorporated into the Deposit Plan.



1. Allocation of a Strategic site in Monmouth

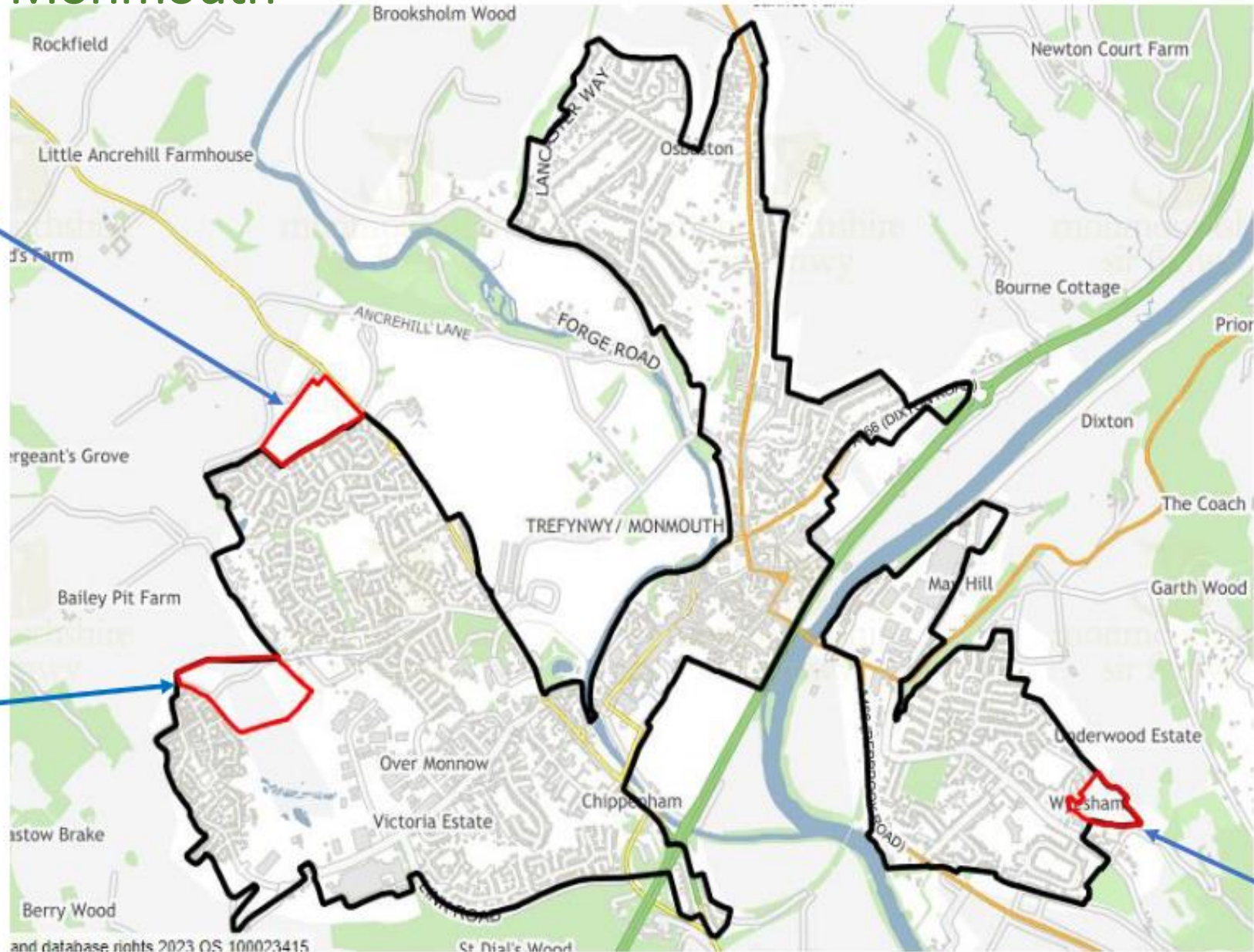
Welsh Government Planning Division's response :-

*“Due to high phosphate levels in the Wye and Usk Welsh Water has made a commitment to improve the Wastewater Treatment facilities in Monmouth and Llanfoist. Improvements to both works are currently subject to design and regulatory approval. **On the basis that improvement to both works to remove phosphates are planned it is appropriate to identify new affordable housing led allocations in both Monmouth and Abergavenny in the Deposit plan.**”*

The RLDP can now allocate new affordable housing-led development within Monmouth which will assist in addressing the Plan's key objectives, including the delivery of much needed new affordable homes in the town, and allowing development that support the economic growth of the area.



Legacy Sites in Monmouth



c) Rockfield Road
Approximately
130 homes

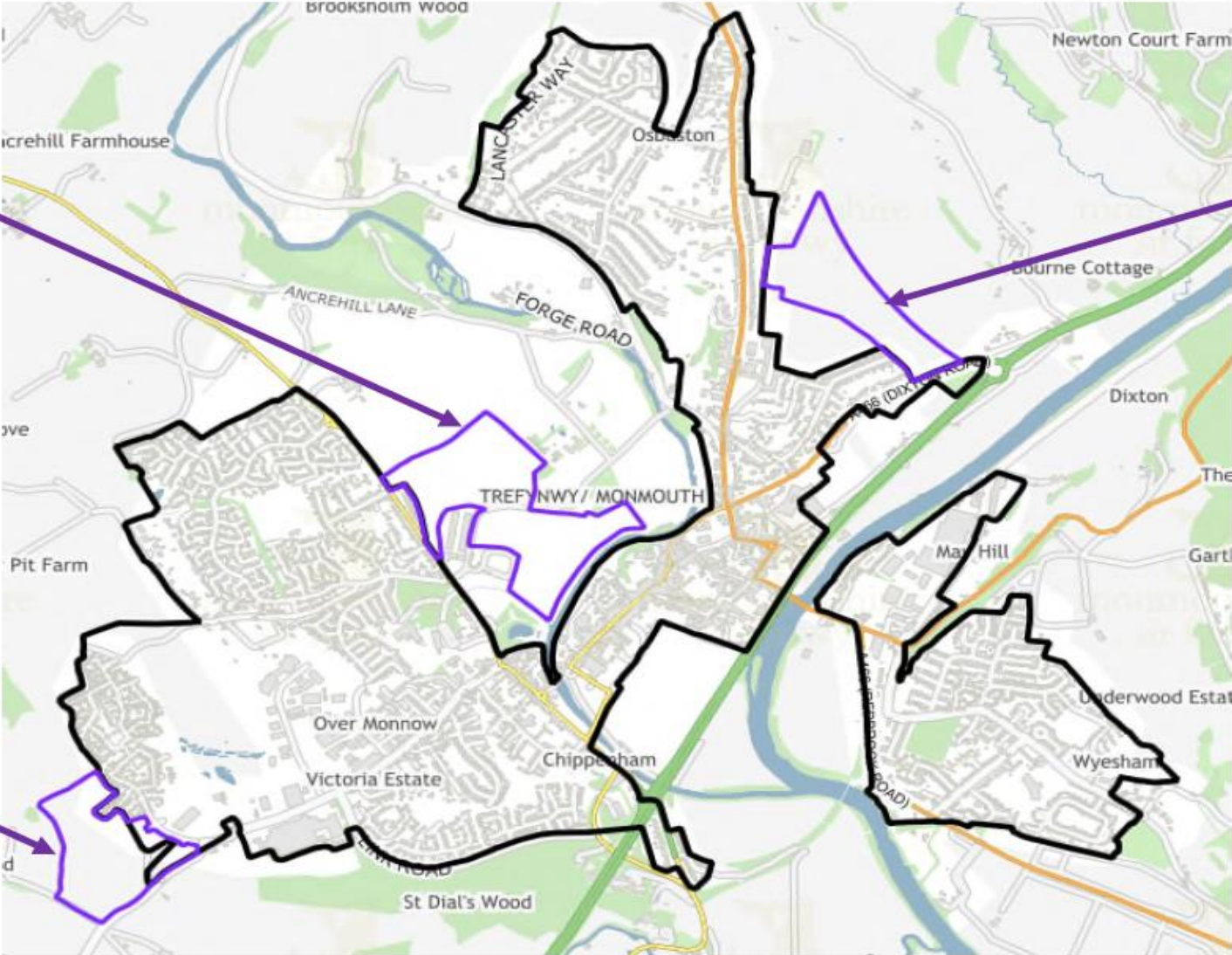
a) Drewen Farm
Approximately
110 homes

b) Tudor Road
Wyesham 4
Approximately 35
– 50 homes

Options for a Strategic Site in Monmouth – Preferred option is Dixon Road

Land at Vauxhall Fields
Mixed use Resi led scheme :
179 residential units
Care home, car park,
community park & hub

Land at Wonastow Road
Mixed use: 175 residential
units
2.6ha employment land



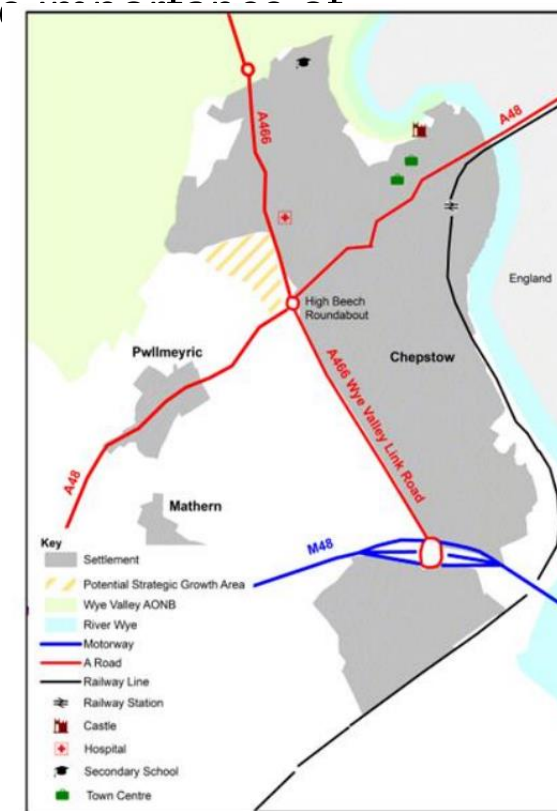
Land at Dixon Road
270 residential units

2. Amendment of strategic site in Chepstow

Amendment of strategic site in Chepstow from Bayfield to Mounon Road – number of homes remain unchanged – approximately 145 homes.

Benefits of the commercial development and associated job creation outweigh the loss of higher quality agricultural land, given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley.

Bayfield	Mounon Road
c.145 homes	c.145 homes plus commercial uses (scope for a hotel and care home)
c.28% best and most versatile agricultural land	c.72% best and most versatile agricultural land
Proximity to schools and leisure centre	Proximity to train station (and less steep topography) and to Bulwark local centre
Natural rounding off to the settlement boundary	Encroaches into current green wedge separating Chepstow from Pwllmeyric however sufficient buffer would remain
Adjacent to and visible from AONB	Setting of Listed Building



3. Increase Flexibility allowance

Increase the flexibility allowance from 10% to 15% slightly increasing the total numbers of homes planned for from 5940 (5,400 + 10% flexibility) to 6210 (5,400 + 15% flexibility)

Benefits : -

- Ensures strategic sites are sufficiently large to deliver the required infrastructure
- Allows for smaller sites across the county to sustain existing communities
- Ensures plan is more robust and resilient
- A range of smaller sites will ensure delivery of much needed affordable housing after the adoption of the plan.



3. Increase Flexibility allowance

Settlement	Total Commitments			Preferred Strategy		Total Housing Provision 2018-2033*
	Completions 2018-2023	Existing Commitments	LDP Rollover Allocations	Total Allowances (Small Sites; Windfalls)	RLDP New Housing Allocations (Dwellings)	
Abergavenny (incl. Llanfoist)	486	77	0	240	600	1,403
Chepstow	315	170	0	165	145	795
Monmouth (incl. Wyesham)	267	81	145	86	330	909
Caldicot (incl. Severnside)	591	587	0	192	825	2195
Secondary Settlements	104	38	0	79	120	341
Rural Settlements	159	40	15	248	105	567
Total	1,922	993	160	1,010	2,125	6,210



3. Increase Flexibility allowance

Details of the Preferred Strategic Site Allocations

Site Name	Candidate Site Reference	Size (Ha)	Proposed Use	Approximate No. of homes within Plan period
Abergavenny East	CS0213	24.75	Mixed Use: Residential, Employment, Retail, Leisure, Education and Community Use	500
Mounton Road, Chepstow	CS0165	12.8	Residential	145
Leasbrook (land north of Dixton), Monmouth	CS0270	12.5	Residential	270
Caldicot East	CS0087 CS0251	94.57	Mixed Use: Residential, Employment, Retail, Leisure	735*

*does not include 100 MoD homes for service families



4. **Make allowance within the plan for 100 Ministry of Defence (MoD) homes to provide service family accommodation on Caldicot East Site.**

- Homes to provide service family accommodation on Caldicot East Site
- Built or purchased by the MoD not available for the general public and therefore not part of the housing requirement figure of 6,210

5. **Net Zero Carbon Homes**

- Move from 'net zero carbon ready to 'net zero carbon'
- New homes would achieve a balance between the carbon emitted into the atmosphere, and the carbon removed from it.
- Officers currently investigating the specific details of this planning policy considering the viability implications and delivery mechanisms.



The Vision for our Strategic Sites

Exemplar well connected, affordable housing led developments that enhance towns and provide highly sustainable homes for future generations

- 50/50 Affordable housing provision across sites
- Net Zero Carbon Homes – Highly energy efficient
- Excellent active travel connections to encourage movement away from private motor vehicle
- Housing mix
- Access to Green open space and integration of green infrastructure
- High standard of design for built environment



Other key pieces of work to inform the Deposit Plan

- Ongoing work on the Infrastructure Plan
- Updated Local Transport Plan
- Economic Development Strategy
- Integrated sustainability appraisal
- Habitat Regulation Assessment
- Gypsy and Traveller site search
- Renewable Energy Study
- Green Wedge Review



Questions and discussions

