

**SUBJECT: DEPOSIT REPLACEMENT LOCAL DEVELOPMENT PLAN (RLDP)
SUBMISSION**

MEETING: COUNCIL

DATE: 23rd OCTOBER 2025

DIVISION/WARDS AFFECTED: ALL

1. PURPOSE:

1.1 The purpose of this report is to:

- Inform Council of the results of the public consultation/engagement on the Deposit Replacement Local Development Plan (RLDP) as set out in the Deposit RLDP Consultation Report and the subsequent proposed minor non-material amendments to the Deposit RLDP.
- To inform Council of the feedback from Place Scrutiny Committee on 25th September 2025.
- Seek Council's approval of the Deposit RLDP Consultation Report and the Deposit RLDP (as amended following public consultation) and associated documents prior to submission to Welsh Government and Planning and Environment Decision Wales (PEDW) for independent examination.
- Seek Council's agreement to delegate authority to the Chief Officer for Place and Community Well-being and the Head of Planning, so that either may, in consultation with the Cabinet Member for Planning and Economic Development and Deputy Leader, make any minor changes to the Deposit RLDP and associated supporting documents prior to submitting the documents to Welsh Government and PEDW, and make any changes to the RLDP on behalf of the Council as requested by the Inspector(s) during the RLDP Examination.

2. RECOMMENDATIONS:

2.1 That Council:

- Approves the Deposit RLDP Consultation Report and the RLDP, as amended following public consultation, and associated documents prior to its submission to Welsh Government and Planning and Environment Decision Wales (PEDW) for independent examination.

- Delegates authority to the Chief Officer for Place and Community Well-being and the Head of Planning, so that either in consultation with the Cabinet Member for Planning and Economic Development and Deputy Leader, may:
 - a) make any minor changes to the Deposit RLDP and associated supporting documents, prior to submitting the documents to Welsh Government and PEDW, and
 - b) make any changes to the RLDP on behalf of the Council as requested by the Inspector(s) during the Examination.

3. KEY ISSUES:

Background

- 3.1 The Planning and Compulsory Purchase Act 2004 (section 62) requires all local authorities to prepare a local development plan (LDP) for their area. The Town and Country Planning (LDP) (Wales) Regulations 2005 (as amended) [hereafter the LDP Regulations] prescribes the form and content of LDPs and process to be followed for their preparation.
- 3.2 Monmouthshire County Council is preparing a Replacement Local Development Plan (RLDP) for the County which will cover 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. The Plan is being prepared in accordance with the revised Delivery Agreement (October 2024), attached at **Appendix 1**, which sets out the timetable for Plan preparation and the approach to community consultation and engagement. When adopted, the RLDP will replace the existing adopted LDP as the statutory land use development plan for the County.
- 3.3 The RLDP 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 addressing our demographic balance by attracting a younger demographic and supporting the County's economic prosperity. It 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 The existing LDP was adopted in 2014 and covered a ten year period 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, to 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 and, 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.

- 3.5 The preparation of the RLDP involves key stages as shown in Figure 1 below and has progressed through a number of stages since its commencement. The Plan has recently proceeded from Deposit Plan (Stage 4) to submission stage of the RLDP process (Stage 5). At this stage, Council is considering whether to endorse Deposit RLDP Consultation Report and the Deposit RLDP, as amended following public consultation, and associated documents to submit to the Welsh Government (WG) and PEDW for independent examination.

Figure 1: Key Steps in the RLDP Process



Deposit Replacement Local Development Plan (RLDP)

- 3.6 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 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).
- 3.7 The Deposit RLDP builds on the stages and evidence undertaken up to this stage, including a small number of key post-consultation updates to the Preferred Strategy which were set out in a non-statutory report and endorsed

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.

by Council in October 2023². These agreed changes included the identification of a strategic site at Leasbrook in Monmouth following a change in position in relation to phosphates enabling development in the Monmouth area, the change of the strategic site allocation in Chepstow from Bayfield to the Mounon Road site and enhancing the sustainability credentials/energy efficiency of new homes to net zero carbon rather than net zero carbon ready. These changes formed the basis of the preparation of the Deposit Plan.

3.8 The Deposit RLDP sets out the Plan's strategy, policies, and allocations, supported by relevant background evidence. It identifies:

- Site allocations to meet identified needs.
- Defined areas of protection.
- Detailed policy framework including development management policies.
- Delivery and monitoring mechanisms.

3.9 The Council's 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, 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.

3.10 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;

² Full details of the post-consultation changes to the Preferred Strategy are set out in the Council Report <https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=143&MId=5410>

- 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.

Key Highlights of the Deposit RLDP

3.11 The Plan's Sustainable and Resilient Communities Growth and Spatial Strategy:

- Makes provision for approximately 5,400 - 6,210 homes over the Plan period 2018-2033. This includes the provision of approximately 2,000 affordable homes. As there are currently approximately 4,080 homes in the housing landbank, land will be allocated for approximately 2,130 new homes, including approximately 1,065 new affordable homes. These homes will be delivered through various housing land supply components, details of which are set out in Table 1 below, Appendix 7 of the Deposit RLDP and the Housing Background Paper.
- Makes provision for 57ha 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 of the RLDP.
- 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.

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

³ 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.

Table 1: Summary of Spatial Distribution of Housing Provision (updated to take account of latest housing monitoring figures) *

Settlement	Commitment		Allowances	Allocations		
	Completions 2018-2025	Existing Commit- ments	Total Allowances (Small Sites; Windfalls)	LDP Rollover Allocations	RLDP New Housing Allocations (Dwellings)	Total RLDP Housing Provision
Abergavenny (incl. Llanfoist)	552	17	184	0	600	1,353
Chepstow	535	61	126	0	146	868
Monmouth (incl. Wyesham)	291	70	62	160	330	913
Caldicot (incl. Severnside)	827	401	123	0	810	2,161
Secondary Settlements	113	38	60	0	136	347
Rural Settlements	221	14	203	15	108**	561
Total	2,539	601	758	175	2,130	6,203

*Figures include a 15% flexibility allowance.

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

- 3.13 In order to deliver the housing provision identified in Strategic 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 Mounton Road*	Chepstow	12.8	146	73
HA4	Land at Leasbrook	Monmouth	11	270	135
Primary Settlements/Severnside (Tier 1 Settlements)					
HA5	Land at Penlanlas Farm	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

- 3.14 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 S10 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 – 2025 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

- 3.15 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	

3.16 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.

3.17 Strategic Policies:

- S1 – Growth Strategy
- S2 – Spatial Distribution of Development – Settlement Hierarchy
- S3 – Sustainable Placemaking and 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

3.18 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 was 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), and a Habitats Regulations Assessment (HRA). The ISA and HRA are iterative processes, with assessments undertaken at the relevant stages of the RLDP process, including Deposit, and are updated as the Plan progresses towards adoption.
- 3.20 The Deposit RLDP also includes the Infrastructure Delivery Plan table, setting out what is needed to support the development of the allocated housing sites.
- 3.21 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 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 2**). The soundness of the RLDP will be further assessed against the tests of soundness at independent Examination by a Planning Inspector(s), subject to Council agreement.
- 3.22 The self-assessment also demonstrates that the RLDP aligns with the objectives of Future Wales: the National Plan 2040 (Welsh Government, February 2021) 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.
- 3.23 The Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background papers and supporting studies relating to key local issues for the Plan to address. These are set out in the Deposit RLDP and can be accessed below or here [RLDP Submission - Monmouthshire](#)

⁴ Development Plans Manual (Edition 3 – March 2020).

Deposit RLDP Consultation, Engagement and Stakeholder Involvement

- 3.24 The Deposit RLDP was endorsed by Council at its meeting of 24th October 2024 to issue for statutory public consultation/engagement. In accordance with Local Development Plan Regulation 17, consultation took place over a six-week period from 4th November – 16th December 2024 whereby communities and stakeholders were invited to comment on the content of the Deposit RLDP, together with the supporting Integrated Sustainability Appraisal and Habitats Regulations Assessment. The consultation was carried out in accordance with the procedures set out in the revised Delivery Agreement Community Involvement Scheme. A number of engagement methods were utilised to encourage a broad response from different stakeholders and to seek a range of views on the proposals.
- 3.25 In accordance with LDP Regulation 22(2) following the consultation on the Deposit Plan, a Consultation Report has been prepared which sets out who and how we consulted/engaged with the community and stakeholders at each stage of the RLDP process up to Deposit, the responses received to the Deposit Plan consultation and the Council's consideration of these representations. The Deposit RLDP Consultation Report is attached at **Appendix 3**.
- 3.26 A separate Representations Register has also been published, which provides a copy of the duly made representations that were received by the Council during the RLDP Deposit consultation (**Appendix 4**). This is set out in a series of volumes due to the number of representors that commented on the Deposit Plan. The Register has been published in accordance with Regulation 19 of the LDP Regulations and can be viewed on the Council's website. The register is a factual compilation of the comments received, with the necessary redactions made where relevant.
- 3.27 The various methods of consultation and engagement undertaken during the Deposit consultation proved highly effective, with approximately 950 duly made responses received on the Deposit Plan from a range of statutory consultees, organisations, agents, community groups and private individuals. These responses resulted in approximately 4,500 individual representations being made on different elements of the Plan. A breakdown of the number of representations by RLDP policy/section is set out in Appendix 11 of the Consultation Report and a high-level summary of the key themes raised through the consultation is provided below.
- **RLDP Growth Strategy:** representations focussed on two opposing views. The first noting that the growth level is too high and in excess of the housing target specified by Welsh Government in response to the 2021 Preferred Strategy, and the second view noting that the growth level is too low to sufficiently address the RLDP's core issues and objectives.
 - **RLDP Spatial Strategy:** a number of representors supported the spatial strategy and recognition that growth is primarily focused in the County's Primary Settlements of Abergavenny, Chepstow, Monmouth and Caldicot

(including Severnside). Concerns were raised, however, that a disproportionate amount of growth is focussed on the south of the County.

- **Reliance on two Large Strategic Sites in Abergavenny and Caldicot/Portskewett:** concerns were raised at the over reliance of two strategic sites allocated under policies HA1 – Land to the east of Abergavenny and HA2 – Land to the East of Caldicot/North of Portskewett, and the impact this will have on the delivery of the RLDP growth strategy.
- **Site Allocations:** all proposed sites allocations received objections with common concerns raised including the loss of greenfield land, ecological, highway and traffic and landscape impacts, and inadequate infrastructure provision to support the proposals. Representations in support of site allocations were, however, also received, for example the proposed site allocation on land to the East of Abergavenny (HA1) received some support in recognition of its location adjoining Abergavenny Train Station and the sustainable transport options that this provides.
- **Alternative Sites:** A series of candidate sites were suggested as alternatives to the proposed site allocations, usually by site promoters pursuing the allocation of a different site or residents suggesting a different site to that allocated.
- **Affordable Homes:** General support was provided for the need for additional affordable housing, with many supporting the 50% affordable housing policy requirement. However, others questioned the need for this level of affordable housing and suggested that this be reduced to the levels contained in the Adopted Local Development Plan.
- **Climate Change and Net Zero Homes:** the Council's climate change and net zero homes policy requirements were generally welcomed. However, concerns were expressed regarding the potential conflict between the policy objectives and the loss of greenfield land through the allocation of sites. Concerns were also raised in relation to the implementation of the Net Zero Homes policy and ongoing monitoring arrangements.
- **Viability:** Whilst there was support for the Council's 50% affordable housing requirement, concerns were raised regarding the impact this policy requirement, together with other key requirements including net zero homes, would have on viability.
- **Employment and Economy:** some representors noted that the RLDP's job figure is optimistic, with concerns raised in relation to how it will be achieved. Clarification was also sought on how the employment land figure was arrived at, as well as concerns raised in relation to the lack of employment land allocated in Abergavenny and the disproportionate amount allocated in Raglan.
- **Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment (HRA):** Comments on the ISA primarily focussed on the assessment of alternative sites, suggesting that alternative scores should have been applied. With regards to the HRA, Natural Resources Wales (NRW) raised concerns regarding the robustness of the assessment of the

potential loss of functionally linked land relating to the Wye Valley and Forest of Dean Bat SAC.

- 3.28 A detailed summary of the key issues raised, structured around the main policy areas of the RLDP in Plan order, together with the Council's response, is set out in Section 8 of the Consultation Report. Individual responses to all duly made representations received are provided in Appendix 12 of the Consultation Report - Deposit RLDP Representation Responses which are issued by volume due to the significant number of representations received.
- 3.29 As a result of the Deposit Plan consultation, a number of minor amendments to the Deposit RLDP are proposed. These amendments relate to matters such as formatting and grammar, factual corrections and minor updates/amendments to policies and supporting text for consistency and/or clarification. All of the amendments are considered to be minor and non-material in nature and, as a result, no focused changes to the RLDP are proposed. These amendments are set out in the Schedule of Minor Changes to the Deposit RLDP (**Appendix 5**) and are shown as track changes in the amended version of the Deposit RLDP and Proposals Map/Inset Maps (**Appendix 6**).
- 3.30 A number of minor amendments to some of the RLDP background documents are also proposed following the consultation and are set out in the Schedule of Minor Changes to the Deposit RLDP. Again, these amendments relate to matters such as formatting and grammar, points of clarification and factual updates/corrections. Of note, an Addendum to the Deposit Plan Habitats Regulations Assessment has been prepared in response to comments received from Natural Resources Wales (NRW) as noted above and is attached at **Appendix 8**. The updated ISA (amended to reflect factual updates) is attached at **Appendix 7**.

Next Steps

- 3.31 If Council endorses the Deposit RLDP Consultation Report and the Deposit RLDP, as amended, the RLDP and associated documents will be submitted to Welsh Government and PEDW for independent examination by a planning inspector(s).
- 3.32 Following the examination, the Inspector(s) will issue a report recommending any changes to the RLDP prior to referring it back to the Council for adoption. If the Inspector(s) considers the Plan is fundamentally unsound it will not be recommended for adoption.
- 3.33 Once adopted, the RLDP will replace the existing Adopted LDP and will become the framework against which decisions on planning applications are made until 2033.
- 4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, 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 7**. 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, the 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

- 5.1 Deposit RLDP Consultation Report, and Deposit RLDP (as amended)

Option	Benefit	Risk	Comment
Council endorses the Deposit RLDP Consultation Report and the Deposit RLDP, as amended following public consultation, and associated documents to submit to Welsh	By endorsing the Deposit RLDP Consultation Report and the Deposit RLDP, as amended following public consultation, for submission to Welsh Government and PEDW, Council will		<p>This is the preferred option.</p> <p>The Deposit RLDP Consultation Report, as drafted, is considered to effectively capture the consultation and engagement</p>

<p>Government and Planning and Environment Decision Wales (PEDW) for independent examination.</p>	<p>allow the RLDP to progress to independent Examination which is the next key stage of the process.</p>		<p>undertaken throughout the RLDP preparation process, including the Deposit RLDP. The Report documents the consultation and engagement methods used during the Deposit consultation process and clearly sets out the Council's consideration of all duly made representations received on the Deposit RLDP.</p> <p>The Deposit RLDP 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 prosperity, and ensuring our communities are socially and economically sustainable by attracting and</p>
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			retaining younger people to rebalance our ageing demographic.
Council do not endorse the Deposit RLDP Consultation Report and the Deposit RLDP, as amended following public consultation, and associated documents to submit to Welsh Government and Planning and Environment Decision Wales (PEDW) for independent examination.	None	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.	This option would have significant negative implications which would result in the identified key issues not being addressed.

6. RESOURCE IMPLICATIONS

- 6.1 Officer and consultant time and costs associated with the preparation of the RLDP will be met from the Planning Policy budget and existing LDP reserve.

7. CONSULTEES

- Cabinet Member for Planning and Economic Development & Deputy Leader
- SLT
- Business Cabinet
- Place Scrutiny Committee 25th September 2025. The minutes from Place Scrutiny Committee are attached at **Appendix 10** and are included in the Deposit RLDP Consultation Report at Appendix 13.

8. BACKGROUND PAPERS

RLDP Supporting Documents:

These documents can be accessed here [RLDP Submission - Monmouthshire](#) or below.

[SD1 Adopted LDP Review Report \(March 2018\)](#)

[SD2 RLDP Revised Delivery Agreement \(October 2024\)](#)

[SD3 Issues, Vision and Objectives Paper \(Updated September 2024\)](#)

[SD4 Growth and Spatial Options Paper \(September 2022\)](#)

[SD5 Preferred Strategy \(December 2022\)](#)

[SD6 Preferred Strategy Update \(September 2023\)](#)

[SD7 Initial Consultation Report \(2024\)](#)

[SD8 Deposit Replacement Local Development Plan – Written Statement \(October 2024\)](#)

[SD9 Deposit Replacement Local Development Plan - Written Statement \(as amended - proposed submission version, October 2025\)](#)

[SD10 Deposit Replacement Local Development Plan – Proposals Map \(October 2024\)](#)

[SD11 Deposit Replacement Local Development Plan – Proposals Map \(as amended - proposed submission version, October 2025\)](#)

[SD12 Deposit RLDP Inset Maps \(October 2024\)](#)

[SD13 Deposit RLDP Inset Maps \(as amended - proposed submission version, October 2025\)](#)

[SD14 Deposit RLDP Constraints Map \(October 2024\)](#)

[SD15 Deposit RLDP Constraints Map As Amended \(October 2025\)](#)

[SD16 Deposit RLDP Schedule of Minor Changes \(October 2025\)](#)

[SD18 Self-Assessment of the Deposit Plan against the Tests of Soundness \(October 2024\)](#)

[SD19 Habitats Regulations Assessment Initial Screening Report \(December 2018\)](#)

[SD20 Habitats Regulations Assessment of the Monmouthshire Replacement Local Development Plan Preferred Strategy \(November 2022\)](#)

[SD21 Habitats Regulations Assessment of the Monmouthshire RLDP Deposit Plan \(September 2024\)](#)

[SD22 Addendum to the Habitats Regulations Assessment \(HRA\) of the Monmouthshire RLDP: Impacts on Wye Valley and Forest of Dean Bat Sites SAC \(2025\)](#)

[SD23 Sustainability Appraisal \(SA\) Scoping Report \(December 2018\)](#)

[SD24 Integrated Sustainability Appraisal \(ISA\) Initial ISA Report \(November 2022\)](#)

[SD25 Initial ISA Appendix 1: Review of Plans, Policies, Programs and Strategies \(November 2022\)](#)

[SD26 Initial ISA Appendix 2: Baseline Data for Monmouthshire \(November 2022\)](#)

[SD27 Initial ISA Non-Technical Summary \(November 2022\)](#)

SD28 Integrated Sustainability Appraisal (ISA) for the Monmouthshire RLDP Deposit Plan (updated September 2025)

SD29 ISA Non-Technical Summary (September 2025)

SD30 ISA Technical Annex – Candidate Site Assessment (updated September 2025)

SD31 Deposit RLDP Consultation Report (October 2025)

SD32 Deposit RLDP Consultation Report App 12 - Representation Responses Guidance Note

SD33 Deposit RLDP Consultation Report App 12 - Vol 1 Key Issues Challenges and Opportunities

SD34 Deposit RLDP Consultation Report App 12 - Vol 2 RLDP Strategic Framework

SD35 Deposit RLDP Consultation Report App 12 - Vol 3 Sustainable Placemaking and Design

SD36 Deposit RLDP Consultation Report App 12 - Vol 4 Climate Change

SD37 Deposit RLDP Consultation Report App 12 - Vol 5 Green Infrastructure Landscape Nature Recovery

SD38 Deposit RLDP Consultation Report App 12 - Vol 6 Infrastructure

SD39 Deposit RLDP Consultation Report App 12 - Vol 7 New Housing

SD40 Deposit RLDP Consultation Report App 12 - Vol 8 Affordable Housing

SD41 Deposit RLDP Consultation Report App 12 - Vol 9a Residential Allocations S8 & HA1 to HA2

SD42 Deposit RLDP Consultation Report App 12 - Vol 9b Residential Allocations HA3

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SD45 Deposit RLDP Consultation Report App 12 - Vol 10 Gypsy and Travellers

SD46 Deposit RLDP Consultation Report App 12 - Vol 11 Employment and Economy

SD47 Deposit RLDP Consultation Report App 12 - Vol 12 Visitor Economy

SD48 Deposit RLDP Consultation Report App 12 - Vol 13 Sustainable Transport

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SD50 Deposit RLDP Consultation Report App 12 - Vol 15 Community Infrastructure

SD51 Deposit RLDP Consultation Report App 12 - Vol 16 Minerals and Waste

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SD56 Deposit RLDP Consultation Report App 12 - Vol 21 Background Papers
SD57 Deposit RLDP Consultation Report App 12 - Vol 22 Soundness
SD58 Deposit RLDP Consultation Report App 12 - Vol 23 Welsh Language
SD59 Deposit RLDP Representations Register Guidance & Index
SD60 Deposit RLDP Representations Register Vol 1 - Private Individual
SD61 Deposit RLDP Representations Register Vol 2 - Private Individual
SD62 Deposit RLDP Representations Register Vol 3 - Private Individual
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SD81 Deposit RLDP Representations Register Vol 22 - Organisation
SD82 Deposit RLDP Representations Register Vol 23 - County Councillor
SD83 Deposit RLDP Representations Register Vol 24 - Statutory Consultee
SD84 Affordable Housing Transfer Values Revised Approach (April 2025)
SD85 Local Housing Market Assessment Refresh 2022-2037 (May 2024)
SD86 Preliminary Viability Report (September 2024)
SD87 Addendum Update to 2024 Preliminary Viability Report (July 2025)
SD88 Economies of the Future - Economic Baseline Report (March 2018)
SD89 Economies of the Future Analysis – Strategic Directions Report (October 2018)
SD90 Economy, Employment and Skills Strategy (EESS) (2023)
SD91 Employment Land Background Paper (October 2025)
SD92 Employment Land Review (November 2022)
SD93 Inward Investment Prospectus 2020: Growing your Business in Monmouthshire (2021)
SD94 Monmouthshire 2040: Economic Growth and Ambition Statement (November 2019)
SD95 Regional Assessment of Future Growth and Migration for the Cardiff Capital Region (May 2024)

SD96 Regional Employment Study – Larger than Local Study – Blaenau Gwent, Caerphilly, Torfaen, Monmouthshire and Newport (March 2020)

SD97 Strategic Flood Consequences Assessment (SFCA) Stage 1 Report (November 2022)

SD98 Strategic Flood Consequences Assessment App F1 – Monmouthshire (November 2022)

SD99 Strategic Flood Consequences Assessment Candidate Sites Screening (November 2022)

SD100 Strategic Flood Consequences Assessment Stage 2 Report (2025)

SD101 Gypsy and Traveller Accommodation Assessment (January 2021)

SD102 Gypsy and Traveller Background Paper (October 2024)

SD103 Housing Background Paper (updated October 2025)

SD104 Infrastructure Delivery Plan Background Paper (Updated October 2025)

SD105 Landscape Sensitivity Study Update (October 2020)

SD106 Abergavenny & Llanfoist Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD107 Abergavenny & Llanfoist LLCAs Assessment (October 2020)

SD108 Caerwent Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD109 Caerwent LLCAs Assessment (October 2020)

SD110 Caldicot Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD111 Caldicot LLCAs Assessment (October 2020)

SD112 Chepstow Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD113 Chepstow LLCAs Assessment (October 2020)

SD114 Crick Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD115 Crick LLCAs Assessment (October 2020)

SD116 Llanellen LLCAs Assessment (October 2020)

SD117 Magor Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD118 Magor LLCAs Assessment (October 2020)

SD119 Monmouth Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD120 Monmouth LLCAs Assessment (October 2020)

SD121 Mount Ballan Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD122 Mount Ballan LLCAs Assessment (October 2020)

SD123 Penperlleni Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD124 Penperlleni LLCAs Assessment (October 2020)

SD125 Portskewett Candidate Sites Landscape Sensitivity Assessment (October 2020)

SD126 Portskewett LLCAs Assessment (October 2020)

SD127 Raglan Candidate Sites Landscape Sensitivity Assessment (October 2020)
SD128 Raglan LLCAs Assessment (October 2020)
SD129 Rogiet Candidate Sites Landscape Sensitivity Assessment (October 2020)
SD130 Rogiet LLCAs Assessment (October 2020)
SD131 St Brides Candidate Sites Landscape Sensitivity Assessment (October 2020)
SD132 St Brides LLCAs Assessment (October 2020)
SD133 Sudbrook Candidate Sites Landscape Sensitivity Assessment (October 2020)
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SD135 Usk Candidate Sites Landscape Sensitivity Assessment (October 2020)
SD136 Usk LLCAs Assessment (October 2020)
SD137 Minerals Background Paper (Updated October 2025)
SD138 Green Infrastructure Strategy Executive Summary (April 2024)
SD139 Green Infrastructure Strategy Volume 1 (April 2024)
SD140 Green Infrastructure Strategy Volume 2 (April 2024)
SD141 Local Nature Recovery Action Plan (2025)
SD142 Areas of Amenity Importance Review (Updated October 2025)
SD143 Open Space Study (updated October 2025)
SD144 RLDP Severn Estuary Recreation Mitigation Strategy (Footprint Ecology, 2025)
SD145 Renewable and Low Carbon Energy Assessment Main Report (2020)
SD146 Renewable and Low Carbon Energy Assessment (October 2020) – Non-technical Summary (2020)
SD147 Renewable and Low Carbon Energy Assessment Appendices (2020)
SD148 Renewable and Low Carbon Energy Assessment References (2020)
SD149 Renewable Energy Background Paper (October 2024)
SD150 Town Centre & Retail Study (February 2024)
SD151 Retail Boundary Review (October 2025)
SD152 Retail Background Paper (2025)
SD153 Green Wedge Method Statement (March 2024)
SD154 Green Wedge Assessment (March 2024)
SD155 Green Wedge Review: RLDP Green Wedge Designations (2025)
SD156 Green Belt: MCC's Letter to Minister (September 2019)
SD157 Green Belt: Minister's Response Letter (October 2019)
SD158 RLDP Updated Demographic Evidence Report (November 2021)
SD159 Settlement Boundary Review (updated Oct 2025)
SD160 Sustainable Settlement Appraisal (Dec 2022)
SD161 Sustainable Settlement Appraisal - Settlement Profiles (Dec 2022)
SD162 Local Transport Strategy (2024)
SD163 Strategic Transport Assessment Non-Technical Report (June 2024)
SD164 Strategic Transport Assessment Appendix A Technical Note (June 2024)

SD165 Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028

SD166 Candidate Sites Register (July 2023) Introduction

SD167 Candidate Sites Register (July 2023) Abergavenny & Llanfoist

SD168 Candidate Sites Register (July 2023) Chepstow

SD169 Candidate Sites Register (July 2023) Monmouth & Wyesham

SD170 Candidate Sites Register (July 2023) Severnside

SD171 Candidate Sites Register (July 2023) Penperlleni

SD172 Candidate Sites Register (July 2023) Raglan

SD173 Candidate Sites Register (July 2023) Usk

SD174 Candidate Sites Register (July 2023) Rural General

SD175 Candidate Sites Register (July 2023) New Settlements

SD176 Candidate Sites Register (July 2023) Protection Sites

SD177 Candidate Site Assessment Methodology Background Paper (updated July 2023)

SD178 High-level Assessment of Candidate Sites (July 2023)

SD179 Candidate Sites Assessment Report (updated October 2025)

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11. APPENDICES:

APPENDIX 1: RLDP Revised Delivery Agreement (October 2024)

APPENDIX 2: Self-Assessment of the Deposit Plan against the Tests of Soundness (October 2024)

APPENDIX 3: Deposit RLDP Consultation Report (October 2025)

APPENDIX 4: Deposit RLDP Representations Register (October 2025)

APPENDIX 5: Schedule of Minor Changes to the Deposit RLDP (October 2025)

APPENDIX 6: Monmouthshire Deposit RLDP (as amended with track changes, October 2025), Proposals Map and Proposals Map Inset Maps (as amended, October 2025)

APPENDIX 7: Integrated Sustainability Appraisal (ISA) for the Monmouthshire Deposit RLDP; ISA Non-Technical Summary for the Deposit RLDP; ISA Technical Annex Candidate Sites Assessment (AECOM, updated September 2025).

**APPENDIX 8: Habitats Regulations Assessment (HRA) of the Monmouthshire Deposit RLDP (AECOM, September 2024).
Addendum to the Habitats Regulations Assessment (HRA) of the Monmouthshire RLDP: Impacts on Wye Valley and Forest of Dean Bat Sites SAC (AECOM, July 2025)**

APPENDIX 9: Equality and Future Generations Evaluation

APPENDIX 10: Place Scrutiny Committee - Minutes of the meeting held on 25th September 2025