

**SUBJECT: DEPOSIT REPLACEMENT LOCAL DEVELOPMENT PLAN
(RLDP)**
MEETING: COUNCIL
DATE: 24th OCTOBER 2024
DIVISION/WARDS AFFECTED: ALL

1. PURPOSE:

- 1.1 The purpose of this report is to seek Council's endorsement of the Deposit Plan to commence statutory consultation/engagement with communities and key stakeholders, and to seek Council's agreement of the RLDP Revised Delivery Agreement to submit to Welsh Government for approval.

2. RECOMMENDATIONS:

- 2.1 To endorse the Deposit RLDP to commence statutory consultation/engagement with communities and key stakeholders.
- 2.2 To agree the revised Delivery Agreement for the RLDP for submission to Welsh Government for approval.

3. KEY ISSUES:

Background

- 3.1 The Council has been preparing a Replacement Local Development Plan (RLDP) for the period 2018 to 2033. The RLDP is a key Council policy document that allocates land for development, designates areas for protection and contains policies to provide the basis for deciding planning applications. It will cover the whole of the County except for the part within Bannau Brycheiniog National Park.
- 3.2 The existing LDP was adopted in 2014 and covered a ten year between 2011-2021. The adopted LDP is therefore out of date, and it is essential the LDP is replaced to safeguard the County against unacceptable development, allocate

land to deliver essential affordable housing and to support economic prosperity. All of the strategic housing sites in the adopted LDP have been delivered or are currently being built out, therefore there is a lack of land and opportunity to build new homes or to deliver new employment sites. The RLDP will provide the Council with a sound development plan, which will give certainty to communities and developers up to 2033 on which land is appropriate for sustainable development.

3.3 The RLDP identifies land where sustainable forms of development will take place to 2033 and provides an up to date planning policy framework to enable robust decision making on development proposals within the County. It has a key role in delivering the Council’s objectives and addressing the core issues of delivering essential affordable homes at pace and scale, responding to the climate and nature emergency, ensuring our communities are socially and economically sustainable by dressing our demographic balance by attracting a younger demographic and supporting the County’s economic prosperity. The RLDP takes account of and helps deliver a range of other initiatives, including the land use elements of the Council’s Economy, Employment and Skills Strategy, Local Transport Strategy and the Community and Corporate Plan by supporting the delivery of the Council’s core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

3.4 Figure 1 below shows the key steps in the RLDP process. The Council is currently at Stage 4 in the diagram, and if Council agrees to endorse the Deposit RLDP for public consultation/engagement on 24th October 2024 a six-week consultation period would commence on 4th November until 16th December 2024. Following this consultation period with communities, the RLDP will be reported back to Council (July 2025) to consider the comments received from the public consultation and whether to endorse the RLDP’s submission to the Welsh Government to be independently examined by a planning inspector. The planning inspector would review whether the RLDP is ‘sound’ and can therefore be formally adopted by the Council.

At this stage (4), Council is considering whether to endorse the Deposit RLDP for public consultation to engage with communities and key stakeholders over a six-week period (4th November – 16th December).

Figure 1: Key Steps in the RLDP Process



RLDP Revised Delivery Agreement

- 3.5 The Delivery Agreement sets out the timetable for delivering the RLDP and the strategy for community involvement. Several challenges have arisen during the development of the RLDP meaning that progress on the preparation of the RLDP has been delayed this includes delays due to the pandemic, new population data being released, the impact of phosphates on development and concerns made by Welsh Government in relation to the level of growth proposed in previous draft Strategies. The most recent delay impacting on the publication of the Deposit RLDP was due to the timing of a UK General Election. As a result of this delay in the publication of the Deposit RLDP, a revised Delivery Agreement has been prepared which sets out an amended timetable for Plan preparation.
- 3.6 The revised Delivery Agreement, which includes the amended timetable, is attached at **Appendix 2**. Council will consider whether to agree the revised Delivery Agreement for submission to Welsh Government on 24th October 2024.
- 3.7 The Delivery Agreement must be approved by resolution of the Council and submitted to the Welsh Ministers for agreement in accordance with Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015). Following agreement by the Minister, work will continue on the preparation of the RLDP in accordance with the revised Delivery Agreement.
- 3.8 The amended timetable sets out the following revised dates for future key stages of the RLDP process.

RLDP Key Stage	Previously Agreed DA Timetable	Revised Date – October 2024
Deposit Plan – Political Reporting	March 2024	October 2024
Deposit Plan – Consultation	April-May 2024	November - December 2024
RLDP Submission to Welsh Government	October 2024	July 2025
Examination	Late 2024/early 2025	September - November 2025
Inspector's Report	June 2025	March/April 2026
Adoption	July 2025	May 2026

Deposit RLDP

- 3.9 The Deposit RLDP is a 'core' Council document that sets out the strategy, proposals and detailed policies for the future use and development of land in

in Monmouthshire (excluding the area within the Bannau Brycheiniog National Park) over the Plan period 2018 to 2033. It identifies how much sustainable growth is needed and where this growth will be located. Its preparation has been guided by a framework of key inputs that includes national legislation/policy, local and regional policies/strategies and an evidence base relating to key local issues for the Plan to address. The Deposit RLDP seeks to address the issues, challenges and opportunities facing the County, that are documented in the Gwent PSB¹ Well-being Plan (August 2023) and MCC's Taking Monmouthshire Forward – Community and Corporate Plan 2022-2028 (April 2023).

3.10 The Deposit Plan is attached at **Appendix 1**. A summary version of the Deposit RLDP has also been prepared (attached at **Appendix 3**).

3.11 The Councils vision within the Deposit RLDP is that: -

By 2033 Monmouthshire will be home to well-connected exemplar, affordable housing-led, net zero carbon places that provide employment and support demographically balanced sustainable and resilient communities for all, where:

- People are living in inclusive, equal, safe, cohesive, prosperous and vibrant communities. Both urban and rural areas 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, ambitious and well-connected County.
- The best of the County's built heritage, countryside, biodiversity, 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, supporting our ambitions for a zero-carbon county.

3.12 The Deposit RLDP includes seventeen objectives to achieve this vision and these objectives are grouped to reflect the seven wellbeing goals (they are not listed in order of importance). However, as the Plan has developed, four core objectives have become apparent: delivering essential affordable homes at pace and scale to meet local needs, ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic, responding to climate and nature emergency and supporting and enabling sustainable economic growth.

¹ The Gwent PSB has been formed by the former five PSBs of Blaenau Gwent, Caerphilly, Newport, Monmouthshire and Torfaen, along with the Aneurin Bevan University Health Board, South Wales Fire and Rescue Service and Natural Resources Wales.

Key Highlights of the Deposit RLDP

3.13 The Sustainable and Resilient Communities Growth and Spatial Strategy:

- Makes provision for approximately 5,400 - 6,210 homes over the Plan period 2018-2033². This includes the provision of approximately 1,595 - 2,000 affordable homes. As there are currently approximately 4,080 homes in the housing landbank³, land will be allocated for approximately 1,320 – 2,130 new homes, including 660 – 1,065 new affordable homes. These homes will be delivered through various housing land supply components, details of which are set out in Table 2 below, Appendix 7 and the Housing Background Paper.
- Allocates a minimum of 38ha of B use class employment land and sets out the planning policy framework to support job growth of up to 6,240 additional jobs over the Plan period. The Plan also includes policies to facilitate growth in foundational sectors such as retail, leisure, tourism and agriculture. The RLDP is supported by the Council's Economy, Employment and Skills Strategy and Local Transport Strategy. Collectively these key plans/strategies will support sustainable economic growth/job creation through a range of mechanisms and interventions.
- Focuses growth in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, as well as some growth in our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas. Strategic sites are identified to sustainably expand the Primary Settlements of Abergavenny, Caldicot, Chepstow and Monmouth. Additional site allocations are identified in sustainably located edge of settlement locations in various settlements across the County. These site allocations are set out in policies HA1 to HA18.
- Limits the impact of climate change by ensuring new homes are net zero carbon and well connected with existing settlements, providing attractive and accessible places to live and work.

3.14 Table 1 sets out a summary of the overarching spatial distribution of housing provision for the RLDP.

² In accordance with the Development Plans Manual (WG, March 2020) an allowance is made for a 15% flexibility allowance to factor in sites that may not come forward, unforeseen issues or to meet higher aspirations for the County to enable the provision/delivery of additional sites if all sites are delivered.

³ As the Plan period has already begun (2018) some of the homes in the landbank have been built, are under construction or have planning permission. The landbank figure also takes into account LDP 'rollover' allocations, windfall sites and small sites.

Table 1: Summary of Spatial Distribution of Housing Provision*

				Allocations		
	Completions 2018-2023	Existing Commit- ments	Total Allowances (Small Sites; Windfalls)	LDP Rollover Allocations	RLDP New Housing Allocations (Dwellings)	Total RLDP Housing Provision
Abergavenny (incl. Llanfoist)	537	29	196	0	600	1,362
Chepstow	448	81	154	0	146	829
Monmouth (incl. Wyesham)	286	70	77	160	330	923
Caldicot (incl. Severnside)	663	555	162	0	810	2,190
Secondary Settlements	109	38	67	0	136	350
Rural Settlements	177	25	231	15**	108**	556
Total	2,220	798	887	175	2,130	6,210

*Figures include an indicative 15% flexibility allowance.

** Rural LDP Rollover Allocations and RLDP New Housing Allocations are all within Tier 3 Main Rural Settlements

3.15 In order to deliver the housing provision identified in Policy S1, the following sites are proposed to be allocated for residential development, and in some instances mixed-use opportunities, in the period up to 2033:

Site Ref	Site Name	Settlement	Site Area (ha)	Approximate No. Homes in Plan Period	Approximate No. Affordable Homes in Plan Period
Strategic Sites (Tier 1 Settlements)					
HA1	Land to the East of Abergavenny*	Abergavenny	35.9	500	250
HA2	Land to the East of Caldicot/North of Portskewett*	Caldicot	64	770	385

HA3	Land at Moun-ton Road*	Chepstow	12.8	146	73
HA4	Land at Leasbrook	Monmouth	11	270	135
Primary Settlements/Severnside (Tier 1 Settlements)					
HA5	Land at Penlanlas	Abergavenny	6.17	100	50
HA6	Land at Rockfield	Monmouth	1.5	60	30
HA7	Land at Drewen Farm	Monmouth	6.6	110	55
HA8	Tudor Road, Wyesham	Monmouth	2.1	50	25
HA9	Land at Former MoD*	Caerwent	4.2	40	20
Secondary Settlements (Tier 2 Settlements)					
HA10	South of Monmouth Road	Raglan	4.5	54	27
HA11	Land East of Burrium Gate	Usk	2.6	40	20
HA12	Land West of Trem yr Ysgol	Penperlleni	3.4	42	21
Main Rural Settlements (Tier 3 Settlements)					
HA13	Land adjacent to Piercefield Public House	St Arvans	1.1	16	8
HA14	Land at Churchfields	Devauden	1	20	10
HA15	Land East of Little Mill	Little Mill	1.68	20	10
HA16	Land North of Little Mill	Little Mill	0.87	15	8

HA17	Land adjacent to Llanellen Court Farm	Llanellen	1.56	26	13
HA18	Land West of Redd Landes	Shirenewton	1.76	26	13
Total Units				2,305	1,153

* Mixed-use sites

3.16 The RLDP allocates B use class employment land and sets out the planning policy framework to support job growth of up to 6,240 additional jobs over the Plan period. Strategic Policy S12 sets out the requirement to provide for a suitable range and choice of sites for industrial and business development in the County (classes B1, B2, B8 of the Town and Country Planning Use Classes Order 1987). Overall, the Plan makes provision for approximately 57ha of B use class land (to meet the minimum requirement of 38 ha); this comprises employment land taken up between the period 2018 – 2024 and new employment allocations for the remaining Plan period.

Employment Land Supply

Employment Land Take Up 2018- 2024	Approximately 9ha
Employment Allocations	Approximately 48ha
Total Employment Provision	Approximately 57ha

3.17 The following sites are identified for new industrial and business development (Use classes B1, B2 and B8):

Site Ref	Site Name	Area (Ha)	Use Class
Industrial and Business Sites			
EA1a	Land at Nantgavenny Business Park, Abergavenny	0.59	B1
EA1b	Poultry Units, Rockfield Road, Monmouth	1.3	B1
EA1c	Land North of Wonastow Road, Monmouth	4.5	B1, B2, B8
EA1d	Newhouse Industrial Estate, Chepstow	2.5	B1, B2, B8
EA1e	Land adjoining Oak Grove Farm, Caldicot	6	B1, B2, B8
EA1f	Quay Point, Magor	14	B1, B2, B8

EA1g	Rockfield Farm, Undy	3.2	B1
EA1h	Gwent Euro Park, Magor	7	B1, B2, B8
EA1i	Raglan Enterprise Park, Raglan	1.5	B1, B2, B8
EA1j	Land West of Raglan	4.5	B1, B2, B8
Identified Mixed Use Sites			
EA1k	Land to the East of Abergavenny (see Policy HA1 for site specific policy requirements)	1	B1
EA1l	Land at Former MoD Site, Caerwent (see Policy HA9 for site specific policy requirements)	1	B1
EA1m	Land to the East of Caldicot (see Policy HA2 for site specific policy requirements)	1	B1
Total		48.09	

3.18 The Deposit RLDP contains a number of Strategic Policies which form the framework for implementing and delivering the Sustainable and Resilient Communities Growth and Spatial Strategy. These are outlined below.

Strategic Policies:

- S1 – Growth Strategy
- S2 – Spatial Distribution of Development – Settlement Hierarchy
- S3 – Sustainable Placemaking & High-Quality Design
- S4 – Climate Change
- S5 – Green Infrastructure Landscape and Nature Recovery
- S6 – Infrastructure
- S7 – Affordable Housing
- S8 – Site Allocation Placemaking Principles
- S9 – Gypsy and Travellers
- S10 – Employment Sites Provision
- S11 – Rural Economy
- S12 – Visitor Economy
- S13 – Sustainable Transport
- S14 – Town, Local and Neighbourhood centres
- S15 – Community and Recreation Facilities
- S16 – Sustainable Minerals Management
- S17 – Sustainable Waste Management

Under each strategic policy there are detailed Development Management Policies that provide additional planning policy guidance for the determination

of planning applications within the Plan period up to 2033. Planning policies within the Deposit RLDP seek to address and actively respond to the Climate and Nature Emergency by protecting and enhancing Monmouthshire's special and unique spaces, heritage assets, landscapes and biodiversity. There are also planning policies to support economic prosperity by safeguarding industrial/commercial areas, support the vitality and attractiveness of our town centres with a town centre 'first approach' and support sustainable tourism within the County. The Plan also designates areas for protection, including green wedges and areas of amenity importance.

Supporting Documents

- 3.19 The Deposit Plan has been subject to an Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SEA), Well-being of Future Generations Assessment (WBFGA), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh Language Impact Assessment (WLIA). The ISA assesses the extent to which the proposals and policies will help to achieve the wider environmental, economic, social and cultural objectives of the RLDP. The Deposit RLDP has also been subject to a Habitats Regulations Assessment (HRA).
- 3.20 The Integrated Sustainability Appraisal Report and Habitats Regulations Assessment of the Deposit RLDP are published in Appendices 4 and 5 respectively. The ISA and HRA are iterative processes and are updated as the RLDP progresses towards adoption.
- 3.21 The Deposit RLDP (Appendix 1) also includes the Infrastructure Delivery Plan table, setting out what is needed to support the development of the allocated housing sites.
- 3.22 The Council has carefully considered the responses we received to the consultation on the Preferred Strategy that was conducted December 2022 - January 2023. Council endorsed post consultation updates to the preferred strategy on 26th October 2023. An Initial Consultation Report is attached in Appendix 6, which set outs a summary of the representations received to the consultation on the Preferred Strategy and Candidate Sites Register, together with commentary from the Council on these consultation responses.
- 3.23 The Candidate Site Assessment Report provides information on the candidate sites assessment methodology and the rationale as to why sites have been included or excluded from the Deposit RLDP. The Assessment can be found in Appendix 7.
- 3.24 As part of the development plan process the Council needs to demonstrate that the Plan is 'sound'⁴. A Self-Assessment of the Deposit Plan against the

⁴ Development Plans Manual (Edition 2 – March 2020).

Tests of Soundness has been undertaken and is considered to demonstrate that the Deposit Plan and the processes followed to reach this stage are 'sound' (attached at Appendix 8). The soundness of the RLDP will continue to be assessed against the tests of soundness as the Plan progresses to an independent Examination by a Planning Inspector subject to Council agreement.

- 3.25 The self-assessment also demonstrates that the RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. At a local and regional level, the RLDP is well-placed to implement the vision and objectives of Future Wales by ensuring that it includes policies that adhere to principles of placemaking and sustainable development.

Consultation, Engagement and Stakeholder Involvement

- 3.26 Regulation 17 of The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015)) requires the Council to publish its Deposit RLDP proposals for public consultation prior to determining the content of the RLDP for submission to WG. Subject to endorsement by Council, the Deposit RLDP will be subject to statutory engagement and consultation for a six-week period between Monday 4th November 2024 and Monday 16th December 2024, whereby communities and stakeholders will be invited to comment on the content of the Deposit RLDP. The consultation and engagement will be carried out in accordance with the procedures set out in the Delivery Agreement's Community Involvement Scheme (Appendix 2). This will be done by:

- Direct contact with statutory consultees and those stakeholders who have asked to be included on the RLDP database (1000+ contacts) (contact and language preference are as indicated by the stakeholder through consultation).
- Through use of social media platforms including via Monmouthshire County Council's X and Facebook accounts.
- Engagement with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings.
- Engagement with Town and Community Councils
- All RLDP information and documents will be made available on the Council's website, which will be updated regularly.
- Deposit of Deposit Plan documents at the Council's headquarters and Community Hubs, where possible.
- Press releases for the local media, where appropriate.
- Producing summary documents for key stages of the RLDP process.
- Public information exhibitions, engagement sessions ('drop-in sessions') and meetings in accessible and neutral locations.
- Virtual engagement and consultation via web based technological tools.

- Site notices will be displayed regarding proposed land allocations at Deposit stage and letters will be sent to adjacent properties (excluding Candidate Sites submitted as these relate to submissions for consideration rather than proposals).

Next Steps

3.27 Feedback from the Place Scrutiny Committee will be reported to Council on 24th October 2024. If Council endorses the Deposit RLDP to be issued for statutory consultation/engagement, this will take place over a six-week period from 4th November 2024 – 16th December 2024. It is worth noting that, prior to the consultation starting, the documents will have been in the public domain from 3rd October 2024 as part of this published Scrutiny Committee agenda. The consultation and engagement will be carried out in accordance with the procedures set out in the Delivery Agreement’s Community Involvement Scheme (October 2024). Key aspects of the engagement/consultation on the Deposit RLDP include:

- Direct contact with statutory consultees and those stakeholders who have asked to be included on the RLDP database (1000+ contacts);
- Nine Drop-in Sessions during the consultation period (November – December 2024) as follows:

Venue	Date	Time
Raglan Old Church School Community Centre, Chepstow Road, Raglan	Tuesday 12 th November 2024	2pm – 7pm
Abergavenny Market Hall, Cross Street, Abergavenny	Thursday 14 th November 2024	2pm – 7pm
Usk Community Hub, Maryport Street, Usk	Monday 18 th November 2024	2pm – 7pm
Magor Baptist Chapel, The Square, Magor	Wednesday 27 th November 2024	2pm – 7pm
Portskewett Recreational Hall, Manor Way, Portskewett	Friday 29 th November 2024	2pm – 7pm
Caldicot Town Council Building, Sandy Lane, Caldicot	Wednesday 4 th December 2024	2pm – 7pm
Goytre Village Hall, Newton Road, Penperlleni	TBC	2pm – 7pm
Palmer Centre, High Street, Chepstow	TBC	2pm – 7pm
Shire Hall, Agincourt Square, Monmouth	TBC	2pm – 7pm

- Two virtual events open to all during the consultation period⁵:
 - Wednesday 13th November 2024, 2pm – 3.30pm
 - Monday 9th December 2024, 6pm – 7.30pm

⁵ These events will be recorded and available to view on the Council’s website

- Virtual event for Town and Community Councils Tuesday 5th November 2024, 6pm – 7.30pm;
- Engagement with the pupils at the County's four comprehensive schools.

3.28 Following consultation on the Deposit RLDP, the Council will consider all comments received from the consultation, including any necessary amendments, and whether to endorse the Plan for submission to the Welsh Government (July 2025), who will arrange for an independent planning inspector to be appointed to conduct an examination in public (September – November 2025).

3.29 Following the examination, the Inspector will issue a report recommending any required changes to the RLDP (March/April 2026). If the Inspector considers the Plan is fundamentally unsound it will not be recommended for adoption. The conclusions reached by the Inspector will be binding and unless the Welsh Government intervenes, the Council must accept the changes and adopt the RLDP as amended. Once adopted, the RLDP will replace the existing LDP adopted and will become the framework against which decisions on planning applications are made until 2033.

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

4.1 The Planning and Compulsory Purchase Act (2004) sets out the requirement for all LDPs to be subject to a Sustainability Appraisal (SA). All stages of the RLDP are subject to an Integrated Sustainability Assessment (ISA) (including Strategic Environmental Assessment (SEA), Well-being of Future Generations (WBFG), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)). The ISA Report is attached in **Appendix 4**. The ISA findings have informed the Deposit RLDP including the detailed policies and site allocations in the plan, in order to ensure that the Plan promotes sustainable development.

4.2 An Equality and Future Generations Evaluation (including equalities and sustainability impact assessment) is attached to this report at **Appendix 9**.

Safeguarding and Corporate Parenting

4.3 There are no safeguarding or corporate parenting implications arising directly from this report. The RLDP will provide affordable homes, delivery and allocation of which should be cognisant of the needs of children leaving care.

Socio-economic Duty

4.4 The RLDP seeks to tackle inequality, specifically by seeking to address house price unaffordability, which currently prevents some of our communities accessing suitable homes within the County. This is likely to benefit younger people, who in turn will make our ageing communities more socially and economically balanced and more sustainable. Good quality and affordable homes are important in achieving poverty reduction and equitable prosperity and supporting the best start in life. Good spatial planning helps to build cohesive communities. The provision of affordable homes combined with policy interventions in relation to the requirement of a mix of market housing will increase opportunities for those in poverty to access safe, secure and suitable homes. In accordance with the WBFGA, the RLDP also seeks to prevent future problems and will therefore continue to avoid new development in flood risk areas and will ensure the delivery of net zero carbon homes to help address the climate and nature emergency and also tackle issues such as fuel poverty.

5. OPTIONS APPRAISAL

Deposit RLDP

Option	Benefit	Risk	Comment
Council endorses the Deposit RLDP for statutory consultation for six weeks from 4 th November to 16 th December 2024, alongside the Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment (HRA) and agrees the revised Delivery Agreement for submission to Welsh Government for approval.	<p>By endorsing the Deposit RLDP, Council will allow the RLDP to progress and allow an opportunity for public engagement.</p> <p>By agreeing the revised Delivery Agreement (DA), Council will allow its submission to Welsh Government for approval which will enable the RLDP to progress in accordance with the DA.</p>	That notwithstanding Council's decision, Welsh Government do not approve the revised Delivery Agreement.	<p>This is the preferred option.</p> <p>The Deposit RLDP, as drafted, is considered to promote an appropriate level and spatial distribution of housing and employment growth for the County to 2033, which will assist in delivering the Council's objectives and addressing the core issues of delivering essential affordable homes, responding to the climate and nature emergency by delivering net zero carbon homes in exemplar places, supporting economic</p>

Option	Benefit	Risk	Comment
			<p>prosperity, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.</p> <p>Every effort has been made to ensure the RLDP DA is realistic.</p>
<p>Council do not endorse the Deposit RLDP for consultation, and/or do not agree the revised Delivery Agreement for submission to Welsh Government for approval.</p>	<p>None</p>	<p>Timely progress is not made to deliver the RLDP and to address priority objectives including the delivery of urgently needed affordable housing, addressing the climate and nature emergency, supporting economic growth and addressing our unbalanced demography. The Adopted LDP's planning policy framework is out of date and there is a lack of available land to provide affordable housing and job opportunities.</p>	<p>This option would have significant negative implications.</p>

6. RESOURCE IMPLICATIONS

- 6.1 Officer and consultant time and costs associated with the preparation of the revised Deposit Plan will be met from the Planning Policy budget and existing LDP reserve.
- 6.2 The essential infrastructure requirements for the allocated housing sites are identified in the Deposit RLDP. Although it is expected that the infrastructure would be funded via S106 planning contributions from the developers and site promoters, there may be some instances over the lifetime of the plan that there is a requirement for Council expenditure to assist in providing some infrastructure or in bringing some sites forward. This might include accessing public funding streams, the use of Compulsory Purchase Orders (CPO) and/or potential commercial investment to provide 'shovel ready' sites or business premises. Future Wales 2040 Policy 3 which supports public leadership and the use of public land to deliver affordable housing and delivering economic prosperity within the County.

7. CONSULTEES

- Cabinet Member for Planning and Economic Development & Deputy Leader
- SLT
- Communities and Place DMT
- Member workshops 17th September, 26th September & 2nd October 2024
- Place Scrutiny Committee 10th October 2024. Feedback from Place Scrutiny Committee is attached at **Appendix 10**.

8. BACKGROUND PAPERS

Include:

- RLDP Preferred Strategy Post consultation updates (October 2023)
- Initial Consultation Report (October 2024)
- Monmouthshire RLDP Integrated Sustainability Appraisal (ISA) Report; Monmouthshire RLDP ISA Report Non-Technical Summary; Monmouthshire RLDP ISA Technical Annex Candidate Sites.
- HRA of the Monmouthshire RLDP Deposit Plan (AECOM, September 2024)
- RLDP Delivery Agreement (Revised October 2024)

9. AUTHORS:

Craig O'Connor
Head of Placemaking

Rachel Lewis
Planning Policy Manager

10. CONTACT DETAILS:

Tel: 07816175737
craigconnor@monmouthshire.gov.uk

Tel: 01633 644827
rachellewis@monmouthshire.gov.uk

APPENDICES:

APPENDIX 1: Monmouthshire Deposit RLDP and Proposals Map Inset Maps

APPENDIX 2: Monmouthshire Delivery Agreement (Revised October 2024)

APPENDIX 3: Monmouthshire Deposit RLDP Summary

APPENDIX 4: Monmouthshire RLDP Integrated Sustainability Appraisal (ISA) Report; Monmouthshire RLDP ISA Report Non-Technical Summary; Monmouthshire RLDP ISA Technical Annex Candidate Sites.

APPENDIX 5: Habitats Regulations Assessment of the Monmouthshire RLDP Deposit Plan

APPENDIX 6: Initial Consultation Report

APPENDIX 7: Candidate Sites Assessment Report

APPENDIX 8: Self-Assessment of the Deposit Plan against the Tests of Soundness

APPENDIX 9: Equality and Future Generations Evaluation

APPENDIX 10: Place Scrutiny Committee - Summary of the meeting held on 10th October 2024

