

SUBJECT: ACQUISITION OF LAND AT LLANTHONY VALLEY OVER THE LENGTH OF THE SLIP ZONE AT NEUADD STRAIGHT

MEETING: CABINET

DATE: MARCH 2026

DIVISION/WARDS AFFECTED: ALL

This decision has been authorised by the Chief Executive and Chair of Place Scrutiny as an urgent decision of the Executive in line with section 32.15 of the Council's Constitution. This decision will therefore not be subject to the usual call-in procedures. A report will be presented to the next available meeting of Full Council outlining the reasons for the urgency as per 32.15.3 of the Constitution.

1. PURPOSE

- 1.1 To seek authorisation to proceed with the purchase of a 1.5-acre strip of land on the Llanthony Valley Road at Neuadd Straight to enable the Council to secure long-term access for residents and businesses.
- 1.2 To delegate authority to exchange and complete to the Chief Officer for Resources, in liaison with the Cabinet Member for Resources.

2. RECOMMENDATIONS:

That Cabinet:

- 2.1 Approves the acquisition of the land to secure long-term access for residents and businesses in the Llanthony Valley over the length of the slip zone at Neuadd Straight.
- 2.2 Approve the delegation of responsibility to the Chief Officer for Resources to finalise exchange and completion, on terms as captured within this report.

3. KEY ISSUES:

- 3.1 A landslip on the Llanthony Valley road at Neuadd Straight has resulted in a full road closure. Storm surge from the fields above the road and the river below combined to cause a landslip including a section within the carriageway.
- 3.2 Access for over 50 residential and business properties was compromised with the only access available over the Gospel Pass and 35-mile diversion.

- 3.3 The businesses are reliant on delivery of animal food for livestock and access for visitors to the wide range of tourism businesses, including the Llanthony Priority, that are prevalent throughout the valley and in the foot of Black Mountains and Bannau Brycheiniog region.
- 3.4 The residents of Llanthony and Capel Y Ffin are reliant on access to Abergavenny for work, medical care, shopping, post deliveries etc and access for those basic services results in an additional 70-mile diversion.
- 3.5 Emergency Response services have rerouted resources to provide response but have identified potential delays due to the extended alternative route travel time.
- 3.6 Support from MACA was not available as the Emergency Service response at a local level was being managed with alternative arrangements in place.
- 3.7 Council services like waste and recycling, winter and highway maintenance have continued to provide services utilising additional resources and costs.
- 3.8 Negotiations have been undertaken with the respective landowner to acquire land to provide a highway diversion, and a value in principle agreed that enables the transaction to complete at speed and works commence.

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

- 4.1 The Equality and Future Generations Evaluation Assessment detailed in **Appendix 1**, details the following positive impacts which include:
 - Reinstating access for over 50 residential and business properties that have been compromised, with their only access being via a 35-mile diversion.
 - Reinstating the business access for the delivery of animal food for livestock and access for visitors to service a wide range of tourism businesses.
- 4.2 There are therefore no negative impacts associated with this proposal.

5. OPTIONS APPRAISAL

- 5.1 All engineering options to repair the road damaged by the slip were reviewed and discounted due to deliverability and costs.
- 5.2 Other alternative options to improve tracks and trails through the valley were reviewed and discounted due to deliverability and topographical constraints.
- 5.3 The option to purchase the land and re-align the road at the point of the slip is considered the only viable option.
- 5.4 To 'Do nothing' would mean continuing to manage the existing diversion or explore alternative legal means of acquiring land to provide a solution. This is likely to be costly and significantly extend the timeline within which a permanent solution can be provided.

Temporary solutions are considered unviable. This option is therefore discounted, as it raises the greatest legal, financial and reputational risk for the Council.

6. REASONS:

- 6.1 Acquisition of the land parcel will enable an engineering solution to be delivered at speed, with the failure to purchase or alternatives likely to incur significant delays and disruption to residents.
- 6.2 Heads of Terms have been agreed for the acquisition of 1.5 acres. The purchase is subject to legal due diligence and Cabinet approval. The acquisition of this acreage protects MCC's position as to future land slippages and should additional infrastructure works be required along this stretch of road network.

7. FINANCIAL IMPLICATIONS

- 7.1 The purchase is proposed at a value of £100,000 (exclusive of surveyor and legal fees). This value exceeds the market value of the land but reflects the opportunity available and therefore land premium applied.

8. CONSULTEES

Cabinet; Senior Leadership Team; Landlord Services (Estates and Property Services)
Infrastructure DMT;

9. BACKGROUND PAPERS:

Appendix 1 – Equality and Future Generations Evaluation

10. AUTHOR:

Nicholas Keyse, Head of Landlord Services

11. CONTACT DETAILS:

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Appendix 1



Integrated Impact Assessment document

(incorporating Equalities, Future Generations, Welsh
Language and Socio-Economic Duty)

Name of the Officer completing the evaluation Nicholas Keyse Phone no: 01633 644773 Email: nicholaskeyse@monmouthshire.gov.uk	Please give a brief description of the aims of the proposal To seek authorisation to proceed with the purchase of a 1.5-acre strip of land on the Llanthony Valley Road at Neuadd Straight to enable the Council to secure long-term access for residents and businesses. To delegate authority to exchange and complete to the Chief Officer for Resources, in liaison with the Cabinet Member for Resources.
Name of Service area Landlord Services	Date 18th March 2026

1. **Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	None that we are aware of	None that we are aware of	. None that we are aware of
Disability	None that we are aware of	None that we are aware of	None that we are aware of

Gender reassignment	None that we are aware of	None that we are aware of	None that we are aware of
Marriage or civil partnership	None that we are aware of	None that we are aware of	None that we are aware of
Pregnancy or maternity	None that we are aware of	None that we are aware of	None that we are aware of
Race	None that we are aware of	None that we are aware of	None that we are aware of
Religion or Belief	None that we are aware of	None that we are aware of	None that we are aware of
Sex	None that we are aware of	None that we are aware of	None that we are aware of
Sexual Orientation	None that we are aware of	None that we are aware of	None that we are aware of

2. The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions This duty aligns with our commitment as an authority to Social Justice.

	Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage	Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Socio-economic Duty and Social Justice	The current road closure is creating significant disruption to the local community; this proposal will enable the construction of a highway diversion to facilitate access.	There are no negative impacts associated with this proposal.	The proposal to acquire 1.5 acres future proofs any further mitigation works necessary in this locality.

3. Policy making and the Welsh language.

How does your proposal impact on the following aspects of the Council's Welsh Language Standards:	Describe the positive impacts of this proposal	Describe the negative impacts of this proposal	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts

Policy Making Effects on the use of the Welsh language, Promoting Welsh language Treating the Welsh language, no less favourably	None that we are aware of	None that we are aware of	N/A
Operational Recruitment & Training of workforce	None that we are aware of	None that we are aware of	N/A
Service delivery Use of Welsh language in service delivery Promoting use of the language	None that we are aware of	None that we are aware of	N/A

4.

4. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
A prosperous Wales Efficient use of resources, skilled, educated people,	Positive: The current road closure requires a significant diversion for local residents and	.

generates wealth, provides jobs	HGVs are unable to access local farming businesses. The acquisition of this land will enable the construction of a highways diversion to restore access to residents, businesses and tourism.	
A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g., climate change)	Negative: The acquisition will result in the loss of 1.5 acres of agricultural land	
A healthier Wales People's physical and mental wellbeing is maximized, and health impacts are understood	None that we are aware of	N/A
A Wales of cohesive communities Communities are attractive, viable, safe and well connected	The current road closure requires a significant diversion for local residents and HGVs are unable to access local farming businesses. The acquisition of this land will enable the construction of a highways diversion to restore access to residents, businesses and tourism.	

A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	None that we are aware of	N/A.
A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation	None that we are aware of	N/A
A more equal Wales People can fulfil their potential no matter what their background or circumstances	None that we are aware of	N/A

5. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
Balancing short term need with long term and	The land acquisition will enable the re-alignment of the existing highway following a land slip following Storm Claudia. The acquisition includes	None that we are aware of

planning for the future	additional land to future proof any further adaptation works due to soil erosion underpinning the existing highway.	
Working together with other partners to deliver objectives	MCC has worked with partner agencies to mitigate the ongoing impact of the road closure on the local community.	We will continue to work with partners and update the local community on progress.
Involving those with an interest and seeking their views	We have continued to update the local community and wider public and will continue to do so until such time the highway diversion is complete.	N/A
Putting resources into preventing problems occurring or getting worse	The land acquisition extent provides MCC with a land corridor either side of the slip to mitigate for any future events.	None that we are aware

Considering impact on all wellbeing goals together and on other bodies	The land acquisition will enable the construction of a highways diversion which will re-open the principle access in and out of Llanthony Valley serving residents, businesses and tourists. All options were considered and the engineering solution was the only viable option.	None that we are aware of
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6. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	None	None.	N/A
Corporate Parenting	None	None.	N/A

7. What evidence and data has informed the development of your proposal?

The Council has reviewed both temporary and permanent solutions to re-open the highway to the community. The only viable solution is to undertake a highway diversion which requires the acquisition of third party land. The owner has engaged fully in those discussions and enabled the Council and its contractors to undertake testing and studies to assess the suitability of the land and proposals. The design has now been finalised and a preferred contractor identified. Without the acquisition of this land, the community will continue to be disconnected from local services they rely on and forced to undertake a significant detour over Gospel which has placed time and financial constraints on residents and businesses alike.
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8. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

The proposed land acquisition will result in the loss of 1.5 acres of existing agricultural land which will in part be used to form a new highway to enable the Council to re-open the road for the LLanthony Valley Community. Whilst it is acknowledged that the loss of the land will have a negative impact on biodiversity and local wildlife, the local communities only means of access now requires a diversion of approximately 70 miles which results lead to an increased carbon footprint and economic disadvantage to local businesses and residents. The land acquisition will also enable the Council to respond more swiftly to any future land slip which impact the highway, should they arise.

9. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible
Undertake the necessary construction works	Post Cabinet decision	Highways Authority

10.VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision-making process. It is important to keep a record of this process to demonstrate how you have considered and built-in equality and future generations considerations wherever possible.

Vers ion No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1.			