

MONMOUTHSHIRE COUNTY COUNCIL

Planning Services Annual Performance Report 2025-2026

*Monitoring the performance of the planning service in
Monmouthshire.
Reviewing progress, outcomes and key challenges during
2025/26.*

Cyngor Sir Fynwy / Monmouthshire County Council



MONMOUTHSHIRE COUNTY COUNCIL
PLANNING ANNUAL PERFORMANCE REPORT
1st April 2025 - 31st March 2026

PREFACE

I am very pleased to introduce the twelfth Annual Performance Report for Monmouthshire County Council's Planning Service.

This report demonstrates that the Planning Service continues to perform strongly across a range of key measures. I am particularly pleased that, for the first time since 2018/19, Welsh Government has reinstated all-Wales performance data, allowing meaningful benchmarking against other planning authorities. The results show that Monmouthshire continues to perform strongly in a number of areas, including the determination of major planning applications, overall application performance, planning appeals and enforcement investigations.

During the year, the Planning Service successfully balanced the demands of progressing the Replacement Local Development Plan (RLDP) through Examination whilst continuing to deliver its statutory functions.

The implementation of the revised Development Management structure during the reporting period has also strengthened the resilience of the service, creating clearer career progression opportunities and a stronger platform for future recruitment, retention and succession planning.

Good planning remains central to the Council's purpose of becoming a zero-carbon county whilst supporting well-being, health and dignity for everyone at every stage of life. Planning has a vital role in addressing climate change, delivering homes and employment opportunities, supporting sustainable economic growth and protecting the heritage and landscapes that make Monmouthshire such a special place. I would like to thank Members, officers and all those involved in the planning process for their continued commitment and contribution during another successful year.

Councillor Paul Griffiths, Cabinet Member Planning & Economic Development

CONTEXT

1.0 This section sets out the planning context within which the Local Planning Authority operates, both corporately and in terms of Monmouthshire as a county, for the 2025/2026 period.

1.1 We contribute to delivering the Council's high-level objectives, set out in the Council's Community and Corporate (CC) Plan 2022-28. The objectives we contribute to are:

MCC Purpose

- To become a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

CC Objectives

- A Fair place to live where the effects of inequality and poverty have been reduced;
- A Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency;
- A Thriving and ambitious place, where there are vibrant town centres, where businesses can grow and develop;
- A Safe place to live where people have a home and community where they feel secure;
- A Connected place where people feel part of a community and are valued;
- A Learning place where everybody has the opportunity to reach their potential.

Local Context

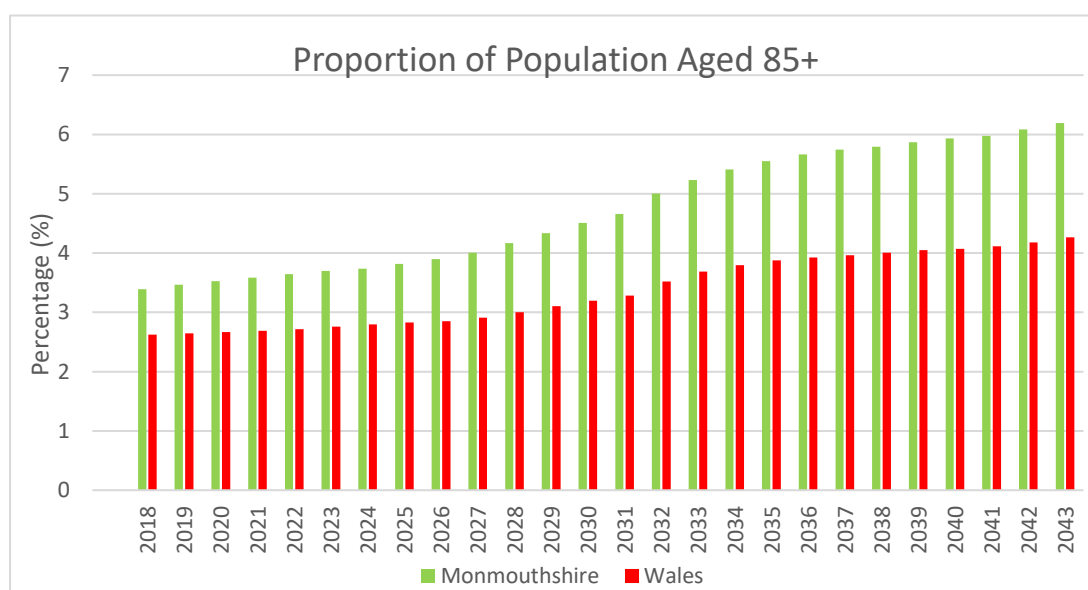
1.2 Located in South-East Wales, Monmouthshire occupies a strategic position between the major centres in South Wales, the South-West of England and the Midlands. The County shares a border with the neighbouring Local Planning Authorities of Newport, Torfaen and Brecon Beacons National Park (BBNP) in Wales and Gloucestershire, the Forest of Dean and Herefordshire in England, with Severn crossing links to South Gloucestershire. The County forms the gateway to South Wales and is part of the Cardiff Capital City Region. This location gives the County a distinctive identity.

Our People

1.3 Monmouthshire covers an area of approximately 88,000 hectares with a population of 93,000 in 2021. Almost 8% of residents reside within the BBNP area of the County. The County has a low population density of 1.1 persons per hectare – significantly lower than the South-East Wales average of 5.3 persons per hectare – reflecting the area's rural nature. Only 53% of the population lived in wards defined as being urban areas (i.e. with a population of more than 10,000).

1.4 Our population increased steadily, up 7.6% between 2001 and 2011 compared with the Wales average of 5.5%. The increase from 2011 to 2021 represents a lower increase at 1.8%, however, this is marginally higher than the growth for Wales over the same period of 1.4%. This increase is wholly attributable to inward migration, with natural change showing negative growth. The County has a relatively high and increasing proportion of older age groups, and a lower and decreasing proportion of younger adults compared with the UK and Wales averages. The graph below illustrates the proportion of those aged 85+ in Monmouthshire in comparison to Wales, based upon the 2018-based local authority population projections for Wales, 2018 to 2043. It shows that the trend in the ageing demographic is likely to continue. The 2021 Census suggests the proportion of those aged 85+ is 3.4% in Monmouthshire compared to 2.7% in Wales.

1.5 The diagram below encapsulates the issues that the Council are seeking to address during the development of the Replacement Local Development Plan (RLDP) over the next few years:



Demographic change has significant implications for economic activity and demand for services to enable our citizens to continue to live independent lives.

Housing & Quality of Life

1.6 The County has three broad categories of settlement:

- The historic market towns of Abergavenny, Chepstow and Monmouth have developed over many years to have a wide range of opportunities for employment, shopping, community facilities and public transport;
- The newer settlements in Severnside of Caldicot/Portskewett, Magor/Undy, Rogiet and Sudbrook where recent high levels of residential growth have taken place without the local jobs and community facilities to match. The area

benefits, however, from a strategic location at the 'Gateway' to Wales with good access to the employment markets of Newport, Cardiff and Bristol;

- The rural area, containing the small town of Usk, the larger villages of Raglan and Penperlleni, and a large number of smaller villages, widely dispersed around the County.

1.7 Over the last decade, housing completions in the Monmouthshire LPA area have averaged over 300 dwellings per annum, although there have been significant annual variations with 205 completions in 2014/15 and 443 in 2018/19.

1.8 The average house price in Monmouthshire was £335,000 in July 2026 (provisional), up 2.8% from July 2025. This was slightly higher than the rise in Wales (2.6%) over the same period (source Office for National Statistics).

1.9 Monmouthshire is generally a prosperous County offering a high quality of life for its residents. However, poor access to community facilities and declining local service provision is an issue for rural and ageing communities. The health of Monmouthshire's population is generally better than the Wales average, with greater life expectancies and a higher proportion of residents classing themselves as being in good health (2021 Census). Fewer residents in the County suffer with a limiting long-term illness compared with Wales as a whole. The rate of reported crime in Monmouthshire tends to be lower than for Wales as a whole.

Our Economy

1.10 The ONS Annual Population Survey indicates that Monmouthshire continues to have one of the highest employment rates in Wales. In the year ending March 2026, 78.0% of the County's working age population (aged 16-64) were in employment, compared with the Wales average of 72.1%. Monmouthshire recorded the highest employment rate in South East Wales and was among the highest performing local authorities in Wales, demonstrating the County's continued economic resilience and attractiveness as a place to live and work.

1.11 The latest Business Register and Employment Survey (BRES) indicates that employment in Monmouthshire continues to be concentrated in the public administration, education and health sector, which accounts for the largest proportion of jobs in the County. Distribution, transport, accommodation and food services also represent a significant component of the local economy. Tourism remains an important contributor to economic activity, supporting employment, local businesses and services across the County. According to the latest UK Business Counts data, Monmouthshire had 4,445 active enterprises in 2024. Professional, scientific and technical services, agriculture, forestry and fishing, and construction accounted for the largest share of businesses. The business base is characterised by a strong small business sector, with 98.7% of enterprises employing fewer than 50 people.

1.12 Tourism is vital to Monmouthshire's economy and generates income to support a wide range of businesses and services. The latest STEAM (Scarborough Tourism Economic Activity Monitor) data demonstrates the continued strength of Monmouthshire's visitor economy. In 2025, an estimated 2.28 million visitors generated 3.65 million visitor days within the county, contributing £395.7 million to the local economy and supporting 3,475 full-time equivalent jobs. Compared to 2024, the total economic impact of tourism increased by 8.4%, visitor days increased by 3.3%, employment supported by tourism increased by 1.5%, and the economic impact per visitor day rose by 8.7% to £108.41. Visitor numbers remained stable, decreasing by just 0.1% compared with the previous year. These figures indicate that tourism continues to make a significant contribution to Monmouthshire's economy, supporting local businesses, services and employment opportunities across the county.

1.13 Management of the destination for visitors and residents is guided by Monmouthshire's Destination Management Plan 2025-2030. Following a comprehensive review of the previous Plan, extensive research and engagement were undertaken with local, regional and national stakeholders to develop a new long-term framework for the visitor economy. The Plan was adopted in November 2025 and sets out a clear vision, strategic priorities and delivery framework to support the sustainable growth and management of tourism across the county to 2030.

1.14 While commissioned by Monmouthshire County Council, the Plan provides a shared strategic direction for public, private and third-sector organisations with an interest in supporting the visitor economy and maximising benefits for local communities. The Plan supports the Council's wider vision of creating socially and economically sustainable communities by attracting and retaining younger people and helping to rebalance the county's ageing demographic. It therefore places a strong emphasis on revitalising towns and landscapes, enhancing the quality and diversity of visitor experiences, and continuing to evolve Monmouthshire's destination brand to strengthen its position as an attractive place to visit, invest, work and live.

1.15 The 2021 Welsh Government Commuting Statistics indicate that 61.2% of the County's working residents work in the area. This is an increase on previous years and suggests that there has been some progress in meeting the aspiration to increase the proportion of resident workforce working within Monmouthshire over the Plan period. However, the same data source suggests that Monmouthshire has a net outflow of 2,800 commuters – with 14,300 commuting into the Authority to work and 17,100 commuting out. There was significant in-commuting from Newport (3,000), Torfaen (1,900) and Blaenau Gwent (1,400), and from England (2,900). The

main areas for out-commuting were Newport (2,600), Torfaen (2,400), Cardiff (1,600) with a further 4,600 going to Bristol. A relatively high proportion of Monmouthshire's residents travel long distances to work, with a high usage of the private car. Heavy reliance on the private car and limited opportunities for public transport is a particular issue in rural areas.

1.16 the adoption of the Destination Management Plan 2025-2030 during the reporting period provides a clear strategic framework for managing tourism growth and supporting investment in the visitor economy over the coming years.

Our Built Heritage

1.17 The Monmouthshire LPA area has a rich built heritage and historic environment which includes:

- Approximately 2,400 Listed Buildings, of which 2% are Grade I, 10% are Grade II* and 88% are Grade II. Of note, around 176 Listed Buildings have been identified as being at risk.
- 31 Conservation Areas – designated for their special historic or architectural interest, covering some 1,648 hectares in total;
- 45 Historic Parks and Gardens – identified as having a Special Historic Interest, covering 1,910 hectares;
- 3 Landscapes of Outstanding Historic Interest identified by Cadw (parts of Blaenavon, the Gwent Levels and the Lower Wye Valley);
- 164 Scheduled Ancient Monuments.

THE PLANNING SERVICE

2.0 The Planning Service's purpose, 'To plan for, advise on, give permission for and ensure the best possible development', links directly to all six of these objectives. The Planning Service sits within Place & Community Well Being Directorate.

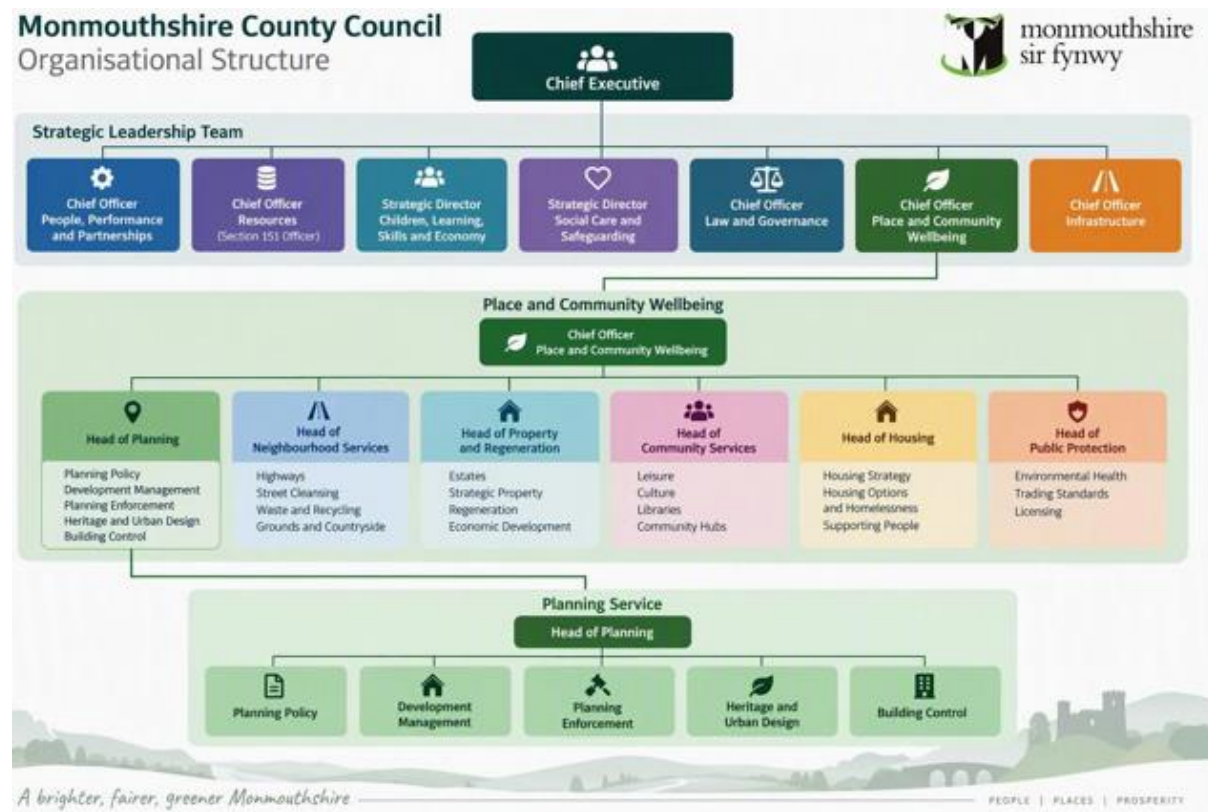
2.1 The Planning Service is made up of i) the Planning Policy and ii) the Development Management (DM) teams. The primary purpose of the Planning Policy team is to prepare and monitor the statutory Local Development Plan (LDP) and assist in its effective implementation through the Development Management (planning application) process. This ensures that the land use and sustainable development objectives of the Council are met ensuring the provision of an adequate supply of land in sustainable locations for housing, retail, education, recreation, tourism, transport, business, waste and other needs, whilst protecting the county's valued environmental, heritage and cultural assets. This work aligns directly with achieving the Council's objectives.

2.2 Key areas of work for the Service include:

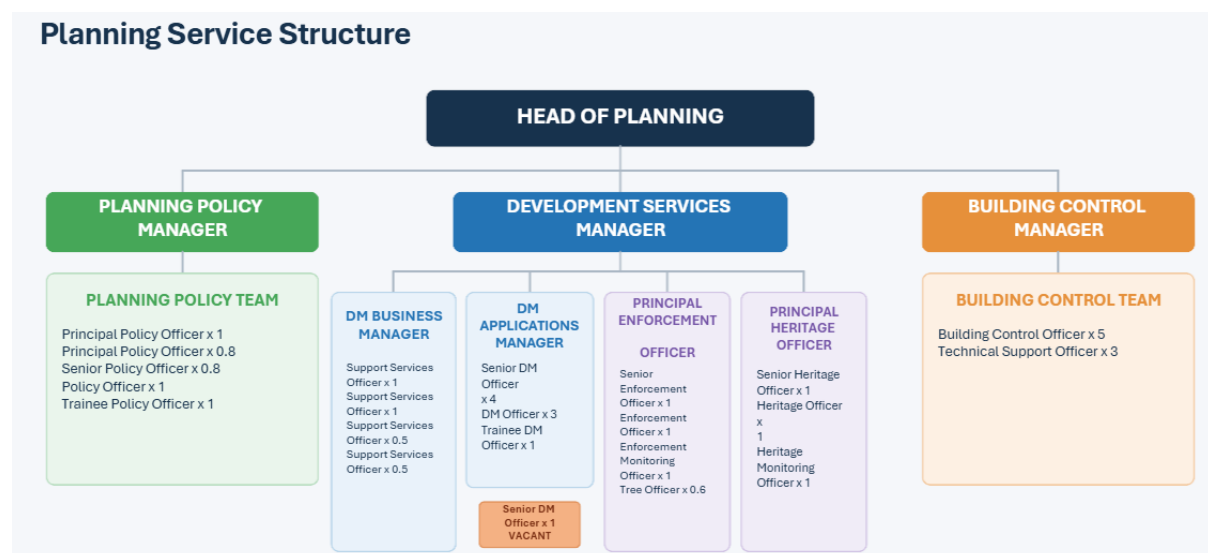
- Carrying out a replacement of the Monmouthshire LDP.
- Preparing and co-ordinating thematic supplementary planning guidance to help to foster the interpretation and implementation of LDP policy.
- Implementing the Council's LDP through engaging and working with communities, and partnership working with both internal and external partners.
- Monitoring and evaluating development plan policies, including preparing the statutory LDP Annual Monitoring Report (AMR).
- Maintaining the LDP evidence base and ensuring fitness for purpose for future LDP revision.
- Providing pre-application advice to customers;
- Determining planning applications in accordance with adopted policy and material planning considerations, taking into account stakeholder comments and corporate objectives;
- Securing financial contributions from developers to offset the infrastructure demands of new development;
- Safeguarding the County's 2400 Listed Buildings and 31 Conservation Areas, areas of archaeological sensitivity, the Wye Valley National Landscape and the Bannau Brycheiniog National Park;
- Providing a heritage service for our neighbouring colleagues in Blaenau County Borough that works in a manner that is consistent and as well-resourced as the one provided for Monmouthshire.
- Taking robust enforcement action against unauthorised development that is unacceptable and expedient to do so in the public interest.

Service Structure and Reporting Lines

3.0 Wider Corporate Structure:



3.1 Planning Structure 2025/26:



Budgets and Financial

4.0 Planning application fee income (see Figure 1 below) remains an important source of funding for the Development Management service. During 2025/26, the service received £499,000 in planning application fees against a budget target of £717,000. While planning fees contribute significantly towards the cost of operating the service, they do not currently achieve full cost recovery and the service continues to rely on funding from the Council's wider budget to support statutory planning functions.

4.1 The Welsh Government's planning application fee policy seeks to move local planning authorities towards greater cost recovery and a more sustainable funding model. Revised planning fees were originally expected to be introduced from 1st April 2025 but were not implemented until much later in the reporting period, December 2025. As a result, the majority of applications determined during 2025/26 were either submitted before the revised fee regime was introduced or had only been subject to the new fee structure for a limited period. Consequently, it is too early to draw meaningful conclusions regarding the impact of the revised fees on income generation or progress towards full cost recovery.

4.2 Fee income is also heavily influenced by development activity and the number and type of applications submitted in any given year. Monmouthshire is currently in the latter stages of the adopted Local Development Plan and progressing the Replacement Local Development Plan through Examination. As is often the case at this stage of the plan cycle, a significant proportion of strategic housing and employment allocations within the adopted plan have either already been implemented or have planning permission. This can reduce the volume of major planning applications coming forward and limit opportunities for generating significant fee income. While application numbers remain healthy overall, the limited availability of large development sites can have a notable impact on income levels and the ability of planning fees to contribute towards full cost recovery.

4.3 Looking forward, adoption of the Replacement Local Development Plan will provide a new portfolio of development opportunities across the County. Over time this is expected to support future development activity and may contribute to increased planning fee income. However, planning income will continue to be influenced by wider economic conditions, development viability and market confidence and therefore remains inherently difficult to predict with certainty.

4.4 No dedicated training budget was available to the Planning Service during 2025/26. This continues to present challenges given the increasingly complex legislative, policy and technical environment within which planning services operate. Recent changes to planning legislation, ongoing implementation of net zero and biodiversity requirements, infrastructure reforms and the progression of the Planning (Wales) Bill place growing demands on officers to maintain and develop specialist knowledge and skills.

4.5 Despite the absence of a formal training budget, officers have continued to access professional development opportunities where available through online learning, professional networks, regional working groups, Welsh Government events and Royal Town Planning Institute (RTPI) Cymru continuing professional development activities.

4.6 Training and development opportunities for colleagues were primarily events organised by the Council itself or occasionally by the RTPI, including the Wales Planning Conference. There was also a law update by FTB Chambers and the annual Welsh Enforcement Conference. In-house opportunities were provided via quarterly Development Management and Planning Policy Liaison Meetings. There is also an opportunity for DM officers to discuss individual cases with colleagues at casework management meetings held twice a week.

4.7 The issue of workforce capacity, skills retention and professional development is recognised nationally. RTPI Cymru and Welsh Government are currently supporting a range of initiatives aimed at strengthening the planning profession in Wales, including workforce planning research, planning bursaries, apprenticeships and measures to improve recruitment and retention across local planning authorities. These initiatives are intended to help build a more resilient and sustainable planning profession capable of responding to increasing demands and legislative change.

Figure 1

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Budgeted fee income	£668k	£684k	£681k	£693k	£589k	£480k	£480k	£567k	£620k	£717
Actual income	£560k	£430k	£653k	£666k	£494k	£651k	£554k	£475k	£508k	£499k

Workforce and Succession Planning

4.8 The Planning Service comprises a multidisciplinary team responsible for development management, planning policy, enforcement, conservation and administrative support functions. During 2025/26, the service maintained a healthy balance of experienced officers and younger planners at earlier stages of their professional careers. This broad range of experience and age profile provides a strong foundation for knowledge sharing, mentoring and skills development, helping to support service resilience and succession planning.

4.9 Like many planning authorities across Wales, the service continues to operate within a challenging recruitment environment, with competition for qualified planning professionals remaining high. During the reporting period there were three vacant posts within the Development Management section. While these vacancies have created short-term capacity pressures, the service has continued to perform strongly against a number of key performance indicators and has maintained delivery of its statutory functions.

4.10 A restructuring of the Development Management service was implemented during the reporting period and is now beginning to take shape. The revised structure provides clearer career pathways, improved progression opportunities and enhanced professional development prospects for officers at all stages of their careers. In addition to supporting recruitment and retention, the new structure is intended to strengthen the overall resilience of the service by improving capacity, creating additional succession planning opportunities and reducing reliance on a small number of experienced officers.

4.11 It is anticipated that the outstanding vacancies within the Development Management service will be filled during the current reporting period. This will place the service in a stronger position to respond to future development pressures and support implementation of the Replacement Local Development Plan following its anticipated adoption.

4.12 We recognise that workforce planning and succession management remain critical issues for the planning profession nationally. The service will therefore continue to focus on recruitment, retention, professional development and creating opportunities for staff progression to ensure that it is well placed to respond to future legislative changes, service demands and the delivery of the Council's strategic planning objectives.

Skills and Capacity

4.13 The Planning Service benefits from a strong and experienced team across development management, planning policy, enforcement and conservation functions. In particular, the Council retains an in-house Heritage Team, providing specialist conservation expertise that is increasingly uncommon amongst Welsh local planning authorities. Capacity within the team was temporarily affected during the reporting period while a new Heritage Officer was recruited and inducted into post.

4.14 The Council's long-established shared Minerals Planning Service arrangement with Carmarthenshire County Council continues to work effectively and provides a proportionate and sustainable approach given the relatively low volume of minerals planning work arising in Monmouthshire.

4.15 Officers continue to actively engage in professional networks including Planning Officers Society Wales (POSW), the Development Management Wales Managers Group and RTPI Cymru events, including the Enforcement Conference. These arrangements help officers maintain up-to-date knowledge, share best practice and develop professional networks. Looking ahead, the planned Development Management and Planning Policy conferences in 2027 will provide further opportunities to strengthen collaboration and professional development across the service.

Recruitment and Retention

4.16 Recruitment and retention remain a challenge across the Welsh planning profession, particularly in relation to senior and management-level Development Management posts. This is a well-recognised issue nationally and continues to be a key priority for the Planning Officers Society Wales (POSW). While Monmouthshire has experienced some difficulties in recruiting to management positions during the reporting period, the recent Development Management restructure has created clearer career pathways and progression opportunities which are expected to strengthen recruitment, retention and succession planning in the future. We remain committed to developing talent from within the service and maintaining a resilient and sustainable workforce capable of responding to future service demands.

OUR LOCAL STORY

Workload

5.0 A significant proportion of the Planning Service's workload during 2025/26 related to the progression of the Replacement Local Development Plan (RLDP). The RLDP was submitted to the Welsh Government for Examination during the reporting period, representing a major milestone in the plan-making process. Following submission, the Examination was temporarily suspended in December 2025 to allow additional work to be undertaken in relation to phosphorus and nutrient neutrality matters, reflecting the significance of water quality considerations within the River Wye and River Usk catchments.

5.1 The Council worked closely with Welsh Government, Natural Resources Wales, Dŵr Cymru Welsh Water (DCWW) and other stakeholders during the suspension period to progress the evidence base and identify appropriate solutions. This enabled the Examination to recommence, with hearing sessions taking place throughout September and October 2026. The Examination remains one of the most resource-intensive workstreams undertaken by the Planning Service and has required significant officer input across both Planning Policy and Development Management functions.

5.2 Alongside progression of the Examination, significant work was undertaken to support the delivery of the RLDP's strategic allocations through a programme of master planning and placemaking activity. This included continued engagement with

the Design Commission for Wales, which provided independent design review and expert advice to help shape high-quality, sustainable and deliverable development proposals. This work will assist in ensuring that key sites brought forward through the RLDP reflect the Council's placemaking ambitions and contribute positively to the creation of sustainable and resilient communities.

5.3 Figure 2 below sets out that there was a very modest reduction in number of planning applications received (5.1%) with a total of 834. There are a variety of determinative reasons for this including, but not limited to, the UK's current economic challenges, including construction costs, as well as the lifecycle of the LDP which is in the process of being replaced. However, notwithstanding where the current LDP is, performance on major planning applications significantly exceeded the Welsh average in respect of determination within time periods required. We determined 100% of applications within these timescales, the Welsh average for the reporting period stood at 79.6%.

5.4 It is pleasing to note that the proportion of application beings being determined with 8 weeks or agreed timescales increased from 92% to 93.3%. This maintains our standard of being rated 'green' and exceeds the Welsh average for 2025/26 of 91.6%.

5.5 During 2025/26, 97% of applications were determined under delegated powers which is just above the Welsh average for the reporting period (96.5%). The performance of Development Management (applications) at appeal was also strong with 77.8% of planning appeals (including householder and minor commercial) being dismissed, which was above the Welsh average of 73.8%.

Figure 2

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Applications received	1284	1117	1188	1126	1134	1126	1154	1014	956	879	834
Applications determined	1085	1087	1071	1101	1106	947	1152	1026	956	908	811
% within 8 weeks or agreed timescale	79%	90%	91%	88%	91%	91%	81%	89%	93%	92%	93.3%
% applications approved	95%	96%	95%	95%	97%	97%	97%	94%	97%	95%	97%

5.6 In respect of planning enforcement workload, there are two measures for enforcement performance. The first relates to the percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether enforcement action is expedient) within 84 days. On this measure we maintained our continued performance of "good" with 81.3% of all cases

being investigated within 84 days. This figure performs well against a Welsh average for the reporting period 2025/26 of 70.3%. Further interrogation of this performance, above that required for Welsh Government, is warranted and reveals that against the benchmark figure of 84 days, on average planning enforcement cases were investigated in 64 days.

5.7 It is acknowledged that the average time to take positive enforcement action rose to 191.1 days and therefore remained within the “fair” performance measure. This is attributed to the closing of a small number of complex, long-standing cases which skewed the overall figure. However, this is the first reporting period across Wales since 2018/29 and when compared across all Local Planning Authorities the average time of 191.1 days performs strongly against a national average of 275.1 days.

Annual Monitoring Report (AMR).

5.8 An Annual Monitoring Report was not prepared during the reporting period. Resources within the Planning Policy team were focused on the submission of the Replacement Local Development Plan (RLDP) for Examination and supporting the subsequent Examination process. The RLDP was submitted to the Welsh Government during 2025/26 and represented a significant milestone in the plan-making process.

5.9 Following submission, the Examination was temporarily suspended in December 2025 to enable additional work to be undertaken in relation to phosphorus and nutrient neutrality matters. During this period, the Council worked closely with key stakeholders to progress further evidence and supporting documentation. The Examination subsequently recommenced and hearing sessions have been progressing throughout September and October 2026. Collectively, these workstreams represented a substantial commitment of officer resources during the reporting period.

5.10 Notwithstanding the absence of an AMR, substantial progress has been made towards securing adoption of the RLDP, which will provide an up-to-date development plan framework to guide growth and development across Monmouthshire to 2033.

Current projects

5.11 During the reporting period, the Development Management Service continued to support the delivery of a number of significant projects across the County.

5.12 DM/2025/00821 – Nantgavenny Business Park, Abergavenny involved the construction of 12 small starter industrial units on land adjacent to the existing business park. The proposal responds to a recognised need for modern employment

space in Abergavenny and provides opportunities for business growth, start-up enterprises and local job creation.



5.13 DM/2024/00889 – Bio-CNG Refuelling Station, Wales One Business Park, Magor represents investment in alternative fuel infrastructure and supports the transition towards lower-carbon freight and commercial transport. Bio-CNG offers significant reductions in emissions over diesel (90% less CO₂ and 75% less NO_x) thereby improving air quality within the local area and across the wider transport network.



5.14 DM/2020/01884 – St Andrew's Crescent, Abergavenny will facilitate the redevelopment of a former garage site to provide new residential accommodation within the existing urban area. The proposal demonstrates the role of the planning system in bringing long-standing brownfield and underutilised sites back into productive use while contributing towards affordable housing delivery in sustainable locations.



5.15 DM/2025/01273 – Caldicot Castle Country Park Multi-Use Route supports the Council's active travel and placemaking objectives through the delivery of improved walking and cycling infrastructure. The scheme forms part of a wider active travel network in Caldicot and demonstrates how development management can facilitate health, wellbeing, connectivity and environmental improvements whilst respecting biodiversity and heritage considerations.



Local pressures

5.16 Key local pressures include:

- Enabling delivery of the County's housing needs: bringing forward allocated LDP sites; site viability; achieving good planning decisions, creating sustainable and balanced communities and seeking to achieve a good level of housing growth having regard to strong demand;
- Managing the development plan and development management process having regard to the impact of riverine phosphate pollution that has affected development proposals in the central and northern parts of the County significantly;
- Ensuring full capacity of our staffing levels, promoting retention of staff via training and other opportunities, and to recruit promptly where vacancies arise;
- Securing timely consultation responses from consultees, both internal and external;

- The work associated with the replacement of the adopted LDP having regard to the challenging timetable for delivery;
- The need to help resource and deliver the Strategic Development Plan for SE Wales;
- The lack of income from major planning applications due to the gap between the implementation of the current LDP and the adoption of its successor with associated impacts on budgets to resource the service;
- Career development and training support for staff in the light of limitations on budgets.

5.17 One of our key challenges is balancing our aim of creating quality places in a timely manner while ensuring schemes are viable and help deliver housing numbers. We are, however, clear that quality is more important than quantity. The introduction of a place-making emphasis in Planning Policy Wales (PPW) is welcomed, as is the form of the revised PPW that embraces the Well-Being of Future Generations Act

WHAT SERVICE USERS THINK

6.0 The number of formal complaints and letters offering compliments are recorded. There were 10 complaints received over 2025/26, compared to 18 during 2024/25. The theme of these complaints stemmed from concerns about lack of communication from case officers during the processing of planning applications and were resolved following intervention by line managers and subsequently improved dialogue with the applicant.

6.1 Planning is a contentious area dealing with access to land and changes to property values. It will always be the subject of complaint from third parties who are dissatisfied with a decision. This measure needs to be taken in context, and the number of justified complaints is arguably a more pertinent measure. We do however aim to treat all customers with care and respect and to communicate clearly with the public so that they understand what the relevant planning issues are when we make decisions. There is always a degree of subjectivity so there will inevitably be disagreement about the weight given to the respective issues in the planning decision.

6.2 Of the 10 complaints investigated under the Council's formal Complaints Procedure, five were escalated to Stage 2 (investigated by a senior council officer unconnected with the Planning Department).

6.3 We received twenty-six recorded compliments over 2025-26, an increase of five from 2024-2025. This reflects a notable increase since 2022-2023 and the highest number received since records in 2017-2018.

	2017 /18	2018/19	2019/20	2020/ 21	2021/ 22	2022 /23	2023/ 24	2024/25	2025/ 26
Number of Stage 1 formal complaints received	4	14	13	21	18	14	4	14	10
Number of Stage 2 formal complaints investigations received	1	4	2	2	6	5	1	4	5
No of Stage 2 complaints upheld or partially upheld	0	3 partially upheld	2 elements of the complaint partially upheld	2 partially upheld	0	0	0	1 partially upheld	1
No of Ombudsman complaints upheld or partially upheld	1 upheld	0	0	0	0	0	0	0	0
No of compliments received	2	6	6	4	4	17	24	21	26

Service Improvement

6.4 Actions that were included in the 2024/25 Planning APR are set out in the table below, Figure 3, with associated updates and commentary:

Figure 3

2024/25 Action	Outcome	Progress During 2025/26
Digitisation of historic planning records and Tree Preservation Order information	Ongoing	Progress continues to be made in improving the accessibility of planning records. However, the digitisation of historic planning files and the re-surveying and digitisation of older Tree Preservation Order records remains a longer-term project due to the scale of the work involved and the need to verify historic datasets before publication. This action will continue into the next reporting period.
Implementation of the Buildings at Risk Strategy	Ongoing	The Buildings at Risk Strategy has been implemented and is now used

		to prioritise officer resources and interventions. The strategy provides a structured framework for targeting activity towards those heritage assets where action is most likely to secure long-term conservation, to date this has primarily been focused on Monmouth.
Professional development and specialist accreditation	Substantially Achieved	Progress has been made in strengthening specialist expertise within the service. During the period a Senior Heritage Officer secured Cadw accreditation to determine Grade II* listed building applications and a Development Management Officer successfully completed a professional planning qualification. Further professional development and succession planning will continue as part of the Council's commitment to maintaining specialist in-house expertise.
Development Management restructure	Achieved	A comprehensive review of the Development Management structure was undertaken and a revised structure implemented. The new arrangements provide enhanced management capacity, improved service resilience and clearer career progression opportunities for staff. Recruitment to a small number of remaining vacant posts is ongoing and is expected to be completed during the current reporting period.

6.5 Overall continued progress has been made against the actions identified in the previous APR. The most significant achievement during the reporting period was the implementation of the revised Development Management structure, which strengthens service resilience and succession planning. Progress has also been made in developing specialist in-house heritage expertise and embedding the Buildings at Risk Strategy. Digital transformation projects relating to historic planning records and Tree Preservation Orders remain ongoing due to their scale and complexity and will continue to be progressed during 2026/27.

PERFORMAMCE FRAMEWORK

7.0 Based on the findings of the data set out in Annex A – Performance Framework, there are four key areas for improvement which are set out in turn below.

Action 1 – Continue the digitisation of historic planning records and Tree Preservation Order information to improve data quality, public access to information and opportunities for customer self-service.

Action 2 – Continue implementation of the Buildings at Risk (BAR) Strategy into other settlements, prioritising interventions that secure the long-term conservation, sustainable reuse and enhancement of Monmouthshire's heritage assets.

Action 3 – Explore and embed the responsible use of Artificial Intelligence (AI) across the Planning Service to support productivity, improve customer service, reduce administrative workloads and enable officers to focus more time on professional planning, place-making and decision-making activities.

Action 4 – a) To adopt a Planning Enforcement Plan to provide a clear process and procedures to how the planning enforcement service operates within the county.

7.1 The Planning Enforcement plan will outline what matters are covered by the Councils Planning Enforcement service. The plan will also lay out the processes and timeframes for how planning enforcement investigations are carried out providing clarity to the team, councillors, members of the public and other stakeholders. The aim of the plan will be to provide a fair, consistent, transparent and responsive enforcement service.

b) – Elected Member & Community/Town Council Training on planning enforcement and overview of the Planning Enforcement Plan.

7.2 As an action from the 2023/24 APR, a training session took place with Community and Town councillors focussing on planning enforcement in the current reporting period, in April 2025. A session with County councillors followed in May 2025 with a focus on how to comment effectively on planning applications, engaging in the application process and also the planning enforcement process. These events were well-attended and also well-received by all attendees with positive feedback given.

7.3 Progress for the above will be measured via our 2022/27 Annual Performance Report and our 2025 - 2028 Service Business Plan.

ANNEX A – PERFORMANCE FRAMEWORK

This section details our performance in 2025-26. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance.

Where appropriate, comparisons are made between Monmouthshire's performance and the all-Wales position. Following the reintroduction of national planning performance reporting by Welsh Government, all-Wales comparator data is once again available for the 2025/26 reporting period. This enables a more meaningful assessment of the Authority's performance within a national context and helps identify areas of good performance and opportunities for improvement.

Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making (this aspect is not covered in this APR given the very mature stage of the current LDP);
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

Based on the performance information we can be very pleased with the service we deliver. During this period:

- The proportion of major applications determined within 8 weeks or agreed timescales improved from 89% to 100% (7 out of 7 applications). This maintains our performance well above the 'Good' target of 60%
- The end-to-end period for determining major planning applications continued its trend, falling from, 436 days in 2023/24 to 267 days in 2024/25 to 163.7 days;
- The proportion of all applications determined within 8 weeks or agreed timescales remained high at 93% (increasing from 92% in 2024/25), and remaining above the Welsh average of 91.6%
- The proportion of applications we approved remained high at 97% (up from 95% in 2024/25)
- In seven out of nine appeals (73%) against our decisions to refuse planning permission, MCC's decision was confirmed, well above the 'Good' standard of 66% or more;
- We dealt with a large number of applications for listed building consent (54 applications) and 70% within the time periods required. This dipped slightly from 78% due to changes in staff and periods of vacant posts between new officers starting, as noted in para. 4.13. However, it must also be acknowledged that the number of applications determined (54) was the second highest in Wales, only Cardiff Council determined more. The figure of listed building consent applications determined in Monmouthshire in the reporting is almost double the national average of 28 applications per year.
- Enforcement performance remained strong for the measure relating to the percentage of enforcement cases investigated in 84 days, 81% which is rated 'Good'. It is acknowledged that the time taken to take positive enforcement

action increased to 191 days, rated 'Fair', this was still well below the Welsh average in 2025/26 of 275 days. This was primarily because we closed a small number of long-standing, complex cases which inflated the average figure. The number of enforcement cases received increased in 2025/26 and we served 6 notices. With regards to appeals against enforcement notices issues, the Council were successful in 100% of appeals being upheld (5 out of 5).

- S106 monies (£244,450) were received towards important community infrastructure schemes. Whilst this figure has reduced from 2024/25 (approximately £1m) this reflects the lifetime of the current Local Development Plan.
- During 2025/26, the Council continued to use Section 106 planning obligations to support the delivery of infrastructure and community benefits arising from development. Examples included investment in the Caldicot Greenway/Multi-User Route, local play and recreation facilities, community infrastructure and affordable housing projects across Monmouthshire. These projects demonstrate the practical role of planning obligations in mitigating development impacts and securing benefits for local communities.

This shows that the team is working effectively and has overcome the longer-term effects major constraints such as phosphorous levels at the River Usk and River Wye Special Areas of Conservation (SAC). Our performance has been very good and our pre-application advice service is effective.

A summary table of our performance can be found in Appendix A of the APR. Of the 20 ranked indicators, 8 are ranked 'Good', while 4 are 'Fair' and 3 are in 'need of improvement'.

The three indicators recorded as requiring improvement relate to plan-making measures that were introduced as part of the revised Planning Performance Framework and were therefore not assessed as part of previous Annual Performance Reports. These indicators should also be considered within the wider Welsh context, where many authorities are engaged in the review or replacement of their development plans. At the end of the reporting period, fewer than half of Welsh planning authorities had a development plan that remained within its plan period. During 2025/26, Monmouthshire's principal planning policy priority was the progression of the Replacement Local Development Plan through submission and Examination. Given the scale and significance of that work programme, resources were appropriately focused on supporting the Examination process, responding to Inspector-led matters and progressing the Plan towards adoption. Whilst this affected performance against certain plan-making indicators, including the production of an Annual Monitoring Report, substantial progress was made towards securing an up-to-date development plan for the County, which will provide a stronger basis for future performance against these measures.

	Number of indicators*
Welsh Government target has been set and our performance is 'good'	8
Welsh Government target has been set and our performance is 'fair'	4
Welsh Government target has been set and our performance 'needs improvement'	3

*Performance standards are not set for 5 of the ranked indicators.

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE
Plan making			
Is there a current Development Plan in place that is within the plan period?	Yes		No
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+
Annual Monitoring Reports produced following LDP adoption	Yes		No
Time between triggering Regulation 41 and the submission of a Delivery Agreement to review the plan, in months	<12	13-17	18+
LDP <u>revision</u> deviation from the dates specified in the original Delivery Agreement, in months	<3		3+

WALES AVERAGE [Will be available from WG website]	Monmouthshire 2024/2025	Monmouthshire 2025/2026
Yes		No
111		
Yes		No
18+		3
>3		57

MEASURE	GOOD	FAIR	IMPROVE
Delivery against the local planning authority's adopted housing trajectory	0-1 year		2>years
Efficiency			
Percentage of "major" applications determined within time periods required	>60	50.1-59.9	<50
Average time taken to determine "major" applications in days	Not set	Not set	Not set
Percentage of all applications determined within time periods required	>80	70.1-79.9	<70
Average time taken to determine all applications in days	<67	67-111	112+
Percentage of Listed Building Consent applications determined within time periods required	>80	70.1-79.9	<70
Quality			
Percentage of Member made decisions against officer advice	<5	5-9	9+

WALES AVERAGE [Will be available from WG website]	Monmouthshire 2024/2025	Monmouthshire 2025/2026
		No Data
79.6%	8 out of 9 applications = 89%	7 out of 7 Applications = 100%
298	267 days	163.7 days
91.6%	837/908 = 92%	757/811 = 93%
104.6	102 days	109 days
80/	45/58 = 78%	38/54 = 70%
9%	1 out 20 = 5%	2 out of 24 = 8%

MEASURE	GOOD	FAIR	IMPROVE
Percentage of appeals dismissed	>66	55.1-65.9	<55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+
Engagement			
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	>80	70.1-79.9	<70

WALES AVERAGE [Will be available from WG website]	Monmouthshire 2024/2025	Monmouthshire 2025/2026
73.80%	8/11 = 73%	7/9 = 78%
0	0	0
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
70%	214 out of 260 cases = 82%	218 out of 268 cases = 81%

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE [Will be available from WG website]	Monmouthshire 2024/2025	Monmouthshire 2025/2026
Average time taken to take positive enforcement action	<100	101-200	200+	275 days	134 days	191 days

SECTION 1 – PLAN MAKING

Indicator	01. Is there a current Development Plan in place that is within the plan period?	
"Good"	"Fair"	"Improvement needed"
A development plan (LDP or UDP) is in place and within the plan period	N/A	No development plan is in place (including where the plan has expired)

Authority's performance	No
The Replacement Local Development Plan (RLDP) – 2018-2033 is currently at the examination stage.	

Indicator	02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	
"Good"	"Fair"	"Improvement needed"
The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement	The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement	The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement

Authority's performance	57 months
The Replacement Local Development Plan (RLDP) – 2018-2033 is currently at the examination stage.	

Indicator	03. Annual Monitoring Reports produced following LDP adoption	
"Good"		"Improvement needed"

An AMR is due, and has been prepared		An AMR is due, and has not been prepared in time
--------------------------------------	--	--

Authority's performance	
An Annual Monitoring Report was not prepared during the reporting period as Planning Policy resources were prioritised towards the submission of the Replacement Local Development Plan and supporting its subsequent Examination.	

Indicator	04. Time between triggering Regulation 41 and the submission of a Delivery Agreement to review the plan, in months	
"Good"	"Fair"	"Improvement needed"
The Delivery Agreement is submitted less than 12 months after Regulation 41 is triggered	The Delivery Agreement is submitted within 12 and 18 months after Regulations 41 is triggered	The Delivery Agreement is submitted more than 18 months after Regulation 41 is triggered

Authority's performance	3 Months

Indicator	05. LDP revision deviation from the dates specified in the original Delivery Agreement, in months	
"Good"		"Improvement needed"
The LDP revision is being progressed within the dates specified in the original Delivery Agreement		The LDP revision is being progressed later than the dates specified in the original Delivery Agreement (more than the 3 month slippage allowance)

Authority's performance	
The Replacement Local Development Plan (RLDP) – 2018-2033 was submitted for examination in November 2025 and is currently at the examination stage.	

Indicator	06. Delivery against the local planning authority's adopted housing trajectory. (Shortfall of cumulative housing completions against the Anticipated Annual Build Rate (AABR) or Annual Average Requirement (AAR) in years)	
"Good"		"Improvement needed"
0-1 year		2>years

Authority's performance	

SECTION 2 - EFFICIENCY

Indicator	08. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
60% or more of applications are determined within the statutory time period	Between 50% and 60% of applications are determined within the statutory time period	Less than 50% of applications are determined within the statutory time period

Authority's performance	7 out of 7 = 100%
The Authority determined 100% (7 out of 7) of major applications within the required timescale during the reporting period. This represents excellent performance and	

demonstrates the effectiveness of the Authority's approach to managing major applications

Indicator	09. Average time taken to determine "major" applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	163.7 Days.
The council performance is good compared to the Welsh average of 298. The average time taken to determine major applications has also improved compared to the previous reporting period. The use of the Authority's pre-application service supports applicants in addressing key issues at an early stage, helping to front-load the planning process and contributing to more efficient determination times for major applications.	

Indicator	10. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
80% or more of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	757/811 = 93%
93% of all planning applications we dealt with were determined within the required timescales, which is well above the 80% threshold for the 'Good' performance ranking. This compared to 91.6% across Wales and is a small improvement on our performance last year (92%).	

The improved figure represents a willingness to work with our customers to reach a positive outcome within agreed timescales.

Indicator	11. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
67 days or less	Between 67 and 111 days	Greater than 112 days

Authority's performance	109 days
The Authority determined planning applications in an average of 109 days during the reporting period, compared to the Welsh average of 104.6 days. This represents a slight increase from the previous reporting period, where the average determination time was 102 days. The increase reflects a number of factors such as complexities associated with phosphate constraints, which have affected the determination of applications within Monmouthshire. The service also operated without an Applications Manager for the 2025/26 reporting period, placing additional pressures on the Development Management Team. Despite these challenges, the Authority determined 1,110 applications during 2025/26, compared to 1,133 applications in the previous reporting period. Recruitment is currently underway to strengthen the management structure, with interviews scheduled in September for a Development Management Manager and a Principal Applications Manager post due to be advertised shortly. It is anticipated that these appointments will support service resilience and contribute to improvements in end-to-end determination times during future reporting periods.	

Indicator	12. Percentage of Listed Building Consent applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"

80% or more of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period
---	---	---

Authority's performance	38/54 = 70%
--------------------------------	-------------

The Authority's performance in determining Listed Building Consent applications within the required timescales was affected by staffing changes within the Heritage Team during the reporting period. The Principal Heritage Officer joined the Authority in July 2025 and a vacancy arose following the departure of the Heritage Officer to pursue a career opportunity elsewhere. The vacant post was successfully filled in November 2025. In addition to determining Listed Building Consent applications, the Heritage Team contributes to the pre-application advice service, provides consultation responses on heritage and conservation matters, undertakes Buildings at Risk work, and supports the HMLR Land Charges Project. The team includes an officer with Grade II* delegated authority, while the Principal Heritage Officer is working towards CADW accredited delegation.

The Heritage Officer appointed to fill the vacancy in November 2025 subsequently left the Authority in July 2026 to pursue a new opportunity. The post has since been successfully filled, with the newly appointed Heritage Officer due to commence employment with the Authority in October 2025. With the Principal Heritage Officer now established in post and the Heritage Officer position filled, it is anticipated that end-to-end determination times and overall performance will improve during the next reporting period.

SECTION 3 - QUALITY

Indicator	13. Percentage of Member made decisions against officer advice	
"Good"	"Fair"	"Improvement needed"
Less than 5% of decisions are made contrary to officer advice	Between 5% and 9% of decisions are made contrary to officer advice	More than 9% of decisions are made contrary to officer advice

Authority's performance	2 out of 24 = 8 %
--------------------------------	-------------------

Of the 24 applications determined by Planning Committee during the reporting period, 2 decisions were made contrary to officer recommendation, reflecting the important role of elected Members in exercising their planning judgement, informed by local knowledge, the evidence before them and the relevant planning policy framework.

Indicator	14. Percentage of appeals dismissed	
"Good"	"Fair"	"Improvement needed"
More than 66% of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

Authority's performance	7/9 = 77.8%
The Authority successfully defended 78% of planning appeals during the reporting period, exceeding the Welsh average of 73.8% , which demonstrates that planning decisions continue to be well founded and supported by robust evidence and policy justification.	

Indicator	15. Applications for costs at Section 78 appeal upheld in the reporting period	
"Good"	"Fair"	"Improvement needed"
The authority has not had costs awarded against it at appeal	The authority has had costs awarded against it in one appeal case	The authority has had costs awarded against it in two or more appeal cases

Authority's performance	0
No awards of costs for unreasonable behaviour have been made against the Council this year. There were also no awards of costs during the previous reporting period.	

SECTION 4 – ENGAGEMENT

Indicator	16. Does the local planning authority allow members of the public to address the Planning Committee?	
"Good"		"Improvement needed"
Members of the public are able to address the Planning Committee		Members of the public are not able to address the Planning Committee

Authority's performance	Yes
Monmouthshire has an established and effective Public Speaking Protocol and also allows applicants, objectors, supports and community and town councils to speak at the Delegation Panel site visits. This has proven to be a valuable exercise in terms of making informed decisions and improved customer and community satisfaction, even if the final decision is not the one they hoped for. The Size and Composition of Local Planning Authority Committees (Wales) Regulations 2017 did not seek to control the public speaking element of a planning committee. If any future national protocol seeking consistency throughout Wales is published it is hoped it is provided as best practice guidance and does not curtail the successful delegation and public speaking systems we already employ.	

Indicator	17. Does the local planning authority have an officer on duty to provide advice to members of the public?	
"Good"	"Fair"	"Improvement needed"
A duty planning officer is available during normal office hours	A duty planning officer is available, but not always during normal office hours	There is no duty planning officer available

Authority's performance	Yes
We have a duty officer available every day from 10am to 2pm.	

Indicator	18. Does the local planning authority's web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?	
"Good"	"Fair"	"Improvement needed"
All documents are available online	Only the planning application details are available online	No planning application information is published online

Authority's performance	Yes
Our website allows customers to view all public documents and plans relating to applications including officer reports and decision notices and also allows customers to comment online.	

SECTION 5 – ENFORCEMENT

Indicator	19. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	
"Good"	"Fair"	"Improvement needed"
80% or more of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days

Authority's performance	218 out of 268 cases = 81%
This represents a strong performance by the Enforcement Team during the 2025/26 reporting period and is well above the Welsh average of 70%. While there has been a slight decrease of 1% compared to the previous reporting period, the Authority still achieved the "Good" threshold, with 81% of enforcement cases investigated within 84 days. During the 2025/26 reporting period, the team was operating without a Principal Enforcement Officer for part of the year. The Authority successfully appointed a Principal Enforcement Officer at the end of April 2026, and the team is now operating at full capacity. It is anticipated that this additional capacity will help maintain and further improve performance during the next reporting period.	

Indicator	20. Average time taken to take positive enforcement action	
"Good"	"Fair"	"Improvement needed"
100 days or less	Between 101-200 days	Greater than 200 days

Authority's performance	191 days
It is acknowledged that the time taken to take positive enforcement action increased to 191 days, rated 'Fair', this was still well below the Welsh average in 2025/26 of 275 days.	

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

Indicator	SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
------------------	--

Granted (square metres)	
Authority's data	332m2

Refused (square metres)	
Authority's data	9000m2

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
------------------	--

Granted permission (number of applications)	
Authority's data	16

Granted permission (MW energy generation)	
Authority's data	No Data

Indicator	SD3. The number of dwellings granted planning permission during the year.
------------------	--

Market housing (number of units)	
Authority's data	140

Affordable housing (number of units)	
Authority's data	66

Indicator	SD4. Planning permission granted and refused for development in Flood Zone 2, 3 and Defended during the year
------------------	---

Number of residential units (and also hectares of non-residential units) which were GRANTED permission	
Authority's data	0

Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds	
Authority's data	0

Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
------------------	---

Previously developed land (hectares)	
Authority's data	2.0697

Greenfield land (hectares)	
Authority's data	45.0947

Indicator	SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.
-----------	--

Open space lost (hectares)	
Authority's data	No Data

Open space gained (hectares)	
Authority's data	No Data

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
-----------	--

Gained via Section 106 agreements (£)	
Authority's data	£244,450

Gained via Community Infrastructure Levy (£)	
Authority's data	£0*

*CIL is not adopted in Monmouthshire County Council