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Monmouthshire County Council Adopted Local Development Plan 2011 - 2021 Annual Monitoring Report

Monitoring Period 1st April 2015 – 31st March 2016

**Monmouthshire County Council
Adopted Local Development Plan
2011 - 2021**

Annual Monitoring Report

Monitoring Period 1st April 2015 – 31st March 2016

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Contents Page

	Page
1. Executive Summary	1
2. Introduction	6
3. Contextual Information	10
4. LDP Monitoring Process	17
5. LDP Monitoring – Policy Analysis	20
6. Sustainability Appraisal Monitoring	82
7. Conclusions and Recommendations	100

1 Executive Summary

- 1.1 The Monmouthshire Local Development Plan (LDP) was adopted on 27 February 2014. As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR).
- 1.2 The AMR provides the basis for monitoring the effectiveness of the LDP and ultimately determines whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. It also allows the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County and identifies any significant contextual changes that may influence plan implementation or review.
- 1.3 This is the second AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2015 – 31 March 2016.

Key Findings of the Second Annual Monitoring Process 2015-2016

Contextual Information

- 1.4 A summary of the relevant contextual material that has been published since the adoption of the Plan at a national, regional and local level, along with general economic trends is included in Section 3. While some of these identified changes may have implications for the future implementation of the LDP, none of the changes identified to date suggest the need for an early review of the Plan. The implications of some of the contextual changes will take place over the longer term and subsequent AMRs will continue to provide updates on relevant contextual material and give further consideration to any changes which could affect the Plan's future implementation.

Local Development Plan Monitoring – Policy Analysis

- 1.5 Section 5 of the AMR provides a detailed assessment of how the Plan's strategic policies and associated supporting policies are performing against the identified key monitoring targets and outcomes and whether the LDP strategy and objectives are being delivered. This has enabled the Council to make an informed judgement of the Plan's progress in delivering the targets/monitoring outcomes and policies during this monitoring period. The table below provides a visual overview of the effectiveness of policies during the current monitoring period based on the traffic light rating used in the assessment.

Targets / monitoring outcomes* are being achieved	49
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	17
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	11
No conclusion can be drawn due to limited data availability	2

*For those indicators with no target/trigger the monitoring outcomes are assessed and rated accordingly

Key AMR Findings

1.6 The results of the monitoring process demonstrate that many of the indicator targets and monitoring outcomes are being achieved (green traffic light rating), indicating that the relevant Plan policies are performing as intended. Of particular note over this monitoring period:

- Progress continues to be made towards the implementation of the spatial strategy.
- Affordable housing policy targets set out in Policy S4 are generally being met in relation to planning permissions granted in the main towns and main villages.
- The County has a total of 41.8ha of employment land available, indicating that sufficient employment land is maintained to meet the identified take up rate.
- There has been progress in terms of employment permissions within the County, with permissions granted for a range of employment uses on identified business and industrial sites (SAE1), protected employment sites (SAE2) and non-allocated sites (totalling 4.48 hectares). These were predominantly in Severnside. Permission was also granted for 3.72 hectares of land at the LDP strategic mixed-use site at Wonastow Road Monmouth.
- A number of rural diversification and rural enterprise schemes have been approved (10).
- The Council approved proposals for a total of 10 tourism facilities, 8 of which related to tourist accommodation. There were no applications permitted involving the loss of tourism facilities.
- Vacancy rates in the central shopping areas in all of the County's town and local centres remain below the national average.

- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the Primary Shopping Frontages SPG.
- A total of 5 community and recreation facilities have been granted planning permission and no applications were permitted involving the loss of community/recreation facilities.
- There has been no loss of listed buildings or historic sites and no development permitted which would have an adverse impact on the historic environment.
- Progress is being made towards the total waste management capacity for the LDP period and there has been no reduction in the minerals land bank.
- A total of 8 schemes incorporating on-site renewable energy generation were permitted (excluding householder, change of use and agricultural use).
- There were no developments permitted in C1/C2 floodplain areas which did not meet TAN15 tests.

1.7 The analysis also indicates that there are various policy indicators which are not being achieved but with no corresponding concerns over policy implementation, as detailed in Section 5 (amber traffic light rating). Further investigation has determined that there are justified reasons for the performance recorded and this is not representative of any fundamental issue with the implementation of the policy framework or strategy at this time.

1.8 There are, however, several key policy indicator targets/monitoring outcomes relating to housing provision that are not progressing as intended (red traffic light rating). Of particular note:

- A total of 234 new dwelling completions (general market and affordable) were recorded during the current monitoring period. This, coupled with the 205 completions recorded during the last monitoring period, equates to a total of 439 completions since the Plan's adoption. This is significantly below the identified LDP target of 488 completions per annum.
- A total of 63 affordable dwelling completions were recorded during the current monitoring period. This, together with the 17 affordable dwelling completions recorded during the previous monitoring period, amounts to a total of 80 affordable dwelling completions since the Plan's adoption. This is significantly below the identified LDP target of 96 affordable dwelling completions per annum.

- The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2015-16 period demonstrates that the County had 4.1 years housing land supply (based on the residual methodology prescribed in TAN1).
- There has been limited progress with the delivery of allocated strategic housing sites. With the exception of the Wonastow Road site, none of the strategic sites have obtained planning permission since the Plan's adoption. Progress on the delivery of the LDP strategic housing sites is provided in the policy analysis section for Policy S3.
- Permissions and completions in Severnside settlements were considerably below the identified LDP targets.

1.9 This indicates that the LDP's key housing provision policies are not being delivered as anticipated and the subsequent lack of a 5 year housing land supply is a matter of concern. A fundamental contributing factor to this shortfall is the slower than anticipated progression of allocated strategic housing sites, albeit that progress is being made in bringing these sites forward and there is no evidence to suggest that the allocations are not deliverable (as detailed in Section 5). Nevertheless, the slower than anticipated delivery rate does suggest that there is a need for additional site allocations.

1.10 An early review of the adopted Plan is therefore considered necessary as a result of the need to address the shortfall in the housing land supply and facilitate the identification and allocation of additional viable and deliverable housing land.

Supplementary Planning Guidance (SPG)

1.11 Progress has been made with the preparation and adoption of supplementary planning guidance to help to facilitate the interpretation and implementation of LDP policy which is detailed in Section 3. SPG preparation and adoption will continue in the next monitoring period.

Sustainability Appraisal (SA) Monitoring

1.12 Section 6 expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. There is an overlap between some of the LDP and SA indicators helping to demonstrate how the LDP monitoring and SA monitoring are interlinked.

1.13 Some of the most notable findings specific to the SA during the current monitoring period include:

- 100% of major new development approved during this monitoring period is located within a 10 minute walk from a frequent and regular bus service.
- 4.6ha of open space created as a result of planning permissions.

- One tree protected by a Tree Preservation Order lost to development.
- One location where annual objective levels of nitrogen dioxide was exceeded.
- 4 of 5 allocated sites and all other developments of over 10 dwellings/1ha incorporated SUDS into the scheme.
- 100% of groundwater bodies have 'good' quantity status.
- 0 instances where rivers across the County experienced summer low flow.
- 0 hectares of agricultural land at Grade 3a and better lost to major development.
- 6.6% increase in tourism expenditure (£186.65 million).

1.14 The SA monitoring provides a short term position statement on the performance of the Plan against a number of sustainability indicators. As such it is compared to the baseline data set out in the previous AMR only and emerging trends will become more apparent in future AMRs.

Conclusions and Recommendations

1.15 The 2015-16 AMR concludes that while good progress has been made in implementing many of the Plan's policies and that overall the strategy remains sound, a number of key housing provision policy targets are not being met which indicates that these policies are not functioning as intended. The lack of a 5 year housing land supply is a matter of concern that needs to be addressed if the Plan's housing requirements are to be met.

1.16 An early review of the LDP is therefore considered necessary because of the housing land supply shortfall. As there are no concerns with other Plan policies at this stage the AMR concludes that it is not considered necessary to review other aspects of the Plan at this time.

1.17 Accordingly, the AMR recommends the following:

1. Commence an early review of the Monmouthshire LDP as a result of the need to address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. This will involve the production of a Review Report which will set out and explain the scope of the Plan revision required.
2. Submit the second AMR to the Welsh Government by 31 October 2016 in accordance with statutory requirements. Publish the AMR on the Council's website.
3. Continue to monitor the Plan through the preparation of successive AMRs.

2 Introduction

- 2.1 The Annual Monitoring Report (AMR) provides the basis for monitoring the effectiveness of the Local Development Plan (LDP) and ultimately determines whether any revisions to the Plan are necessary. It aims to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. It also allows the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County and identifies any significant contextual changes that might influence the Plan's implementation or review.
- 2.2 Monitoring is a continuous part of the plan making process. It provides the connection between evidence gathering, plan strategy and policy formulation, policy implementation, evaluation and plan review.

Adoption of the Monmouthshire Local Development Plan

- 2.3 Under the Planning and Compulsory Purchase Act (2004) and associated Regulations, local planning authorities (LPAs) are required to produce a LDP. The Monmouthshire Local Development Plan was formally adopted by Monmouthshire County Council on 27 February 2014. The LDP provides the land use framework which forms the basis on which decisions about future development in the County, including planning applications, are based.
- 2.4 This is the second AMR to be prepared since the adoption of the Monmouthshire LDP and is based on the period 1 April 2015 – 31 March 2016.

The Requirement for Monitoring

Planning and Compulsory Purchase Act 2004

- 2.5 The Council has a statutory obligation, under section 61 of the 2004 Act, to keep all matters under review that are expected to affect the development of its area. In addition, under section 76 of the Act, the Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government at the end of October each year following plan adoption. The preparation of an AMR is therefore an integral part of the statutory development plan process.
- 2.6 In order to monitor LDP performance consistently, plans should be considered against a standard set of monitoring indicators and targets. The Welsh Government has issued regulations and guidance on the required content of AMRs.

Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015

2.7 The Town and Country Planning (Local Development Plan) (Wales) Regulations have been amended to simplify certain aspects of the local development plan procedures, however, these do not affect the LDP monitoring process. Under Regulation 37 the AMR is required to:

- Identify policies that are not being implemented;
And for each policy:
- Identify the reasons why the policy is not being implemented;
- Identify the steps (if any) that are intended to be taken to enable the policy to be implemented;
- Explore whether a revision to the plan to replace or amend the policy is required.

2.8 In addition, the AMR is required to monitor identified core indicators by specifying:

- The housing land supply from the current Housing Land Availability Study, and;
- The number (if any) of net additional affordable and general market dwellings built in the LPA area.

These are both for the year of the AMR and for the full period since the LDP was first adopted.

Local Development Plan Manual (Edition 2, 2015)

2.9 The 2006 LDP Manual outlined additional LDP indicators which the AMR should report on. These were incorporated into the LDP monitoring framework where relevant. Some of these indicators were adapted to better fit with local circumstances and some were discounted as being inappropriate. The revised LDP Manual has deleted many of the additional LDP indicators included in the first Manual. However, as some of these indicators are included in the adopted LDP monitoring framework the Council will continue to monitor these to ensure consistency. The revised manual incorporates a smaller number of additional core output indicators relating the housing provision, employment and retail matters. However, as these are not included in the adopted monitoring framework it is not considered appropriate to include these retrospectively. Rather any necessary changes to the monitoring framework will be considered as part of the LDP review.

Monmouthshire LDP Monitoring Framework

2.10 A Monitoring Framework is provided in Chapter Eight of the LDP comprising a series of 50 indicators, with corresponding targets and triggers for further action, in relation to the Plan's strategic policies. It also indicates the linkages between the Plan themes, objectives, strategic policies and other Plan policies. The indicators were developed in accordance with the above Welsh Government Regulations and guidance on monitoring. The Monitoring Framework forms the basis of the AMR.

Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011)

- 2.11 In addition the LDP and AMR must comply with European Directives and Regulations. The Sustainability Appraisal Report Addendum (2014) identifies a further set of indicators (60) that will be used to monitor progress on sustainability issues. Whilst interlinked, these are set out separately from the LDP Policy Monitoring Framework and have been used in the AMR to measure the environmental, economic and social impacts of the LDP.
- 2.12 The completion of the AMR accords with the requirements for monitoring the sustainability performance of the Plan through the Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011).

AMR Format and Content

- 2.13 The AMR has been designed to be a succinct and easily accessible document that can be used as a convenient point of reference for all strategic policy areas.
- 2.14 The structure of the AMR is as follows:

Section 1 Executive Summary - Provides a succinct written summary of the key monitoring findings.

Section 2 Introduction - Outlines the requirement for, the purpose and structure of the AMR.

Section 3 Contextual Information - Provides a brief overview of the relevant contextual information which, although outside the remit of the Plan, could affect the performance of the LDP policy framework. Policy specific contextual information is provided in the relevant policy analysis section.

Section 4 LDP Monitoring Process - Explains the monitoring process undertaken.

Section 5 LDP Monitoring - Policy Analysis - Provides a detailed analysis of the effectiveness of the LDP policy framework in delivering the identified aims/outcomes and targets, together with recommendations for further action.

Section 6 Sustainability Appraisal Monitoring - Provides an assessment of the LDP's performance against the SA monitoring indicators.

Section 7 Conclusions and Recommendations – Gives an overview of the AMR findings with reference to the analysis made in the preceding sections and, where relevant, provides recommendations on issues that require further consideration.

Publication – The AMR will be published on the Council's website.

Future Monitoring

- 2.15 The broad structure of the AMR should remain the same from year to year in order to provide ease of analysis between successive reports. However, given that the monitoring process is dependent upon a wide range of statistical information that is sourced from both the Council and external sources, any changes to these sources could make certain indicators ineffective or out-dated. Accordingly, the monitoring framework may evolve over the Plan period and AMRs will be used as a means of identifying any such inevitable changes to the framework.
- 2.16 The Council is required to commence a full review of the LDP every four years. This means that from the date of the LDP's initial adoption a full review would not be required to commence until 2018 in accordance with the statutory LDP process. A review of the LDP in advance of the formal review will only take place if the conclusions of the AMR or other exceptional circumstances (as set out in paragraph 4.4) indicate otherwise.

3 Contextual Information

- 3.1 This section provides a brief summary of the relevant contextual material that has been published during the current monitoring period. This includes national legislation and relevant plans, policies and strategies at the national, regional and local level. Any potential overall implications for the LDP as a whole are outlined where appropriate. General economic trends which have occurred since the LDP's adoption are also set out, together with progress on key supplementary planning guidance.
- 3.2 Contextual information which is specific to a particular LDP policy area is provided in the relevant policy analysis section for ease of reference and is therefore not repeated here.

Legislative Changes

Planning (Wales) Act 2015

- 3.3 The Planning (Wales) Act received Royal Assent in July 2015. It sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development. The Act addresses 5 key objectives which includes strengthening the plan-led approach to planning. It introduces a legal basis for the preparation of a National Development Framework (NDF) and Strategic Development Plans (SDP). The NDF is a national land use plan which will set out Welsh Government's policies in relation to the development and use of land in Wales. It is anticipated that this will be produced in 2018/9 when it will replace the Wales Spatial Plan. SDPs will address cross-boundary issues at a regional level such as housing, employment and waste and must be in general conformity with the NDF. The Regulations make reference to three strategic planning areas including South East Wales. It is anticipated that Monmouthshire will be part of this strategic planning area, in alignment with the emerging Cardiff Capital Region City Deal proposals. LDPs will continue to have a fundamental role in the plan-led system. The Act requires LDPs to be in general conformity with the NDF and any SDP which includes all or part of the area of the authority.

The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015

- 3.4 Amendments to The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 were carried out in response to the outcome of the LDP Refinement Exercise and aim to simplify certain aspects of the local development plan process. The amended Regulations:
- Remove the statutory requirement to advertise consultation stages in the local press;
 - Allow local planning authorities to make revisions to the local development plan where the issues involved are not of sufficient significance to warrant the full procedure, without going through the full revision process;

- Eliminate the need to call for and consult on alternative sites following the deposit consultation; and
- Make minor and consequential amendments.

The amended LDP Regulations came into force on 28 August 2015 and together with the related policy and guidance in Planning Policy Wales (PPW) and the revised LDP Manual aim to make the LDP process more efficient and effective (i.e. enabling swifter plan preparation and revision without imposing unnecessary prescription). The amended Regulations do not have any implications for the current LDP but will need to be considered in relation to any Plan review and will be given further consideration as necessary.

Well-being of Future Generations (Wales) Act 2015

- 3.5 The Well-being of Future Generations (Wales) Act gained Royal Assent in April 2015. The Act strengthens existing governance arrangements for improving the well-being of Wales by ensuring that sustainable development is at the heart of government and public bodies. It aims to make a difference to the lives of people in Wales in relation to a number of well-being goals including improving health, culture, heritage and sustainable resource use. The Act provides the legislative framework for the preparation of Local Well-being Plans which will replace Single Integrated Plans. Given that sustainable development is the core underlying principle of the LDP (and SEA) there are clear associations between the aspirations of both the LDP and Act/Local Well-being Plans. Indeed, it is considered that the LDP evidence base, SEA/SA and AMR will inform the Council's Local Well-being Plan. Moving forward, sustainable development principles will continue to inform any review of the Plan.

Environment (Wales) Act 2016

- 3.6 This Act received Royal Assent in March 2016 and sits alongside the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015 in promoting sustainable use, management and development of Welsh resources. The Environment (Wales) Act introduces new legislation for the environment and provides an iterative framework which ensures that managing Wales' natural resources sustainably will be a core consideration in decision-making. It requires Natural Resources Wales (NRW) to prepare a State of Natural Resources Report that provides an assessment of natural resources and considers the extent to which they are being sustainably managed. The Act also requires Welsh Government to produce a National Natural Resources Policy that sets out the priorities, risks and opportunities for managing Wales' natural resources sustainably. NRW will also produce a local evidence base (Area Statements) to help implement the priorities, risks and opportunities identified in the National Policy and set out how these will be addressed. Any subsequent implications for the LDP will be given further consideration as necessary.

Historic Environment (Wales) Act 2016

- 3.7 The Historic Environment (Wales) Act 2016 received Royal Assent in March 2016. The Act makes important changes to the two main UK laws that provide the legislative framework for the protection and management of the historic environment: the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act will give more effective protection to listed buildings and scheduled ancient monuments; improve the sustainable management of the historic environment; and introduce greater transparency and accountability into decisions taken on the historic environment. While some of the Act's measures will come into force in May 2016, the majority will require further secondary legislation or other preparations before they are brought into effect later in 2016 or in 2017. Any implications for the LDP will be given further consideration as necessary.

National Planning Policy Amendments

Planning Policy Wales (Edition 8, January 2016)

- 3.8 A revised version of Planning Policy Wales (PPW) was published in January 2016. The main changes contained in Edition 8 relate to the following matters:

- ***Local Development Plans (Chapter 2):***

A revised version of Chapter 2 was published on 25 September 2015 following the refinement of the LDP process. It takes account of related amendments to the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, to the guidance in the Local Development Plan Manual (Edition 2, 2015) and to the withdrawal of Local Development Plans Wales: Policy on Preparation of LDPs (2005).

- ***Planning for Sustainability (Chapter 4):***

Chapter 4 has been updated to take into account the Well-being of Future Generations (Wales) Act 2015. The amendments insert information on the provisions of the Act, including the seven well-being goals and the sustainable development principle. The description of legislative requirements for sustainable development in the planning system has also been updated. The changes also illustrate how the Welsh Government's planning policy objectives link to the well-being goals. It has also been updated to reflect the Welsh language provisions of the Planning (Wales) Act 2015 which strengthen the consideration given to the Welsh language in the planning system.

- ***Minerals (Chapter 14):***

This new Chapter integrates into PPW the Welsh Government's planning policies for minerals development which were previously set out in Minerals Planning Policy Wales (2001). No changes to existing policy have been made as part of this integration exercise and Minerals Planning Policy Wales has been cancelled as a result.

Technical Advice Notes (TANs)

- 3.9 TAN 12 Design was updated during the current monitoring period. The potential implications of the changes to this TAN for the LDP are provided in the relevant policy analysis section.

Regional Context

Cardiff Capital Region and City Deal

- 3.10 South-East Wales is identified as a new city-region in Wales, covering Cardiff and South-East Wales including Monmouthshire. As set out in the report 'Powering the Welsh Economy'¹, the Cardiff Capital Region is intended to encourage the ten local authorities and other key partners in its boundaries to work together and collaborate on projects and plans for the area. A transition board has been established although progress remains at an early stage and at present the potential consequences for the LDP are not clear. Similarly the Authorities forming the Capital Region are continuing to work on a City Deal bid to fund projects aimed at boosting the competitiveness of the region over the next 20 years. Of note, the City Deal document was signed by the 10 local authority leaders, Secretary of State for Wales, Chief Secretary to the Treasury and First Minister in March 2015. A final agreement is anticipated during the next monitoring period. The progress of the Cardiff Capital Region agenda, City Deal Bid and any subsequent implications for the LDP will be given further consideration in subsequent AMRs where appropriate.

Local Context

Monmouthshire Single Integrated Plan, 2013-2017

- 3.11 The Monmouthshire Single Integrated Plan (SIP) replaced the Community Strategy, Children and Young People's Plan, Community Safety Plan and Health, Social Care and Well-being Strategy. Based on a rich and comprehensive unified needs assessment and wide reaching engagement process, it aims to drive improvement within the County, with a specific focus on certain priorities which forms the core agenda for improvement. It is considered that the LDP is consistent with the current SIP given their collective priorities including affordable housing, business and enterprise, accessibility, and environmental protection and enhancement. As noted above (3.4), under the provisions of the Well-being of Future Generations Act the SIP will be replaced by a Local Well-being Plan which will also have clear links with the LDP. Progress on the preparation of the Local Well-being Plan will be reported in subsequent AMRs.

¹Cardiff Capital Region Board, 'Powering the Welsh Economy', 2015

Future Monmouthshire

- 3.12 Monmouthshire County Council is embarking on a project to re-evaluate the needs and aspirations of our communities and how a 'Council of the Future' will seek to meet those challenges. The community engagement work will run alongside and integral to work on the Local Well-being Plan. The results of this engagement and other relevant evidence gathered for this exercise will be of relevance to any LDP review and may also be of relevance to the next AMR.

Monmouthshire Community Infrastructure Levy (CIL) Update

- 3.13 Consultation on the CIL Draft Charging Schedule commenced during the current monitoring period. The CIL Examination and subsequent adoption of the CIL is expected during the next monitoring period. The progress of the CIL and any subsequent implications for the LDP will be given further consideration in successive AMRs where appropriate.

General Economic Trends

Economic Activity

- 3.14 Key economic activity data for Monmouthshire and Wales from the LDP base date of 2011 to the current monitoring period is shown in the tables below. The data demonstrates that employment, unemployment and earnings indicators have shown improvement over this period for both areas, although Monmouthshire outperforms Wales overall. Of note, Monmouthshire has experienced improved economic performance in relation to these indicators during the current monitoring period with employment and earnings at the highest level since 2011 and unemployment at the lowest level since 2011. However, such changes are not considered to be so significant to have any implications for the LDP. These economic indicators will be considered in subsequent AMRs and any potential implications recorded.

Economically Active – In Employment

	Monmouthshire	Wales
April 2011-March 2012	73.8%	66.7%
April 2012-March 2013	74.2%	67.6%
April 2013-March 2014	73.0%	69.5%
April 2014-March 2015	74.5%	69.3%
April 2015-March 2016	78.8%	71.1%

Source: Nomis

Economically Active – Unemployed

	Monmouthshire	Wales
April 2011-March 2012	5.1%	8.4%
April 2012-March 2013	5.6%	8.3%
April 2013-March 2014	5.1%	7.4%
April 2014-March 2015	4.9%	6.8%
April 2015-March 2016	3.3%	5.4%

Source: Nomis

Gross Weekly Pay Full-Time Workers (Earnings by Residence)

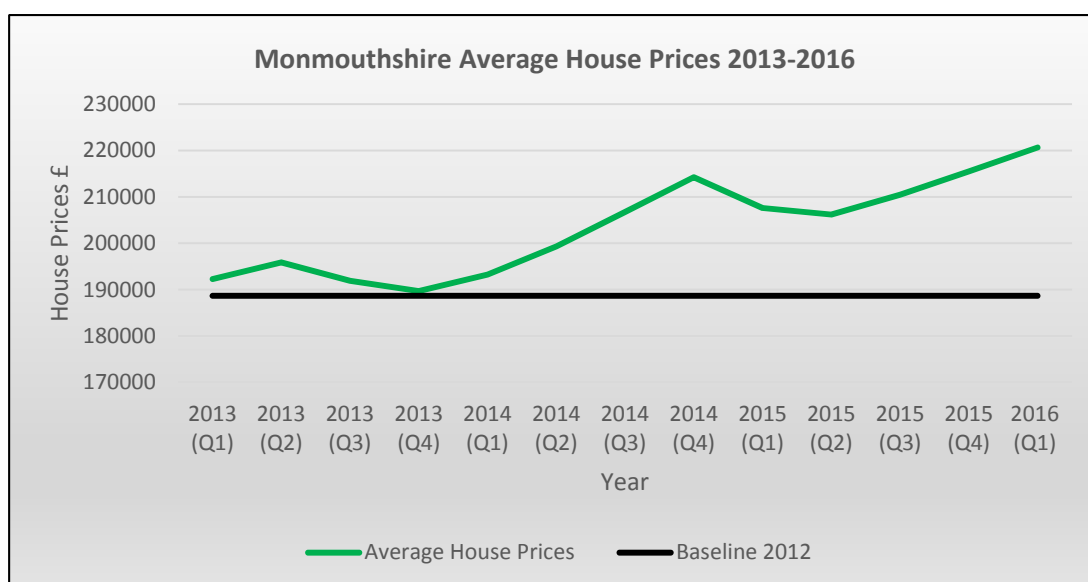
	Monmouthshire	Wales
2011	£560.3	£455.1
2012	£530.7	£454.9
2013	£579.5	£475.3
2014	£577.6	£479.4
2015	£610.1	£484.4

Source: Nomis

- 3.15 Emerging evidence suggests that the income for economically active women who both live and work within the County are significantly lower than that of men within the same category. It is unlikely that this is something that the land use planning system can directly influence however further consideration will be given to this as part of the Future Monmouthshire project and, if relevant, via future Plan review.

House Prices

- 3.16 As demonstrated in the graph below, Land Registry data indicates that in general average house prices in Monmouthshire have increased over the current monitoring period, with the exception of quarter 2 2015 (April to June). Subsequently, average prices in quarter 1 2016 (January to March) at £220,640 were higher than the 2012 quarter 4 baseline price (£188,640). If the average house price trend data recorded exceeds the identified trigger for further investigation set out in relation to Policy S4, the Council will consider re-assessing the viability evidence which informed the affordable housing policy targets. This is given further consideration in the policy analysis section relating to Policy S4.



Source: Land Registry

Supplementary Planning Guidance

- 3.17 A number of supplementary planning guidance (SPG) documents to support key LDP policy areas have been adopted during the current monitoring period. These are:
- Green Infrastructure
 - Affordable Housing
 - Renewable Energy and Energy Efficiency
 - Conversion of Agricultural Buildings Design Guide
 - LDP Policy H4(g) Conversion/Rehabilitation of buildings in the Open Countryside to Residential Use Assessment of Re-use for Business Purposes
 - LDP Policies H5 & H6 Replacement Dwellings in the Open Countryside and Extension of Rural Dwellings
- 3.18 A Planning Advice Note in relation to Wind Turbine Development: Landscape and Visual Impact Assessment Requirements was also endorsed by a Single Cabinet Member Decision during this period.
- 3.19 18 Conservation Area Appraisals were also consulted on and subsequently adopted as SPG during the current monitoring period.
- 3.20 The Primary Shopping Frontages SPG has been prepared and consulted on during this monitoring period. It is anticipated that this will be progressed through to adoption during the early part of the next monitoring period. Work on the Landscape SPG is ongoing. Progress on these and additional SPG will be reported in the next AMR.

Summary

- 3.21 As detailed above, new legislation and national, regional and local plans, policies and strategies have emerged during the current monitoring period, some of which may have implications for the future implementation of the LDP. However, none of contextual changes identified to date suggest the need for an early review of the Plan. Subsequent AMRs will continue to provide updates on relevant contextual material which could affect the Plan's future implementation.

4 LDP Monitoring Process

How is the LDP Monitored?

- 4.1 Section 5 provides a detailed analysis of the effectiveness of the LDP policy framework in delivering the identified policy aims/outcomes and targets, together with appropriate recommendations for further action. Consideration is also given to any significant policy specific contextual issues that have arisen over the monitoring period which could affect policy implementation. Aligned with the LDP monitoring framework, the analysis is grouped according to the Plan's strategic policies and is structured as follows:

Monitoring Aims / Outcomes	The monitoring aim / outcome identifies what each strategic policy is seeking to achieve. Supporting objectives, development management and site allocation policies are also set out to demonstrate the interlinkages between the policies.
Contextual information	Significant contextual information that has been published since the Plan's adoption is outlined where relevant to a particular strategic policy. This will enable the AMR to determine whether the performance of a policy has been affected by contextual changes. These can include new or amended legislation, national, regional and local plans, policies or strategies as well as external social and economic trends which could affect the delivery of the LDP such as economic conditions. Any such changes lie outside the remit of the LDP.
Indicators, targets and triggers	<p>Policy performance recorded during the monitoring period in relation to the indicators and relevant targets /triggers for further investigation is set out for each strategic policy.</p> <p>The targets and triggers for certain indicators have been subdivided to enable the effective monitoring of these indicators. This includes indicators relating to the following strategic policies:</p> <ul style="list-style-type: none"> • S1 Spatial Strategy • S3 Strategic Housing Sites • S4 Affordable Housing • S6 Retail • S8/S9 Enterprise and Economy/ Employment Sites Provision <p>The total number of targets and triggers in the monitoring framework has subsequently increased.</p>

<p>Analysis</p>	<p>Having regard to the indicators, relevant targets, triggers and monitoring outcomes, the AMR assesses whether the Plan’s strategic policies are being implemented as intended and whether the LDP objectives and strategy are being achieved. This includes the identification and further investigation of any policy that fails to meet its target and/or has reached its trigger point. However, the fact that a policy reaches its trigger level does not automatically imply that the policy is failing. The analysis will consider whether such performance may be due to extraneous circumstances or could be justified in the context of the overall policy framework.</p> <p>In certain instances it has been difficult to identify meaningful trends due to the limited amount of data available and consequently some of the conclusions drawn are preliminary and will need to be verified by a longer period of monitoring.</p> <p>The analysis excludes those indicator targets with no applicable planning applications or completions to assess during the monitoring period. These totalled 8 during the current monitoring period.</p>
<p>Recommendations</p>	<p>Taking account of the policy analysis, appropriate recommendations are provided including a statement of any necessary actions required. If policies are found to be failing the AMR will set out clear recommendations on what, if anything, needs to be done to address this.</p> <p>Consideration of the LDP against all of the information gathered over the monitoring period will allow the Council to determine whether a review of the Plan is required.</p>

Policy Performance Traffic Light Rating

- 4.2 As a visual aid in monitoring the effectiveness of the Plan’s strategic policies and to provide a quick reference overview of policy performance a ‘traffic light’ rating is included for relevant indicators as follows:

	Policy targets/monitoring outcomes* are being achieved
	Policy targets/monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy
	Policy targets/monitoring outcomes* are not currently being achieved with subsequent concerns over the implementation of the policy
	No conclusion can be drawn due to limited data

*For those indicators with no target/trigger the monitoring outcomes are assessed and rated accordingly.

Replacement Indicators

- 4.3 In instances where the Council has been unable to monitor an indicator or where an indicator has been superseded, an explanation will be provided in the relevant policy analysis section and, where appropriate, an alternative indicator will be identified. There may also be instances where it is necessary to amend an indicator, for example, to improve the clarity of the indicator or realign it with relevant data sets. In such cases an explanation will be provided in the relevant policy analysis section and the indicator amended as appropriate.

Triggers for Plan Review

- 4.4 The Council is required to commence a full review of the LDP every four years. It is, however, recognised that the following exceptional circumstances could elicit an early review of the Plan:
- A significant change in external conditions
 - A significant change in national policy or legislation
 - A significant change in local circumstances e.g. closure of a significant employment site that weakens the local economy
 - A significant change in development pressures or needs and investment strategies of major public and private investors
 - Significant concerns from the results of the AMR in terms of policy effectiveness/implementation and site delivery, including a fall in the housing land supply below 5 years.

All of these issues will be taken into consideration in determining whether a full or partial review of the Plan is necessary.

Sustainability Appraisal Monitoring Framework

- 4.5 The Sustainability Appraisal Monitoring expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. The SA identifies 17 objectives and 63 indicators developed to measure the environmental, economic and social impacts of the LDP. This is set out in Section 6 of the AMR.

5 LDP Monitoring – Policy Analysis

- 5.1 This section provides a detailed assessment of whether the Plan’s strategic policies, and associated supporting policies, are being implemented as intended and whether the LDP objectives and strategy are being achieved. Appropriate recommendations are subsequently provided, together with necessary actions to address any policy implementation issues identified through the monitoring process. Aligned with the LDP, the analysis is set out in strategic policy order.

Spatial Strategy

Monitoring Aim/Outcome: New housing development to be distributed in accordance with the LDP Spatial Strategy

Strategic Policy: S1/S2 Spatial Distribution of New Housing Provision

LDP Objectives Supported: 1, 3 & 4

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

(Of note, additional information on Monmouthshire’s current housing land availability, including dwelling completions/permissions and their location, is available in the 2016 Joint Housing Land Availability Study (JHLAS) which can be accessed via the following link:

<http://www.monmouthshire.gov.uk/app/uploads/2016/07/JHLA-Study-2016.doc.pdf>)

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
Proportion of new housing development provided in accordance with the spatial strategy Policy S1 / settlement hierarchy set out in Policy S2*	Location of new residential development should correspond to the requirements set out in the Tables to Policy S2:	Housing completions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	Dwelling Completions
	a) Main towns 41%		40.2%
	b) Severnside Settlements 33%		8.1%
	c) Rural Secondary Settlements 10%		37.2%
	d) Rural General 16%		14.5%

Analysis – Dwelling Completions

a) Main Towns

Of the 234 dwelling completions recorded during the monitoring period, 40.2% (94 units) were in the County's main towns which essentially equates to the identified target of 41%. Almost half of these completions (49%, 46 units) were on windfall sites, 44 units in Chepstow and 2 units in Monmouth. The remaining completions on small sites (including conversions and change of use) – 20 completions in Abergavenny, 17 in Chepstow and 11 in Monmouth. Of these, 64 (68%) were general market dwellings and 30 (32%) were affordable dwellings.

As may be expected, given that this is only the second monitoring period following the adoption of the LDP and just one of the main town allocated sites has obtained planning permission, there have been no completions on these sites over the current monitoring period. Rather, the 40.2% completion rate is predominantly due to windfall sites. Indeed, the relatively high proportion of dwelling completions in the main towns reflects the fact that windfall sites accounted for 58% of all completions recorded in Monmouthshire over the monitoring period.

However, it is anticipated that the delivery of the strategic housing allocations in the main towns will ensure that dwelling completions in these key settlements continue to accord with spatial strategy.

Dwelling completions recorded in the main towns during this monitoring period compare more favourably to those recorded last year (27%). Again, this is predominantly attributable to a high number of windfall site completions recorded, rather than the progression/development of strategic site allocations.

In view of the above, there is not considered to be any significant issue with the implementation of Plan's spatial strategy in relation to dwelling completions in the main towns. While it is recognised that windfall sites accounted for a significant proportion of completions these are in accordance with the spatial strategy. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

b) Severnside Settlements

8.1% of dwelling completions recorded during the monitoring period were in Severnside settlements which is considerably lower than the identified target of 33% for this area. This signifies that the trigger for this indicator has been met. 53% of these completions were on small sites – 6 completions in Magor/Undy and 4 completions in Caldicot, all of which were general market dwellings. The remaining completions (9) were on a windfall site in Caldicot, all of which were affordable dwellings.

This low completion rate may be expected as allocated LDP sites in the Severnside area, which are in accordance with the spatial strategy, have not progressed to completion stage. It is anticipated that as these sites obtain permission and are developed the proportion of completions in the Severnside Settlements will align more closely with the

target figure of 33%. However, delivery of these sites is slower than anticipated as detailed in the analysis of strategic housing sites (Policy S3).

The completion rate is considerably lower than that recorded in last year's AMR which at 43% was above the identified target. However, this was attributable to completions on residual UDP sites which are now built out.

This indicator is considered to signal a temporary issue with the delivery of the Plan's spatial strategy, rather than an issue with the suitability or effectiveness of the strategy itself.

c) Rural Secondary Settlements

37.2% of all dwelling completions recorded during the monitoring period were in the County's rural secondary settlements. This is considerably above the identified target of 10% and as such the trigger for further investigation has been reached.

The vast majority of these completions (92%) were on windfall sites in Llanfoist – Westgate (Land off Merthyr Road) 37 dwellings and Gavenny Gate (Former Coopers Filter site) 43 dwellings. Of these, 57 were general market dwellings and 23 were affordable dwellings. The remaining completions were on small sites – 3 dwellings in Llanfoist, 3 in Raglan and 1 in Usk – all of which were general market dwellings.

The high proportion of completions on windfall sites has resulted in completions exceeding the target figure in the rural secondary settlements. However, this is not reflective of any issue with the implementation of the LDP strategy or allocations as these sites were approved under the Unitary Development Plan policy framework. The relatively high proportion of dwelling completions in the rural secondary settlements also reflects the fact that windfall sites accounted for 58% of all completions recorded in Monmouthshire over the monitoring period.

Furthermore, given that this is the second year that the LDP has been operational, allocated sites in the rural secondary settlements were not sufficiently progressed to generate completions during the current monitoring period. It is anticipated that as the aforementioned windfall sites are built out and allocated sites are developed in Raglan, Usk and Penperlleni (the latter gained planning permission during this monitoring period) the proportion of completions in these settlements will align more closely with the target figure.

The completion rate is considerably higher than that recorded in last year's AMR which at 6% was below the identified target. However, this is attributable to completions on windfall sites approved under the UDP coming forward over this monitoring period.

In view of the above, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the rural secondary settlements. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the LDP period.

d) Rural General

14.5% of all dwellings completions recorded during the monitoring period were in the County's rural general areas which is marginally below the identified target (16%). Accordingly, the trigger for further investigation has not been reached.

As may be expected in rural settlements small sites accounted for all completions, over half of which were for conversions/change of use. As the Plan's allocated main village sites (SAH11) are developed, together with continued opportunities for small site conversions and infill development, it is anticipated that the proportion of completions in these settlements will align with the target figure of 16% over the plan period.

The completion rate is lower than that recorded in last year's AMR which at 24% was above the identified target and reflected the fact that small sites accounted for almost half of all completions in the County.

In view of this, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling completions in the rural general areas as set out in Policy S1 and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

Recommendation

a) No action is currently required. Continue to monitor.

b) No action is currently required in relation to the Plan's strategy. Continue to monitor, however, see comments in relation to allocated strategic housing sites (Policy S3).

c) No action is currently required. Continue to monitor.

d) No action is currently required. Continue to monitor.

*Dwelling completions and permissions are monitored in order to gain a comprehensive picture of the spatial strategy's implementation

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
Proportion of new housing development permitted in accordance with the spatial strategy Policy S1 / settlement hierarchy set out in Policy S2*	Location of new residential development should correspond to the requirements set out in the Tables to Policy S2:	Housing completions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	
	e) Main towns 41%		Dwelling Permissions 31%
	f) Severnside Settlements 33%		10%
	g) Rural Secondary Settlements 10%		37%
	h) Rural General 16%		22%

Analysis – Dwelling Permissions

e) Main Towns

Of the 212 dwelling units granted planning permission during the monitoring period, 31% (65 units) were in the County's main towns. Although this is 10% less than the identified LDP target, the trigger for further investigation has not been reached as this allows for a +/- 10% buffer.

Small sites accounted for the vast majority of permissions in the main towns, accounting for a total of 53 dwellings (82%) – 25 dwellings in Chepstow, 18 in Abergavenny and 10 in Monmouth. The remainder of the dwelling permissions recorded was accounted for by a windfall site in Abergavenny for 12 retirement apartments. Of note, 39 of the dwellings permitted in the main towns during the monitoring period were for general market dwellings and 26 were for affordable dwellings (18 in Abergavenny and 8 in Chepstow).

In terms of LDP allocations, the reserved matters application for the Wonastow Road site at Monmouth gained permission for 340 units (238 market, 102 affordable units) during the current monitoring period. However, this is not included in this year's monitoring figures as the outline permission was included in last year's AMR. The other LDP allocations in the main towns (Deri Farm and Coed Glas Abergavenny, Fairfield Mabey Chepstow, Tudor Road Monmouth) did not gain planning permission during the monitoring period due to a variety of factors. However, as these sites progress and obtain permission it is anticipated that the proportion of permissions in the main towns will increase in line with identified target thus ensuring improved alignment with the LDP spatial strategy. An update on the progression

of allocated sites in the main towns is provided in the strategic sites policy analysis (Policy S3).

Comparison with last year's AMR indicates a significant reduction in main town permissions, from 81% to 31%. The higher proportion achieved last year, which was considerably above the LDP target, was due to the outline permission at Wonastow Road Monmouth which accounted for 88% of main town permissions. In fact, dwelling permissions for Monmouthshire as a whole are lower than the last monitoring period (down from 519 to 212) which again is attributable to the permission obtained for the LDP strategic site at Wonastow Road.

In view of the above, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the main towns and therefore no further investigation is required at present. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

f) Severnside Settlements

22 (10%) of the 212 dwellings permitted during the monitoring period were in Severnside settlements which is below the identified target for this area, meaning in the trigger for further investigation has been reached.

Small sites accounted for all of the permissions recorded in the Severnside area – 9 dwellings in Caldicot, 5 in Sudbrook, 4 in Undy, 3 in Magor and 1 in Portskewett. The majority of these were for general market dwellings (17), with 5 affordable units permitted in Caldicot (comprising two 100% affordable housing sites).

The low proportion of permissions recorded in Severnside settlements is predominantly due to the fact that none of the allocated LDP sites were sufficiently progressed to acquire planning permission during the current monitoring period. There are 4 strategic housing allocations in Severnside and as these sites are advanced it is expected that the proportion of permissions in these settlements will align more closely with the target figure of 33%. This, coupled with continued opportunities for windfall/small sites, should ensure improved alignment with spatial strategy as set out in Policy S1. An update on the progression of allocated sites in Severnside is provided in the Strategic Sites policy analysis.

Of note, the proportion of permissions recorded in Severnside settlements during the current monitoring period is comparable to last year's figure of 11%. Again, this was attributable to the allocated sites not gaining planning permission which may have been expected as that was the first year that the LDP was operational.

The fact that none of the area's allocated sites have gained permission is considered to signal a temporary issue, rather than an issue with the suitability or effectiveness of the strategy itself. As indicated in the analysis of Policy S3, there is no evidence to suggest that the site allocations in Severnside are not deliverable or that their allocation needs to be reviewed. The delays in them coming forward, however, have implications for other

monitoring targets and triggers and the need for any further action is being considered in connection with those particular indicators.

The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the Plan period.

g) Rural Secondary Settlements

78 (37%) of all dwellings permitted during the monitoring period were in the County's rural secondary settlements which is significantly above the identified LDP target of 10%. The high proportion of permissions granted in the rural secondary settlements is a result of the permission for 65 units at the allocated LDP site at Penperlleni which accounted for the vast majority of permissions (83%). Small sites accounted for the remaining permissions in the rural secondary settlements, accounting for 13 dwellings – 7 dwellings in Llanfoist, 5 in Usk and 1 in Penperlleni. Of these permissions, 55 were for general market dwellings and 23 were for affordable dwellings. The LDP allocation at Penperlleni accounted for all of the affordable units permitted.

While it is recognised that the rural secondary settlements accounted for the highest proportion of permissions granted over the monitoring period, it is anticipated that the proportion of permissions in the County's other settlements, including the main towns and Severnside, will increase as allocated sites acquire permission thus ensuring improved alignment with the LDP spatial strategy.

The permissions recorded in the rural secondary settlements during the current monitoring period contrast to those recorded last year when these settlements accounted for just 1% of all permissions. Again, this variation is attributable to the allocated site at Penperlleni gaining permission, coupled with the lack of progress on allocated sites (which are in accordance with the spatial strategy) elsewhere in the County.

In view of the above, there is not considered to be any significant issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the rural secondary settlements. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the plan period.

h) Rural General

47 (22%) of all dwellings permitted during the monitoring period were in the County's rural areas. While this is higher than the identified LDP target (16%), the trigger for further investigation has not been reached as this is within the +/- 10% buffer.

Unsurprisingly, small sites accounted for the majority of dwelling permissions recorded (68%) in a range of rural settlements throughout Monmouthshire. Many of these related to barn conversions and all were for general market housing. Permission was also granted for 15 dwellings (9 affordable, 6 general market) at one of the LDP allocated main village sites (SAH11) in Trellech.

Permissions recorded in rural areas during this monitoring period are higher than those recorded in last year's AMR (7%). This may be expected given that one of the main village site allocations acquired permission during the current monitoring period.

The LDP housing target relies upon small windfall sites and individual plots coming forward and so there is no inherent concern relating to the number of such permissions approved. It is anticipated that the progression of all LDP site allocations, including those within the County's main villages, will ensure that the proportion of permissions in rural settlements more closely reflects the identified target and enable improved alignment with the spatial strategy.

In view of the above, there is not considered to be any issue with the implementation of the Plan's spatial strategy in relation to dwelling permissions granted in the County's rural settlements. The Council will continue to monitor this issue closely in order to determine the effectiveness of the spatial strategy over the plan period.

Recommendation

e) No action is currently required. Continue to monitor.

f) No action is currently required in relation to the Plan strategy. Continue to monitor, however see comments in relation to allocated housing sites later in this report.

g) No action is currently required. Continue to monitor.

h) No action is currently required. Continue to monitor.

*Dwelling completions and permissions are monitored in order to gain a comprehensive picture of the spatial strategy's implementation

Housing Provision

Monitoring Aim/Outcome: To provide 4,500 dwelling units (including 960 affordable dwelling units) in the County over the plan period.

Strategic Policy: S2 Housing Provision

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: H1-H9, SAH1-SAH11

Contextual Changes

There have been no significant contextual changes relating to this policy area over during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. The number of additional general market and affordable dwellings built over the plan period*	Up to 488 dwellings to be built per annum 2013-2021	10% less or greater than the LDP strategy build rate for 2 consecutive years	234
2. Housing land supply*	Maintain a minimum 5 year housing land supply throughout the plan period	Less than a 5 year housing land supply in any 1 year	4.1
3. Density of housing permitted on allocated sites♦	Meet the target densities set out in site allocation policies SAH1 to SAH10	Planning permissions granted that do not meet these densities	SAH4: 30 dph SAH10(ii): 34 dph

4. Review of Gypsy/ Traveller Accommodation Needs and Sites Study to be completed within two years of the LDP's adoption	If a need for additional site(s) is identified seek to allocate a suitable site by Spring 2017	Identified need not met by Spring 2017	Gypsy Traveller Accommodation Assessment Submitted to WG February 2016
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Analysis

1. 234 general market and affordable dwellings were built during the monitoring period (171 general market and 63 affordable). 135 (57.7%) of these completions were on windfall sites, including the Former Forensic Science Laboratory, Chepstow and Westgate (Land off Merthyr Road) and Gavenny Gate (Former Coopers Filters) sites, Llanfoist. Small sites also accounted for a significant number of completions over this period, totalling 99 (42.3%). This figure is considerably below the target of 488 dwelling completions per annum between 2013 and 2021. This figure, coupled with the completion rate of 205 dwellings recorded during the last monitoring period, means that a total of 439 completions have been recorded since the Plan's adoption and as such the trigger for this indicator has been met.

Comparison with last year's figures indicates that completions were marginally higher over the current monitoring period. Of these, the number of affordable housing completions was significantly higher than last year while general market completions were lower.

Given that few of the LDP allocated sites have progressed to development stage, the lower than target completion rate may be expected. Moreover, as this is only the second year that the LDP has been operational, completions on LDP allocations would not necessarily be expected given the time it takes to progress sites through the planning process. However, as allocated sites obtain permission and are developed dwelling completions will undoubtedly increase over the remainder of the Plan period. Given that a number of allocated sites gained permission during this monitoring period, it is anticipated that there will be completions on these sites during next year's monitoring period. The delivery of the LDP strategic housing sites in particular will enhance the completion rate in line with the identified target.

There are numerous wider economic factors that influence housing delivery above and beyond the planning system. However, the absence of a planning permission by the end of this monitoring period on any strategic site allocation other than Wonastow Road is a matter of concern. Progress is being made on bringing these sites forward, as indicated in the analysis of Policy S3 and there is no evidence to suggest that the strategic site allocations are not deliverable or that their allocation needs to be reviewed. Where possible, the Council will seek to expedite the delivery of the existing allocated sites. Nevertheless, the slow delivery rate does seem to suggest that there may be a need for additional site allocations through a LDP revision or through a pragmatic approach to the

determination of departure applications. These matters are further considered below in relation to the housing supply indicator.

The Council will continue to monitor dwelling completion rates closely in future AMRs to determine the effectiveness of the policy framework in enabling delivering both general market and affordable dwellings.

2. The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2015-16 period demonstrates that the County had 4.1 years housing land supply (based on the residual method). The overall total land supply is 2,647 units, comprising 2,188 units on large sites and 459 units on small sites.

As indicated in the table below, this is first year since 2013-14 that the land supply has fallen below 5 years. Nevertheless, as the 2015-16 figure is 4.1 years (based on the residual methodology prescribed in TAN1), the trigger for this indicator has been met.

Where the land supply is less than 5 years, TAN1 states that local planning authorities should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.

The fundamental reason for the shortfall in the land supply is the slower than anticipated delivery rate of the LDP allocated sites, as indicated in the analysis above and in relation to Policy S3. This suggests that there is a need for additional site allocations to increase the supply of housing land. It is considered that the most effective way of addressing this issues will be through an early review of the adopted LDP. While it is recognised that an early review would be in advance of the statutory 4 year review (due in 2018), given the importance attached to the land supply issue an early review is considered necessary. This would also assist in seeking to avoid 'planning by appeal' and ad hoc development coming forward outside the development plan system and not in accordance with the Plan's strategy.

The adoption of a pragmatic approach to the determination of residential development sites will also assist in this context (as recognised in TAN1, paragraph 6.2). That is, where sites are a departure from the LDP but are otherwise acceptable in planning terms a recommendation for approval may be considered.

The TAN1 requirement for LPAs to base the 5 year housing land calculations on the residual method is also considered to be a contributing factor to the current shortfall in the Authority's land supply. It is worth noting that, under the previous TAN1 guidance, past build rates could also be used to calculate the housing land supply. Based on past build rates over the last ten years, Monmouthshire would have a 10.8 year housing land supply. This method of calculation was retracted in the revised TAN1: the point is simply made to help illustrate that this issue is not a simple case of the LDP not delivering, it is a complex combination of rules around how land supply is measured and external economic factors affecting house building and the housing market. The Welsh Government has commissioned research into TAN1 and housing land supply and Monmouthshire took part as a case study Authority. The results of this research are

expected during the next monitoring period and may recommend changes to the way housing land availability is currently calculated, however, until such time any changes are made the current system applies.

Study Date	Number of Years Supply
1 April 2011-12	4.4
1 April 2012-13	3.6
1 April 2013-14	5.2
1 April 2014-15	5.0

3. During the monitoring period permission was granted for 65 units at the rural secondary site allocation in Penperlleni (25 Phase 1, 40 Phase 2) with a density of 33.8 dwellings per hectare. The reserved matters application for the Wonastow Road site (excluding Drewen Farm) also gained permission for 340 dwellings with a density of 30 dwellings per hectare.

The densities recorded on both sites are at or above the density target set out in the LDP (30 dph). Nevertheless, given that this is the second monitoring period and there have been limited permissions granted on allocated LDP sites, the conclusions drawn in relation to site density remain preliminary. The effectiveness of the LDP target densities will become more evident as allocated sites are progressed. The Council will therefore continue to monitor this issue closely in future AMRs.

4. The Council is committed to monitoring the accommodation needs of Gypsies and Travellers and has prepared a Gypsy Traveller Accommodation Assessment (GTAA) during the current monitoring period which was submitted to Welsh Government in February 2016. The aim of the assessment is to provide data which will identify Gypsy and Traveller pitch needs separately from wider residential demand and aspiration. A key finding of the assessment is that there is an estimated unmet need for eight pitches to 2021, based on overcrowding, unauthorised occupation and the likelihood of cultural aversion to conventional housing. As a need has been identified, a suitable site(s) will be sought by spring 2017 in accordance with the monitoring target.

In view of this, the Council intends to make provision for an appropriate site(s) to meet identified unmet need by working proactively with the Gypsy and Traveller households to establish their preference for site provision (private or Council). The findings of the GTAA process suggest that there is an aspiration within much of the Gypsy Traveller community for private site provision in Monmouthshire. The Council therefore intends to work with and support Gypsy Traveller households to identify and develop viable private sites to address the identified unmet need in accordance with the LDP policy framework. If a private site(s) cannot be achieved there may be a need to identify a public gypsy/traveller site in accordance with the LDP policy framework. However, the provision of such sites may need to be considered through the LDP review process where this cannot be dealt with through the existing policy framework. Progress on liaison with the Gypsy and Traveller community in relation to the identification/development of private sites will be reported in the next AMR.

The GTAA also recommends that the Council organises an engagement event to enable Gypsy & Traveller households to find out more about the Council's planning policies and processes to facilitate Community take-up of planning advice on development opportunities prior to future land purchases. Again, progress on this will be reported in the next AMR.

Of note, 1 planning application was received for Gypsy/Traveller accommodation in March 2016. The application is for a private gypsy site comprising of an additional 5 caravans and associated development at land in Llangeview. The application was not determined at the end of this monitoring period – the outcome will be reported in the next AMR.

LDP criteria-based policy H8 will be used to consider any applications for gypsy/traveller accommodation that arises in Monmouthshire, including the current application.

Recommendation
1. Commence an early LDP review.
2. Commence an early LDP review.
3. No action required at present. Continue to monitor.
4. No action required at present. Continue to monitor.

*Core Indicators

◆ Amended to delete reference to 'average' for clarification. The indicator seeks to monitor the density achieved on allocated sites, rather than average density.

Strategic Housing Sites

Monitoring Aim/Outcome: To deliver the strategic housing sites in accordance with strategic policy S3 and site allocation policies SAH1-SA7.

Strategic Policy: S3 Strategic Housing Sites

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: SAH1-SA7

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. The number of dwellings permitted on strategic sites as identified in Policy S3 and site allocation policies SAH1 to SAH7	Secure /deliver housing need on the key strategic sites identified in Policy S3 and site allocation policies SAH1-SA7 during the plan period:	Planning permission is not granted by the end of 2014 for each of the strategic sites	
	a) Deri Farm, Abergavenny		0
	b) Crick Road, Portskewett		0
	c) Fairfield Mabey, Chepstow		0
	d) Wonastow Road, Monmouth		(340*)
	e) Rockfield Farm, Undy		0
	f) Land at Vinegar Hill, Undy		0
	g) Former Paper Mill, Sudbrook		0

2. The number of dwellings completed on strategic sites as identified in Policy S3 and site allocation policies SAH1 to SAH7	Dwelling completions in accordance with the housing trajectory for each of the strategic sites**	Dwelling completions fall below 10% of housing trajectory target for each of the strategic sites	
	a) Deri Farm, Abergavenny		N/A
	b) Crick Road, Portskewett		N/A
	c) Fairfield Mabey, Chepstow		N/A
	d) Wonastow Road, Monmouth		0
	e) Rockfield Farm, Undy		N/A
	f) Land at Vinegar Hill, Undy		N/A
	g) Former Paper Mill, Sudbrook		N/A

Analysis

1. Dwelling Permissions

In terms of allocated strategic sites, subsequent to the outline permission gained during the previous AMR period, the reserved matters application for the Wonastow Road site at Monmouth was granted permission for 340 units during the current period. No other strategic sites have gained planning permission and as such the trigger for further investigation has been met.

Given the constraints associated with some of the sites, including Deri Farm and Fairfield Mabey, the trigger date of gaining permission for all sites by the end of 2014 was perhaps rather ambitious. Failure to have obtained planning permission on any additional strategic sites by the end of the current monitoring period, however, is a matter of concern, albeit that progress is being made on bringing these sites forward as outlined in brief below.

Deri Farm, Abergavenny (SAH1):

Persimmon Homes submitted a full application for 250 residential units in November 2014. The application is yet to be determined given outstanding issues relating to site viability (affordable housing provision) and undergrounding of overhead power lines. It is anticipated that these issues will be resolved and the application progressed accordingly

during the next monitoring period. The agreed 2015-16 JHLAS expects the site to deliver 185 units within the Plan period with first completions in 2017/18.

Crick Road, Portskewett (SAH2):

Council owned site allocated for 285 residential units and 1 ha of serviced land for business and industrial development. A master planning consultation exercise to consider various options for the site was undertaken during the current monitoring period, although a planning application has yet to be submitted. The agreed 2015-16 JHLAS expects the site to deliver 200 units within the Plan period with first completions in 2017/18.

Fairfield Mabey, Chepstow (SAH3):

The landowner submitted an outline application (DC/2014/01290) in October 2014 for up to 600 residential units (350 to be delivered within the Plan period), commercial space including offices and workshops (Use Class B1) and small scale retail/food and drink floorspace (Use Classes A1 and A3) and multi-functional green and blue open space. The application is yet to be determined due to outstanding highways issues (Welsh Government Highways Division had a holding objection on the application for 18 months which had not been resolved during this monitoring period). The agreed 2015-16 JHLAS expects the site to deliver 200 units within the Plan period with first completions in 2018/19.

Wonastow Road, Monmouth (SAH4):

Outline permission was granted for up to 370 dwellings and 6.5 ha of employment land in December 2014. The site developers (Barratt/David Wilson and Taylor Wimpey) submitted a reserved matters application (DC/2015/00392) for 340 units which was granted permission in November 2015.

The overall LDP site allocation is for a total of 450 units. The additional units relating to this allocation are to be delivered as an extension to the site at Drewen Farm. An application for this element of the site has not yet been submitted. This part of the site is effectively land-locked until 2019 when the Taylor Wimpey development is sufficiently progressed to allow access through.

The agreed 2015-16 JHLAS expects the site to deliver 390 units within the Plan period with first completions in 2016/17.

Rockfield Farm, Undy (SAH5):

Council owned site allocated for 270 residential units and 2 ha of serviced land for business and industrial use. A master planning consultation exercise to consider various options for the site was undertaken during the current monitoring period. It is anticipated that an application will be submitted and progressed during the next monitoring period. The agreed 2015-16 JHLAS expects the site to deliver 195 units within the Plan period with first completions in 2017/18.

Land at Vinegar Hill, Undy (SAH6):

Site for 225 residential units, linked to the adjacent Rockfield Farm site and likely to progress in tandem. However, the developer has not submitted an application during the current monitoring period. The agreed 2015-16 JHLAS expects the site to deliver 120 units within the Plan period with first completions in 2018/19.

Former Paper Mill, Sudbrook (SAH7):

Full planning application (DC/2015/01184) was submitted by Harrow Estates (Redrow confirmed as the developer) in October 2015 for 212 residential units (192 market and 20 affordable units). There have been a number of site viability issues associated with this application. However, it is anticipated that any such issues will be resolved and the application progressed/approved during the next monitoring period. The agreed 2015-16 JHLAS expects the site to deliver 115 units within the Plan period with first completions in 2017/18.

As reported in last year's AMR, a similar application, but containing no affordable housing, (DC/2014/01468) was submitted in December 2014. The applicants subsequently appealed the application on the grounds of non-determination. This appeal was being held in abeyance pending the outcome of the more recent application.

It is recognised that, with the exception of Wonastow Road, allocated strategic sites have not progressed in accordance with the identified target of obtaining planning permission by the end of 2014. Furthermore, the 2015-16 JHLAS trajectory figures demonstrate a Plan-period shortfall of 615 dwellings from the strategic sites. The limited progress of these sites means that the trigger for further investigation has been met for the second consecutive year. As stated above, progress is being made on planning applications relating to many of these sites and it is anticipated that a number of strategic sites will be progressed during the next monitoring period which will be reported accordingly. There is no evidence to suggest that these sites are not deliverable or that their allocation needs to be reviewed. The delays in them coming forward, however, have implications for other monitoring targets and triggers and the need for any further action is being considered in connection with those particular indicators.

Given the importance of delivering the strategic sites, particularly in terms of their contribution to the 5 year land supply, the Council will continue to monitor their progress closely.

The delivery of strategic sites has obvious implications for the spatial strategy. As noted in the policy analysis for Policy S1, as these sites are progressed it is anticipated that dwelling delivery will align more closely with the Plan's spatial strategy.

2. Dwelling Completions

There were no completions on allocated strategic sites during the monitoring period which is to be expected as only one such site gained permission. As progress is being made on a number of strategic site planning applications it is anticipated that dwelling completions will align with the identified JHLAS housing trajectory targets as these sites progress during the next monitoring period.

The 2014-15 JHLAS trajectory predicted the first completions on the strategic site at Wonastow Road in 2015/16. This was not achieved as issues arose in the determination of the reserved matters application and subsequent detailed implementation which prevented a start on site in the current monitoring period. These issues, however, have been resolved and will not prevent progress being made on site during the forthcoming monitoring period.

Comparison with the previous JHLAS trajectory indicates that anticipated completions had to be pushed back because of delays in sites coming forward. This has implications for other monitoring targets and triggers and the need for any further action is being considered in connection with those particular indicators. The performance of just one site has had to be assessed against this indicator in this monitoring period and there is no evidence to suggest that there are any short term problems hindering site delivery.

The Council will continue to monitor this issue closely in order to determine whether the Plan's strategic residential allocations are being delivered in accordance with the housing trajectory targets.

Recommendation
1. No action required at present. Continue to monitor.
2. No action required at present. Continue to monitor.

*Wonastow Road reserved matters application (DC/2015/00392) granted 17.11.2015 for up to 340 units comprising 238 market and 102 affordable units. The outline permission for the site was included in the 2014 AMR. Target is 450 units, additional dwellings to be delivered through the Drewen Farm extension.

**2015-16 JHLAS trajectory

Affordable Housing

Monitoring Aim/Outcome: To provide 960 affordable dwelling units over the plan period

Strategic Policy: S4 Affordable Housing

LDP Objectives Supported: 1, 3 & 4

Other LDP Policies Supported: H7, SAH1-SAH11

Contextual Changes

House Prices

The recorded fluctuations in the County's average house prices since 2012 are set out in Section 3 - Contextual Information. The potential implications of average house price trends recorded over the monitoring period are assessed in relation to indicator 5 below.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. The number of additional affordable dwellings built over the plan period* ¹	Deliver 96 affordable dwellings per annum 2011-2021 (total of 960 over the plan period)	10% less or greater than the LDP strategy build rate for 2 consecutive years	63
2. Number of affordable dwellings secured on new housing sites	a) 35% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Main Towns and Rural Secondary Settlements identified in Policy S1	Proportion of affordable housing achieved on development sites in each area falls below the requirement set out in Policy S4	34%**
	b) 25% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Severnside Settlements identified in Policy S1		N/A (No applicable applications)

	c) 60% of the total number of dwellings to be affordable on sites of 3 or more dwellings in the Main Villages identified in Policy S1		60%
	d) Minor villages: sites with capacity for 4 dwellings make provision for 3 to be affordable; and sites with capacity for 3 dwellings make provision for 2 to be affordable.		N/A (No applicable applications)
3. Number of affordable dwellings permitted/built on Main Village Sites as identified in Policy SAH11	Main Village sites to collectively deliver 20 affordable dwellings per annum 2014-2021	10% less or greater than the target build rate for 2 consecutive years	15****
4. Number of affordable dwellings built through rural exception schemes	No target	None	0
5. Affordable housing percentage target in Policy S4	Target to reflect economic circumstances	Average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters	Refer to analysis below (5)

Analysis

1. A total of 63 affordable dwellings were completed during the monitoring period, accounting for 27% of the total dwelling completions recorded. Almost one third of these completions were on windfall sites in Llanfoist; 13 units at Westgate and 10 units at Gavenny Gate. A further 6 units were located on the Former Forensic Science Laboratory in Chepstow. The remaining permissions all related to 100% affordable housing schemes the largest schemes of which comprised 16 completions at former domestic garages to the rear of Thornwell Road, Chepstow and 9 completions at the Former West End School

in Caldicot. Three small 100% schemes sites accounted for the remaining 9 units (Llwynu Lane, Abergavenny (6), Majors Barn, Abergavenny (2) and Sandy Lane, Caldicot (1)). While the figure is below the 96 affordable housing completions per annum required between 2013 and 2021, it is substantially higher than the last monitoring period which equated to 17 units. The increase in the completion rate coincides with the development of larger schemes such as Gavenny Gate and Westgate in Llanfoist. A further 102 units were included on the Wonastow Road Reserved Matters Scheme.

Notwithstanding this, affordable dwelling completions are significantly lower than the identified LDP target (96 per annum) with a total of 80 affordable dwelling completions recorded since the Plan's adoption. Slow progress on the implementation of LDP allocated sites, as considered above in relation to Policies S2 and S3, has meant limited delivery of affordable housing under Policy S4. As allocated sites achieve planning permission affordable housing completions would be expected to increase in line with the target. There is no specific evidence to date that demonstrates that Policy S4 itself is not operating effectively, albeit that there have been delays in determining some planning applications, particularly Sudbrook Paper Mill and Deri Farm, because of negotiations over viability issues arising from the requirements of Policy S4. These viability issues themselves directly impact on levels of affordable housing secured, however robust assessments are being undertaken to ensure the maximum potential contribution is secured.

Measures recommended in the analysis of Policy S2 above are intended to increase housing supply, which should benefit delivery of affordable housing. No specific action is required in relation to Policy S4 but the Council will continue to monitor completion rates closely in future AMRs to determine its effectiveness in delivering affordable dwellings.

2. Main Towns and Rural Secondary Settlements

The proportion of affordable dwellings permitted on sites of 5 or more units in the County's Main Towns and Rural Secondary Settlements during the monitoring period equated to 34%. This marginally missed the LDP policy target of 35%.

The findings are based on a total of 8 applications. The Wonastow Road, Monmouth scheme was the only permission included in the findings of the previous monitoring period. A Reserved Matters application was permitted for the Wonastow Road site in the current monitoring period which reduced the affordable housing provision to 102 units (equating to 30% affordable housing provision) in order to provide the type of affordable housing accommodation needed in the area and to accommodate other design-related requirements.

The second largest scheme included permission for 23 affordable units at the LDP allocation to the south of School Lane in Penperlleni (SAH10(ii)). A further 26 units were 100% affordable housing schemes in Abergavenny and Chepstow, one scheme of which related to the construction of 12 retirement apartments in Old Hereford Road, Abergavenny. This application also included 5 supported living apartments, but as these are not strictly a C3 use they have not been included within the figures.

Two applications did not include any affordable housing provision. Both schemes related to conversions, the Former Pen y Fal Chapel, Abergavenny and Tewdric House, 22 Welsh Street, Chepstow. No provision was made at the Pen Y Fal Chapel as the scheme was considered to be enabling development required in order to save the Listed Building. At Tewdric House a commuted sum was provided in lieu of any on site affordable housing, as the rooms were not considered to be of a sufficient size to meet Development Quality Requirement standards. The commuted sum did not relate to a full affordable housing contribution for the equivalent of 3 units as it was considered this would not have been viable. This is in line with Policy S4 as it notes that provision will be made subject to appropriate viability assessment.

The remainder of permissions recorded in the main towns and rural secondary settlements were for sites with a capacity of fewer than 5 units and, therefore, fell below the threshold set out in Policy S4.

It is considered that while the affordable housing provision was not met on all sites, there is clear justification for the deviation away from Policy S4. The Council will nevertheless continue to monitor this issue closely in order to determine the effectiveness of the affordable housing target identified in Policy S4 in future AMRs.

Sevenside Settlements

There were no permissions granted in the Sevenside area on sites of 5 or more units over the monitoring period. Two applications were permitted for 100% affordable housing schemes, together providing a total of 5 units. Both of these schemes were undertaken by a Registered Social Landlord (Monmouthshire Housing Association) with the specific aim of providing affordable housing in the County.

No relevant applications were determined over the monitoring period. It is therefore not possible to provide a meaningful analysis of the policy's effectiveness in relation to sites within the Sevenside area at this stage. The Council will continue to monitor such sites over the next monitoring period in order to determine the implementation of the affordable housing targets identified in S4.

Main Villages

One application was permitted over the monitoring period within the Main Villages for sites of 3 or more dwellings. This related to the allocation adjacent Trellech School (SAH11(xv)) for 15 dwellings. The permission achieved the target of 60% affordable units. A number of other Main Village Sites are also currently within the planning/pre-application system, it is therefore anticipated that these will progress during the next monitoring period.

While only one application was received over the threshold of 3 or more dwellings, the target has been met, indicating, that Policy S4 is functioning effectively in enabling the delivery of affordable housing. Conversely, it is accepted that because it only relates to one permission a meaningful analysis of the policy's effectiveness in relation to Main Village sites cannot be provided at this stage. The Council will continue to monitor this

issue closely in order to determine the effectiveness of the affordable housing target identified in Policy S4 in future AMRs.

Minor Villages

No permissions were granted during the monitoring period for small sites in Minor Villages. The Council will continue to monitor any Minor Village sites in order to determine the effectiveness of the affordable housing target identified in Policy S4.

3. One application was permitted over the monitoring period on the allocated sites identified in Policy SAH11. This related to the site adjacent Trellech School (SAH11(xv)) for 15 dwellings. The permission achieved the target of 60% affordable units (9 dwellings). Five of the units were under construction at the end of the monitoring period, it is expected that they will be completed in time for the next AMR.

In addition to the site at Trellech, two other Main Village Site applications (Shirenewton and Penallt) have been approved subject to the signing of a legal agreement (S106). A number of other Main Village Sites are also currently within the planning/pre-application system, it is therefore anticipated that these will progress during the next monitoring period.

While the target in relation to Main Villages has not been achieved, progress since the previous monitoring period is evident. It is considered that the 15 dwelling development taking place in Trellech and advancement of an additional 2 sites to S106 demonstrates that the allocated sites in the Main Villages are progressing. The Council will continue to monitor applications and completion rates closely in future AMRs to determine the effectiveness of Policy S4 in delivering affordable dwellings on the Main Village Sites.

4. There were no completions relating to rural exception schemes over the monitoring period. The single dwelling build your own affordable home site referred to in the previous AMR has progressed further but is not yet completed. No additional permissions were granted for rural exception schemes over the monitoring period. The Council will nevertheless continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to rural exception schemes.

5. The trigger for conducting additional viability testing in relation to the affordable housing targets set out in Policy S4 is an increase in average house prices of 5% or more above the 2012 base price sustained over 2 quarters.

As set out in Section 3, Land Registry data indicates that in general average house prices in Monmouthshire have increased over the current monitoring period, with the exception of quarter 2 2015 (April to June). Subsequently, average prices in quarter 1 2016 (January to March) at £220,640 were higher than the 2012 quarter 4 baseline price (£188,640). Despite this, the trigger for further investigation has not been met. A 5% rise in the 2012 quarter 4 base price figure would equate to an increase of £9,432 and while average house prices have generally risen over the 2015-2016 monitoring period, prices have not increased by this amount continuously over 2 quarters. The largest increase recorded over the monitoring period was £5,151 between quarter 4 2015 and quarter 1 2016.

Accordingly, there has not been significant changes in average house prices to necessitate a reassessment of the viability evidence in relation to Policy S4. The Council will continue to monitor average house price trends in future AMRs in order to determine any potential implications for the effective implementation of Policy S4.

It should also be recognised, however, that house prices are just one factor that could impact on development viability. Build costs, for instance, would also have risen over the monitoring period. Whilst build costs are not specified as a LDP monitoring indicator, general viability issues will be kept under review as information comes forward on a case-by-case basis and in connection with strategic viability work for the implementation of the Community Infrastructure Levy. This will enable the Council to consider any further potential implications for the effective implementation of Policy S4.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

3. No action is required at present. Continue to monitor.

4. No action is required at present. Continue to monitor.

5. No action is required at present. Continue to monitor.

*Core Indicators

¹ Indicator and Target based on the Monmouthshire planning area and Monmouthshire LDP only.

**includes 100% affordable housing sites

***Permission granted for SAH11(xv) Land adjacent Trellech School 15 units (9 affordable/6 market units) [DC/2015/00097]

Community and Recreation Facilities

Monitoring Aim/Outcome: To retain existing community and recreation facilities and seek to develop additional facilities

Strategic Policy: S5 Community and Recreation Facilities

LDP Objectives Supported: 1 & 5

Other LDP Policies Supported: CRF1, CRF3

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Number of community and recreation facilities granted planning permission	No target*	None*	5
2. Number of community/recreation facilities lost	Minimise the loss of community and recreation facilities	Loss of any 1 community/recreation facility in any 1 year	0
Analysis			
<p>1. 5 planning applications were approved for community and recreation uses during the monitoring period. Two of the applications were for recreation use. These include an extension to the play area in the grounds of the Hood Memorial Hall in Devauden and the provision of two new play areas located within the existing amenity grassland at the Llandegfedd Visitor Centre together with a new boat store and ranger maintenance building. The new boat store is for the storage of safety boats and senior and junior club boats and equipment. However it is a replacement for existing storage containers at the site rather than additional storage provision.</p> <p>There were 3 community facilities granted planning permission during the monitoring period, including a replacement comprehensive school in Monmouth. Permissions were also granted for extensions to the SNRB/SEN Unit at Overmonnow Primary School, Monmouth to extend the teaching area and to provide a covered play area within the existing playground, and for part of an existing domestic dwelling to be used as a child minding business.</p>			

There was a decrease in the number of community / recreation facilities approved over the monitoring period (5 facilities) when compared to the previous AMR (9 facilities). However on the limited evidence available there is no suggestion that the relevant Plan policies are not operating effectively. The Council will continue to monitor this indicator in future AMRs to determine the effectiveness of the policy framework relating to this issue.

2. There were no applications permitted resulting in the loss of community / recreation facilities during the monitoring period, indicating that this indicator target and monitoring outcome to minimise the loss of community and recreation facilities has been achieved. This compares favourably to last year's AMR when 3 such facilities were lost to alternative uses.

The Council will continue to monitor the loss of community / recreation facilities in future AMRs to determine the effectiveness of the policy framework relating to this issue.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

*Not considered appropriate to include a target/trigger for this indicator given that in some instances the Council is looking to reduce the amount of community facilities or to focus investment on existing facilities

Retail

Monitoring Aim/Outcome: Direct new food and non-bulky retail development to the County's town and local centres and seek to enhance their vitality, attractiveness and viability.

Strategic Policy: S6 Retail

LDP Objectives Supported: 1 & 2

Other LDP Policies Supported: RET1-RET4

Contextual Changes

Welsh Government consulted on revised TAN4 Retailing and Town Centres and Chapter 10 of PPW during September/November 2015. The updated guidance seeks to ensure that retailing and town centre policy is up-to-date and takes into account the needs, requirement and changing character of 21st century town and retailing centres, as shopping trends evolve. Revised versions of TAN4 and PPW Chapter 10 are expected to be published during the next monitoring period and an update will be provided in next AMR.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Amount of new food and non-bulky retail development permitted in town/local centres as a proportion of all retail development permitted	90% of new food and non-bulky retail floorspace to be located in town/local centres	More than 10% of new food and non-bulky retail floorspace is developed outside town/local centres in any 1 year	53.2% retail floorspace permitted in town/local centres*
2. Percentage of vacant units within the CSA of each town and local centre**	No increase in the number of vacant units:	Vacancy rate in a town/local centre increases for 2 consecutive years	
	a) Abergavenny (2014: 5.1%)		5.8%
	b) Caldicot (2014: 9.2%)		7.6%
	c) Chepstow (2014: 9.0%)		10%
	d) Monmouth (2014: 8.3%)		7.9%
	e) Magor (2014: 9.1%)		0%

	f) Raglan (2014: 0%)		0%
	g) Usk (2014: 7.8%)		11.1%
3. Percentage of A1 uses in the primary shopping frontages of Abergavenny, Caldicot, Chepstow and Monmouth***	% of A1 uses no less than the thresholds identified for the towns' primary shopping frontages as defined in the Primary Shopping Frontages SPG**	% figures for a primary shopping frontage fall below the threshold set out in the SPG	
	a) Abergavenny • PSF1 Cross St, High St, Frogmore St & 1 Nevill St (Target 75%)		• 77%
	• PSF2 Cibi Walk (Target 100%)		• 100%
	• PSF3 Cross St (51-60&Town Hall) (Target 55%)		• 36%
	b) Caldicot • PSF4 Newport Rd (Target 65%)		• 65%
	c) Chepstow • PSF5 High St (Target 75%)		• 80%
	• PSF6 St Mary St (Target 65%)		• 65%
	d) Monmouth • PSF7 Monnow St (Target 75%)		• 76%
	• PSF8 Church St, Agincourt Sq & Priory St (1-4) (Target 65%)		• 57%
Analysis			
1. Two applications were permitted for A1 retail development over the monitoring period, one of which was for A1 retail use in Chepstow town centre (change of use from a dental surgery to A1 at ground floor and basement level 216 sq m) and the other was for a new 190 sq m A1 convenience store in an out-of-centre location at Mardy,			

Abergavenny. Accordingly, 53.2% of all new retail floorspace was permitted in town/local centres and 46.8% outside town centres, meaning that the trigger for this indicator has been met. However, the permission for the out-of-centre convenience store (DC/2014/01513) does not conflict with any LDP policies. Although Policy RET4 encourages retail development within town centres, Policy S5 allows for community facilities such as local convenience shops within development boundaries subject to the appropriate retail need and impact tests. The development is therefore considered appropriate given the circumstances of the application. Furthermore, the fact that there has been a permission for A1 retail use in a town centre is considered to be an improvement on last year's performance when no such permissions were recorded.

In view of this, and given that there were only two permissions for A1 retail development, there is not considered to be any concerns with the implementation of LDP retail policies and therefore no further investigation is required at present. However, the Council will continue to monitor this issue in future AMRs to determine the effectiveness of the Plan's retail policy framework.

2. Vacancy rates recorded during the monitoring period** in all of the County's central shopping areas (CSA) were below the UK vacancy rate (12.4% March 2016, Local Data Company). The vacancy rates vary between the centres ranging from 0% in Magor and Raglan to 11.1% in Usk.

Comparison with last year's vacancy rates indicate that 3 centres have seen a fall in vacancy rates – Caldicot (9.2% to 7.6%), Monmouth (8.3% to 7.9%) and Magor (9.1% to 0%) – while Raglan maintained a vacancy rate of 0%, which suggests that these centres are performing extremely well. Conversely, 3 centres recorded a rise in vacancy rates since the previous monitoring period – Abergavenny (5.1% to 5.8%), Chepstow (9.0% to 10.0%) and Usk (7.8% to 11.1%). Nevertheless, these increases have generally been marginal and do not raise any immediate concerns with the vitality and viability of the centres. Moreover, given that all of the centres vacancy rates are in the main low and below the national average indicates that Monmouthshire's town and local centres are functioning effectively.

The trigger for further investigation is based on a 2 year period to enable consequential trends to emerge. The vacancy levels recorded during this monitoring period, together with those recorded during the last monitoring period, provide the baseline figures to enable future comparative analysis. The Council will continue to monitor vacancy levels in future AMRs to determine any trends.

3. The percentage of A1 retail uses within the towns' primary shopping frontages recorded during the monitoring period** generally accord with the thresholds identified in the Primary Shopping Frontages SPG. The identified thresholds in two of the PSFs were set at higher levels than the existing level of non-A1 retail uses because there is an aspiration to improve their retail offer i.e. PSF3 Cross Street (51-60 & Town Hall) Abergavenny and PSF8 Church Street, Agincourt Square & Priory Street (1-4) Monmouth. There has been no change in the proportion of retail uses within these frontages since last year which indicates that no progress has been made towards achieving the identified

thresholds. It is therefore important that a strong policy stance on proposals for change of use to non-retail uses in these frontages is maintained in order to address this issue.

Comparison with last year's figures indicate that the proportion of A1 uses within the towns' primary shopping frontages remain unchanged with the exception of PSF1 Cross Street, High Street, Frogmore Street & 1 Nevill Street, Abergavenny and PSF7 Monnow Street Monmouth which recorded marginal changes (+1% to 77% and -1% to 76% respectively). The former involved the change of use of an A3 unit to A1 use at 53 Frogmore Street and the latter involved the change of use of an A1 unit to A2 use at 71 Monnow Street¹, both of which were policy compliant. However, the proportion of A1 uses within both of these frontages remained above the identified target (75%) in the SPG.

In view of this, it is considered that the towns' primary shopping frontages are vital and viable and functioning well and no further investigation is required at present. The Council will continue to monitor this issue in future AMRs to determine the effectiveness of the Plan's retail policy framework.

Recommendation

1. No action is required at present. Continue to monitor.
2. No action is required at present. Continue to monitor.
3. No action is required at present. Continue to monitor.

*2 planning permissions granted for retail development over the monitoring period, one in town centre and one in out-of-centre location.

**Monmouthshire Retail Background Paper (February 2016). Base date October 2015

***Monmouthshire Primary Shopping Frontages SPG, April 2016

¹ DC/2015/00040

Economy and Enterprise

Monitoring Aim/Outcome: To ensure a sufficient supply of employment land and to protect the County's employment land

Strategic Policy: S8 Enterprise and Economy, S9 Employment Sites Provision

LDP Objectives Supported: 7

Other LDP Policies Supported: E1-E3, RE1, SAE1-SAE2

Contextual Changes

There have been no significant contextual changes relating to this policy area during the current monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Net employment land supply/development♦	Maintain sufficient employment land to meet identified take-up rate of 1.9 ha per annum	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	41.18 ha
2. Take-up of employment land♦	Maintain sufficient employment land to meet identified take-up rate of 1.9 ha per annum	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	1.131 ha
3. Planning permission granted for new development (by type) on allocated employment sites as identified in Policy SAE1♦	No specific target	Lack of development on strategic employment sites identified in Policy SAE1 by the end of 2017	3 planning permissions granted

4. Planning permissions granted for employment use (B use classes) by settlement♦♦	No specific target	None	
	Main Towns		0.95ha (3.72ha**)
	Sevenside Settlements		2.83ha
	Rural Secondary Settlements		0.48ha
	Rural General		0.22ha
5. Planning permissions granted for employment use (B use classes♦♦) by sector* /**	No specific target	None	
	Manufacturing		0.93ha
	Electricity, gas, steam & air conditioning supply; water supply; sewerage, waste management and remediation		0.24ha
	Wholesale & retail trade; repair of motor vehicles and motor cycles		0.48ha
	Transport & storage; information and communication		2.83ha
	Real estate activities; Professional, scientific and technical activities; Administrative and support service activities		(3.72ha**)
6. Amount of employment land lost to non-employment uses (i.e. non-B1, B2, B8 uses)	Minimise the loss of employment land to non-B1, B2, B8 uses	Loss of any B1, B2 or B8 employment land in any 1 year	0.56ha
7. Proportion of resident workforce working within Monmouthshire	Increase the proportion of resident workforce working within Monmouthshire (2014: 54.5%)	None	58.3%

8. Number of people in-commuting to Monmouthshire	Reduce the level of in-commuting over the plan period (2014: 19,200)	None	17,800
Number of people out-commuting from Monmouthshire	Reduce the level of out-commuting over the plan period (2014: 19,600)	None	18,700

Analysis

1. There is currently 41.18ha of employment land available across the County. This figure is lower than the previous AMR (46.8ha) accounting for development that is currently in progress on the SAE1 allocations at Quaypoint, Magor (SAE1b) and Westgate, Llanfoist (SAE1d).

Sufficient employment land has therefore been maintained over the monitoring period providing the opportunity to meet the identified take-up rate of 1.9ha per annum. Policies S8 and S9 are functioning effectively in this respect.

2. While sufficient land is available across the County, the take-up rate of employment land (i.e. completed developments) was limited to 1.131ha over the monitoring period. This was wholly attributed to take-up on protected employment sites (SAE2). A large proportion of this (0.82ha) related to the completion of two B2 industrial units on the Newhouse Farm Industrial Estate in Chepstow. Additional development was also undertaken at Magor Brewery (0.29ha) to assist in their expansion plans.

While take-up appears low it has increased markedly in comparison to the 0.38ha recorded in the previous AMR. Sufficient employment land is available, a large proportion of which is located in Magor, along the M4 corridor providing a prime opportunity to secure investment. The take-up figure is likely to increase substantially in the next monitoring period due to the development currently underway at the Quaypoint, Magor and Westgate, Llanfoist along with the Reserved Matters permission granted at Wonastow Road, Monmouth.

The trigger for further investigation relates to the total amount of land supply rather than take-up rates, this indicator will nevertheless be closely monitored in future AMRs to determine the effectiveness of the policy framework relating to employment land.

3. Three applications for planning permission were granted on allocated sites identified in Policy SAE1 during the monitoring period. A total of 2.54ha was granted at Quaypoint, Magor (SAE1b) for a storage and distribution warehouse (Use Class B8) along with associated works to assist in the extension of the existing brewery which is a key employer in the region. The remaining two applications approved related to development at Westgate, Llanfoist for a Costa Coffee unit and a drive-thru McDonald's restaurant

equating to an area of 0.56 hectares and while not strictly speaking a traditional employment use the restaurant alone has a job potential of 45 full time equivalent jobs.

While it does not relate to an allocated SAE1 employment site, a Reserved Matters application was approved in this monitoring period for 3.7 hectares at the Wonastow Road, Monmouth Strategic Mixed Use site, following an outline permission for 6.5 hectares that was granted in the previous monitoring period.

There has been some progress on the delivery of strategic employment sites over the monitoring period, particularly when compared to the previous AMR where no applications were approved. The Council will nevertheless continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to the delivery of strategic employment sites.

4. This indicator seeks to monitor the amount of employment floorspace for B use classes permitted by settlement in Monmouthshire. 11 applications were approved for such employment uses during the monitoring period, totalling 4.48 hectares. Of these, 1 permission was on an identified business and industrial site (SAE1b) totalling 2.54 hectares, 3 permissions were on protected employment sites (SAE2 sites) totalling 0.93 hectares and 7 permissions were on non-allocated employment land totalling 1.01 hectares.

Permission was also granted for 3.72 hectares of land at the LDP strategic mixed-use site at Wonastow Road Monmouth (B1 & B8 commercial floorspace, storage yard, and parking). However as the outline permission for 6.5 ha of employment land at this site was included in the 2014 AMR this is not included in the current figures to avoid double counting. It is, nevertheless, important to recognise that this part of the site has acquired planning permission.

The Severnside settlement of Magor accounted for the majority of B use class employment floorspace granted planning permission over the monitoring period. This totalled 2.83 hectares all of which was at Magor Brewery, comprising 2.54 hectares on the identified business and industrial part of the site SAE1b (B8 storage and distribution warehouse) with a further 0.29 hectares at the protected employment part of the site SAE2o (B8 storage yard). Employment permissions (B use class) totalled 0.95 hectares in Abergavenny comprising a B2 small recycling depot Former Gas Works (SAE2c), B1 workshops at Neville Street, B2 extension to existing factory at Cranberry Foods (SAE2y) and B1 increased footprint of an industrial unit at Nantgavenny Lane. There were also 2 permissions for B use class employment in the rural secondary settlement of Raglan, totalling 0.48 hectares (B1 extension of existing workshop at APS Automotive and B2 change of use to an agricultural vehicle repair garage/agricultural vehicle sales area at High House Farm). A further 3 permissions were recorded in the rural settlements of Penallt (B1 workshop), Llanishen (B2 blacksmiths workshop) and Llanbadoc (B2 Change of use to vehicle storage and maintenance workshop) totalling 0.22 hectares.

Although there is no specific target relating to this indicator, the Council is keen to monitor employment permissions for B uses in the County. The amount of employment floorspace

permitted during this monitoring period, coupled with that permitted in 2014, has further enhanced the amount of employment land in the County. The Council will continue to monitor this issue in future AMRs.

While indicators 4 and 5 of this section relate to B use classes, it is useful to note that a number of permissions were granted for other employment generating uses (i.e. non-B uses) during the monitoring period, totalling 1.37 hectares, demonstrating that there are a range of other employment generating sectors coming forward. These included A1/A3 uses at the identified business and industrial site (SAE1d) at Westgate Business Park, Llanfoist for Costa Coffee (0.24 hectares) and McDonalds drive-thru (0.32 hectares), a small walkers' café at Llanddewi Skirrid (0.04 hectares), a hotel at Monmouth (C1, 0.42 hectares) and various sui generis proposals (0.35 hectares) including veterinary surgeries at Caldicot and Raglan.

5. This indicator seeks to monitor the amount of employment floorspace for B use classes permitted by sector in Monmouthshire. The majority of such employment floorspace permitted during the monitoring period was for B8 uses (2.83 hectares), followed by B2 uses (1.22 hectares) and B1 uses (0.43 hectares). This contrasts to last year's AMR when B1 uses accounted for the majority of employment floorspace permitted.

The permission at the mixed-use allocation at Wonastow Road is for a mix of B1 & B8 uses (3.72 hectares). However, as the outline permissions for 6.5 hectares of employment land at this site was included in the 2014 AMR this is not included in the current figures to avoid double counting. It is, nevertheless, important to recognise that this part of the site has acquired planning permission.

Turning more specifically to employment sectors, based on the UK Standard Industrial Classification (SIC) 2007 the employment permissions for B uses recorded over the monitoring period were in the following sectors:

- Manufacturing (0.93 hectares)
- Wholesale and retail trade; repair of motor vehicles/motor cycles (0.48 hectares)
- Transport and storage; information and communication (2.83 hectares)
- Electricity, gas, steam & air conditioning supply; water supply; sewerage, waste management and remediation (0.24 hectares)

In addition to the above, the permission at the Wonastow Road site (3.72 hectares) falls within the real estate; professional, scientific and technical activities; administrative and support service activities sector.

The data indicates that while the transport/storage and information/communication sector accounted for just 2 permissions, it accounted for the majority of employment floorspace (63.2%) granted permission during the monitoring period. This may be expected as transport/storage uses typically have significant floorspace requirements. The manufacturing sector accounted for the majority of permissions (6) and for a fifth of floorspace permitted (20.7%). There were a further 2 permissions in the wholesale and retail trade, repair of motor vehicles/motor cycles sector which accounted for 10.7% of employment floorspace permitted and 1 permission in the electricity, gas, steam & air

conditioning supply; water supply; sewerage, waste management and remediation sector (5.4% of employment floorspace permitted).

Comparable to last year's AMR, the manufacturing and transport/storage and information/communication sectors continued to account for the majority of employment permissions, albeit that the latter sector accounted for a higher proportion of floorspace permitted.

While there is no specific target relating to this indicator the Council monitors employment sectors coming forward in the County. This will assist in determining whether the Council's ambitions for growing identified key economic sectors, including knowledge intensive/high technology enterprises, are being achieved. As this is only the second monitoring period the conclusions drawn remain preliminary and the Council will continue to monitor this issue in future AMRs.

As noted above, a number of permissions were granted for other employment generating uses (i.e. non-B uses) during the monitoring period. In terms of employment sectors, it is useful to recognise that these were in different sectors to the B use class permissions identified above:

- Real estate, professional, scientific and technical activities, administrative and support service activities sector (0.33 hectares),
- Arts, entertainment and recreation, other service activities sector (0.02 hectares)
- Accommodation and food service activities (1.02 hectares).

This demonstrates that there are a range of other employment generating sectors coming forward in Monmouthshire.

6. 3 applications involving the loss of employment land were approved during the monitoring period, 2 of which related to a Costa Coffee unit and a drive-thru McDonald's restaurant at an identified business and industrial sites at Westgate Business Park, Llanfoist (SAE1d) (allocated for B1 and B2 uses). Although these are not traditional B use classes the proposals were considered to be acceptable on retail policy grounds in that potential impacts on the vitality and viability of Abergavenny town centre were considered to be minimal and there were no sequentially preferable sites. Furthermore it was considered that the proposals would generate employment opportunities and would not prejudice the Council's aspirations for the wider employment allocation. It was also noted that the site forms part of a wider 'commercial' development approved under outline consent in October 2010.

The other proposal granted permission was for an extension of the Aldi car park on a protected employment site at Mill Street Abergavenny (SAE2a). Given that the site was used for informal parking associated with the garage, it was considered that there would be no adverse impact on the viability of the garage. Furthermore, there was considered to be a need for additional parking at the Aldi store. The proposal was also deemed to enhance the character and appearance of the Conservation Area. On balance, therefore, the proposal was determined to be acceptable in principle.

Given that 3 proposals relating to the loss of allocated employment land were granted permission over the monitoring period, the trigger for this indicator has been met. However, as evidenced, the loss of the land is justified within the context and requirements of the LDP policy framework. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this matter.

7. The 2015 Welsh Government Commuting Statistics indicate that 58.3% of the County's residents work in the area. Although less than the Welsh average of 69.4%, this is an improvement of last year's figure of 54.5%. This 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, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.

8. According to the 2015 Welsh Government Commuting Statistics, Monmouthshire has a net outflow of 900 commuters – with 17,800 commuting into the Authority to work and 18,700 commuting out. There was significant in-commuting from Torfaen (3,000), Newport (2,900), Blaenau Gwent (2,800) and from outside Wales (8,000). The main areas for out-commuting were Newport (3,900), Bristol (3,400), Cardiff (2,500) and Torfaen (2,100), with a further 6,400 commuting to other areas outside Wales. The high proportion of commuting to/from areas outside of Wales clearly reflects Monmouthshire's location as a border authority.

There is an aspiration to reduce levels of both in-commuting and out-commuting recorded in Monmouthshire over the Plan period. While levels of both in and out-commuting have fallen since the last monitoring period, the net outflow of commuters has increased to 900 (from 400). This suggests that the level of out-commuting has increased over the past year. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.

Recommendation

1. No action required at present. Continue to monitor.

2. No action required at present. Continue to monitor.

3. No action required at present. Continue to monitor.

4. No action required at present. Continue to monitor.

5. No action required at present. Continue to monitor.

6. No action required at present. Continue to monitor.

7. No action required at present. Continue to monitor.
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8. No action required at present. Continue to monitor.
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*UK Standard Industrial Classification (SIC) 2007. Only includes those sectors for which planning permission has been granted over the monitoring period. For a full list of sectors refer to the SIC 2007.

◆Data Source: Monmouthshire Employment Land Background Paper for the period April 2015-March 2016

**Planning permission granted for 3.72ha of land on the SAH4 Wonastow Road allocation for a B1/B8 use in March 2016. However as the outline permission for 6.5 ha of employment land at this site was included in the 2014 AMR this is not included in the 2015 AMR figures in order to avoid double counting.

◆◆Amended to clarify that these indicators monitor B use classes only.

Rural Enterprise

Monitoring Aim/Outcome: Encourage diversification of the rural economy

Strategic Policy: S10 Rural Enterprise

LDP Objectives Supported: 1, 3, 5, 7 & 14

Other LDP Policies Supported: RE1-RE6

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Number of rural diversification and rural enterprise schemes* approved	No target	None	10

Analysis

1. A total of 10 applications relating to rural enterprise/diversification were approved during the monitoring period. 6 of the applications were approved as rural enterprise schemes. While 3 of these schemes related to new build they were justified as they all related to the rural economy, one of which related to the construction of a veterinary surgery on a site opposite the newly built Cattle Market. The additional two schemes related to the erection of a blacksmiths workshop to support an equine business and the extension of an established kennel business. Two other rural enterprise applications related in the main to the conversion of existing buildings that were not linked to agriculture previously. A scheme for a wedding venue was approved between Mathern and Chepstow, this included 8 guest bedrooms and would consequently offer benefits to additional accommodation providers in nearby areas. The conversion of part of a forestry building near Penallt was approved for a related use accommodating an office and workshop to facilitate wood working. It was found to be a sustainable modest business use that would support the local economy while at the same time helping to manage woodland areas. The remaining application was for the completion of an approved domestic garage scheme and conversion to a walkers' café near the Skirrid.

The remaining 4 applications related to agricultural diversification. Two related to the conversion of agricultural buildings, each of which were located near Raglan. These conversions will have very different uses as one relates to an agricultural vehicle repair

garage and the other to a family activity use. The final two agricultural diversification applications related to an extended car park at an established rural skills centre and an internal manège to be used in association with existing eco-activities at a farm.

There was an increase in the amount of rural diversification and rural enterprise schemes approved over the monitoring period (10 schemes) when compared to the previous AMR (7 schemes), suggesting that Strategic Policy S10 and supporting development management policies are operating effectively. The Council will continue to monitor this indicator in future AMRs to determine the effectiveness of the policy framework in relation to the diversification of the rural economy.

Recommendation

1. No action is required at present. Continue to monitor.

*Rural Enterprise Schemes as listed here do not constitute those that require special justification as defined by TAN6

Visitor Economy

Monitoring Aim/Outcome: Encourage high quality sustainable tourism

Strategic Policy: S11 Visitor Economy

LDP Objectives Supported: 1, 3, 5 & 7

Other LDP Policies Supported: T1-T3, RE6, SAT1

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Number of tourism schemes approved <i>(includes extensions/conversions and new build)</i>	No target	None	10 tourism schemes approved*
2. Number of tourism facilities lost through development, change of use or demolition	Minimise the loss of tourism facilities	Loss of any 1 tourism facility in any 1 year	0 tourism facilities lost

Analysis

1. 10 applications were approved for tourism uses during the monitoring period, 8 of which were for tourist accommodation facilities. These included 6 holiday lets (all conversions) in various settlements**, an extension to an existing holiday lodge site at St Pierre Country Park for 5 lodges and a new build 60 bed hotel in Monmouth (Premier Inn). Collectively, these provide over 70 new bed spaces and will provide a further boost to the visitor accommodation available in Monmouthshire. A further two applications were approved for other tourism related uses, namely a walkers' café at Llandewi Skirrid and new play area at Llandegfedd Visitor Centre. The number of tourism facilities approved is comparable to those approved during the last monitoring period which indicates that the LDP tourism policy framework is operating to enable tourism development in the County.

It is also worth noting that a temporary application was permitted during the monitoring period for an outdoor leisure venue at Castle Meadows, Abergavenny to enable the County to host the National Eisteddfodd in July/August 2016.

The number of tourist facilities approved over the monitoring period suggests that the relevant Plan policies are operating effectively allowing such developments to take place in Monmouthshire. In response to an increasing number of enquiries regarding new forms of visitor accommodation including yurts, tepees and wooden pods i.e. glamping, an officer working group has reviewed the LDP policies to ensure that they support this growing area of sustainable tourism. The findings of this work will be reported back to the Council's Economy and Development Select Committee and the Council will prepare SPG during the next monitoring period to provide clarification on the interpretation/implementation of the existing policy framework in relation to such proposals.

The Council will continue to monitor tourism applications closely in future AMRs to determine the effectiveness of the policy framework relating to the provision of tourist facilities.

2. There were no applications permitted relating to the loss of tourism facilities during the monitoring period, indicating that this indicator target and monitoring outcome to minimise the loss of tourist facilities has been achieved. This also compares favourably to last year's AMR when 5 such facilities were lost to alternative uses.

The Council will continue to monitor the loss of tourist facilities in future AMRs to determine the effectiveness of the policy framework relating to this issue, given the importance of tourism to the County's economy.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

*Predominantly visitor accommodation: 6 self-catering holiday lets (conversions); Holiday lodges (5); 1 hotel – collectively these provide over 70 bed spaces. Also 2 visitor facilities (café and play area).

**Tintern, Tregare, Grosmont, Cwmcarvan, Mamhilad and Magor.

Efficient Resource Use and Flood Risk

Monitoring Aim/Outcome: To ensure development accords with the principles of sustainable development

Strategic Policy: S12 Efficient Resource Use and Flood Risk

LDP Objectives Supported: 1, 8, 9, 10 & 11

Other LDP Policies Supported: SD1-SD4

Contextual Changes

TAN12 has been updated to reflect the amendments to the requirements for Design and Access Statements. The updated TAN also incorporates the Energy Hierarchy from the Energy Efficiency Strategy for Wales and provides reference to Building for Life 12 Wales. The changes do not result in a requirement to make modifications to LDP policies.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Proportion of development on brownfield land as a percentage of all development permitted <i>(excludes householder, change of use and agricultural buildings)</i>	Increase proportion of development on brownfield land	No increase in proportion of development on brownfield land for 2 consecutive years <i>(2014-15: 28% /17.3ha)</i>	16.8% 10.51 ha
2. Amount of development (by TAN15 category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests	All developments to be compliant with TAN15 requirements	Planning permission is granted contrary to TAN15 requirements	0
3. Number of new developments permitted that incorporate on-site renewable energy generation*	Increase in the number of new developments permitted incorporating	No annual increase	8

	renewable energy generation		
4. Number of new developments completed that incorporate on-site renewable energy generation	Increase in the number of new developments completed incorporating renewable energy generation	No annual increase	4**

Analysis

1. A total of 62.7 hectares of development was permitted over the monitoring period, 10.51ha of which was located on brownfield sites. This equated to 16.8% of all development (excluding householder, change of use and agricultural buildings) as being permitted on brownfield land. It is recognised that Monmouthshire has limited opportunities for development on such land. A large proportion of the brownfield development permitted (approximately 65% of the total) related to housing plots in existing residential curtilage/garden areas. The other permissions on brownfield sites varied from developments on employment land and on former domestic garage sites to solar PV panels at an existing rural business.

The amount of development permitted on brownfield sites is lower than in the last AMR monitoring period. The trigger for further investigation relates to no increase in the proportion of development on brownfield land for two consecutive years. Accordingly, it will be important to monitor this indicator in the next AMR in order to ascertain whether the target of increasing the proportion of development on brownfield land is being met over a two year period.

2. No applications have been granted planning permission contrary to TAN15 requirements in either Zone C1 or C2 floodplain over the monitoring period. Policy S12 is consequently functioning effectively in this respect. The Council will continue to monitor this indicator to determine the effectiveness of the policy framework relating to this issue.

3. Eight applications were approved over the monitoring period for on-site renewable energy generation. One of the schemes related to a biomass boiler plant to support an established Hotel/Restaurant in Skenfrith, in order to provide the business with a sustainable source of heating. The additional seven schemes related to solar development. Three of which were for small scale solar power while the remaining four are considered to be solar farms. Of the solar farms a 2MW scheme has been permitted in Trostrey and two are located in the South of the County in Magor and Sudbrook. These are both 5MW schemes and will each provide sufficient energy to support approximately 1500 homes over 25 years. The final scheme was allowed on appeal and related to a 7.9MW Solar Farm on agricultural land near Shirenewton. This will provide the equivalent energy to that used by some 2000 households per annum.

The previous AMR had a total of two schemes. There has therefore been a substantial increase in the number of schemes permitted over the monitoring period compared to the previous year. This suggests that Strategic Policy S12 and its supporting policies are operating effectively in respect of provision of renewable energy. The Council will nevertheless continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to efficient resource use.

4. At the time of the last AMR there were no completions incorporating on-site renewable energy generation. This was to be expected as it was based on permissions approved during the previous monitoring period. Of the two applications approved in the previous AMR the biomass scheme is now operational. However development is yet to commence on the solar scheme. In addition to this a number of schemes permitted in the current monitoring period have however been completed and are operational. One of the small scale solar schemes has been constructed. The 5MW Solar Farm in Sudbrook is also operational. The biomass plant approved in Skenfrith has also been completed.

The completion and operation of 4 schemes suggests that Strategic Policy S12 and its supporting policies are operating effectively in respect of provision and completion of renewable energy. However, it has been clear that one of the greatest influences on renewable energy development was the Feed in Tariff (FIT), and noticeably fewer schemes are progressing since the FITs were reduced. The Council will nevertheless continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to efficient resource use.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

3. No action is required at present. Continue to monitor.

4. No action is required at present. Continue to monitor.

*Additional monitoring indicator included in the monitoring framework in order to identify schemes in 4.

**Based on applications granted permission for on-site renewable energy since LDP adoption

Landscape, Green Infrastructure and the Natural Environment

Monitoring Aim/Outcome: To protect open space and sites of acknowledged nature conservation and landscape importance

Strategic Policy: S13 Landscape, Green Infrastructure and the Natural Environment

LDP Objectives Supported: 8

Other LDP Policies Supported: LC1-LC6, GI1 & NE1

Contextual Changes

There have been no significant contextual changes relating to this policy area over the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Amount of Greenfield land lost to development which is not allocated in the development plan <i>(includes new built development – housing, employment but excludes agricultural buildings)</i>	Minimise the loss of non-allocated Greenfield land	Any loss of non-allocated Greenfield land in any 1 year	44.6ha
2. Amount of public open space / playing fields lost to development which is not allocated in the development plan	Minimise the loss of open space / playing fields to development that is not allocated in the development plan	Any loss of open space due to development, not allocated in the development plan in any 1 year	0.76ha
3. Change in areas and populations of biodiversity importance due to development – including change in priority habitats and species / change in designated areas	As a minimum development causes no net loss of biodiversity of acknowledged importance	A recorded net loss in areas and populations of biodiversity importance due to development	Data not available

4. Developments permitted / completed that are within internationally / nationally important nature conservation areas*	None adversely affected	Recorded damage or fragmentation of designated sites / habitats	0
5. Developments granted permission that cause harm to the overall nature conservation value of locally designated sites	Minimise developments that would cause harm to the overall nature conservation value of locally designated sites	1 or 2 developments result in overall harm for 2 consecutive years, or 3 or more developments result in harm in any 1 year	Data not available
6. Number of new developments delivering habitat creation and restoration	Increase number of new developments delivering habitat creation / restoration	None	1
7. Sample of planning applications granted with the potential for significant landscape implications	All development to contribute to high quality well designed environment	Monitoring results are negative	Data not available

Analysis

1. Over the monitoring period 44 permissions were granted on greenfield land which is not allocated for development in the LDP, totalling 44.6 hectares. This is significantly higher than the amount of non-allocated greenfield land permitted during the last monitoring period (26 hectares). This is predominantly due to the increase in larger scale renewable energy schemes permitted during the current monitoring period. Indeed, renewable energy schemes (solar PV arrays) accounted for the vast majority of non-allocated greenfield land permitted at 39.26 hectares (88%). These permissions (5) ranged from a small domestic solar array to solar farms, the largest of which being 17.76 hectares in Shirenewton. Whilst a significant area of non-allocated greenfield land is covered by these permissions, they were considered acceptable in principle as they will provide a form of renewable energy and justified on policy grounds. Fundamentally, these schemes relate to a temporary use of agricultural land; the land to be restored to its former status (typically after 25 years) and can continue to be grazed with the solar panels in situ.

The remaining 5.34 hectares of non-allocated greenfield land permitted over the monitoring period related to a range of uses. 10 permissions were for residential development (total 1.3 hectares) – these ranged from extensions to residential curtilages

to new dwellings which were considered acceptable in policy terms. 'Horsiculture' activities, including stables and riding arenas, accounted for a further 11 permissions (total 1.39 hectares) – these were considered to be an appropriate use of land in rural areas and comply with the LDP policy framework. There were also 3 permissions relating to rural diversification/enterprise (total 0.5 hectares) which were considered appropriate in policy terms, particularly in supporting rural businesses. Other proposals permitted included tourism, community uses, employment and ancillary development (0.52, 0.05, 0.1 and 0.68 hectares respectively), which were again considered to accord with LDP policies.

While the monitoring data indicates that there has been a loss of non-allocated greenfield land over the monitoring period due to the aforementioned permissions and subsequently the trigger for this indicator has been met, the loss is justified within the context and requirements of the LDP policy framework as evidenced above. It does not indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

2. During the monitoring period 3 permissions were granted on areas of open space not allocated for development in the LDP, totalling 0.76 hectares. A proposal for a car park at Rockfield Road, Monmouth accounted for the majority this (0.53 hectares). Although designated as an area of amenity importance in the LDP under policy DES2, it was considered that the loss of this area would not be contrary to the criteria of policy DES2 and would not adversely impact on the Monmouth Conservation Area. Furthermore, it was considered that the provision of a car park in this area would take some pressure off the town centre car parks and help ease congestion within the town centre networks which would benefit the town centre in general terms.

The other two permissions resulting in the loss of non-allocated open space relate to residential development – 12 retirement apartments/5 supported living apartments at Old Hereford Road, Abergavenny (0.22 hectares) and a residential curtilage in Caldicot (0.01 hectares). With regard to the retirement apartments, the land is not afforded specific designation within the LDP as an area of amenity importance under policy DES2 and as the land was let out under licence to individual property owners in adjoining houses to extend their garden areas policies S5 and CRF3 (safeguarding existing open space) were not considered to be relevant. The principle of development was considered acceptable as the site is within the town development boundary and there is a proven local need for the type of accommodation proposed. The other permission relates to the change of use of a small area of unused Council land to residential curtilage. The area is not designated as amenity open space under policy DES2, is not used for a specific purpose and given compliance with other LDP policies the proposal was considered acceptable.

While the monitoring data indicates that there has been a loss of non-allocated open space during the monitoring period due to the aforementioned permissions and subsequently the trigger for this indicator has been met, the loss is justified within the context and requirements of the LDP policy framework as evidenced above. It does not

indicate any issue with the implementation of LDP policies and therefore no further investigation is required at present. The Council will continue to monitor such proposals in future AMRs to determine the effectiveness of the policy framework relating to this issue.

3. Given the difficulty of effectively measuring and monitoring this information, this indicator will be deleted from the LDP monitoring framework and excluded from subsequent AMRs.

4. There were no developments permitted or completed within internationally / nationally important nature conservation areas during the monitoring period, suggesting that the indicator target and monitoring outcome to protect such designated sites has been achieved.

This indicates that the policy framework relating to nature conservation is functioning effectively in protecting nature conservation sites of international /national importance. The Council will continue to monitor permission and completions within these nature conservation sites to determine the effectiveness of the policy framework relating to this matter.

5. Unable to monitor as this information is not currently available. The potential for monitoring this indicator for the 2016-2017 period will be given further consideration in the next AMR.

6. One application related to the construction of two wildlife ponds in a small field behind a dwelling in Maryland, near Trellech. Despite the site being located within the Wye Valley AONB, the ponds will enhance wildlife interests in the locality and will have an acceptable impact on the rural landscape.

While only one application is included, it is likely other schemes approved over the monitoring period will help restore habitat through improved Green Infrastructure networks. Although there is no trigger for further investigation in relation to this indicator, the Council will continue to monitor the issue in future AMRs to determine the effectiveness of the policy framework in relation to Landscape, Green Infrastructure and the Natural Environment.

7. Given the difficulty of effectively measuring and monitoring this information, this indicator will be deleted from the LDP monitoring framework and excluded from subsequent AMRs.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

3. Delete indicator.
4. No action is required at present. Continue to monitor.
5. Seek a way forward in order to monitor this issue effectively in the next monitoring period.
6. No action is required at present. Continue to monitor.
7. Delete indicator.

*Indicator has been amended in line with the SA indicator for ease of data collection

Waste

Monitoring Aim/Outcome: Meet the County's contribution to local waste facilities

Strategic Policy: S14 Waste

LDP Objectives Supported: 12

Other LDP Policies Supported: W1-W6, SAW1

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan	Aim to provide between 2.2 and 5.6 hectares for new in-building waste management facilities located on appropriate B2 employment sites over the plan period	Amount of B2 employment land falls below 5.6 ha	Waste capacity permitted 0.24ha (i.e. 11% of 2.2 ha to 4% of 5.6 ha) Identified potential waste management sites 26.86ha

Analysis

1. One application related to a waste management facility over the monitoring period. This related to a small recycling depot/storage facility on a former gas works in Abergavenny on a site of 0.24ha. The proposal relates only to small scale bulky household waste recycling of a maximum of 400 tonnes municipal waste. Progress is continuing to be made, therefore, in meeting the required provision of between 2.2 and 5.6 ha during the Plan period. There has been a reduction in the amount of land available for potential waste management sites (i.e. B2 employment sites and existing waste disposal or management sites) from the 35.4ha identified in the LDP to 26.86ha (due to the take up of some B2 employment land at Quaypoint, Magor and Westgate, Llanfoist). There remains, therefore, ample land available for potential waste management sites in relation to the maximum requirement of 5.6ha.

Recommendation
1. No action is required at present. Continue to monitor.

Minerals

Monitoring Aim/Outcome: Safeguard areas of aggregates resources

Strategic Policy: S15 Minerals

LDP Objectives Supported: 12

Other LDP Policies Supported: M1-M3

Contextual Changes

Planning Policy Wales (PPW) (Edition 8, January 2015)

Chapter 14 Minerals. This new Chapter integrates into PPW the Welsh Government's planning policies for minerals development which were previously set out in Minerals Planning Policy Wales (2001). No changes to existing policy have been made as part of this integration exercise and Minerals Planning Policy Wales has been cancelled as a result. These changes do not result in a requirement to make modifications to current LDP policies.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement*	A minimum land bank of 10 years to be maintained	10 years land bank is not maintained	0
2. Number of permitted permanent non-mineral developments on safeguarded sites that do not comply with Policy M2**	Minimise the number of permanent non-mineral developments on safeguarded sites	If any such developments are permitted	0
Analysis			
1. No land-based minerals extraction took place in the County during the monitoring period. There has, therefore, been no reduction in the land bank, which relies on the reserves available at Ifton Quarry, Rogiet. This quarry has not been worked for some time but has the benefit of an existing planning permission. Given the importance of maintaining a 10 year land bank the Council will continue to monitor this issue closely in future AMRs.			

2. There were no permissions for permanent non-mineral developments on safeguarded sites that did not comply with Policy M2 during the monitoring period.

This indicates that Policy M2 is being implemented effectively and no further investigation is required at present. The Council will continue to monitor this issue in future AMRs to determine the effectiveness of the policy framework relating to this issue.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

*Additional Indicators LDP Manual

**Indicator amended to include reference to Policy M2 for clarification

Transport

Monitoring Aim/Outcome: To increase sustainable forms of transport and ensure that all development meets sustainable transport planning principles

Strategic Policy: S16 Transport

LDP Objectives Supported: 1-6, 9 & 13

Other LDP Policies Supported: MV1-MV10

Contextual Changes

There have been no significant contextual changes relating to this policy area over the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Number of improvements to transport secured through S106 agreements	No target	None	3 S106 agreements delivering transport improvements
2. Progression of Local Transport Plan* (LTP) schemes detailed in Policy MV10 in accordance with the LTP delivery timetable	LTP proposals implemented in accordance with the LTP delivery timetable	LTP proposals detailed in Policy MV10 are not being implemented in accordance with the LTP delivery timetable	Progression detailed in analysis below

Analysis

1. The following transport improvements have been secured through S106 agreements over the monitoring period:
- Land south School Lane, Penperlleni (Phase 1):
Improvements to Goytre Arms crossroads (£40,000)
Green Travel Plan/ pedestrian improvements within the vicinity (£923 per dwelling, total £36,920).

- Land south School Lane, Penperlleni (Phase 2):
Green Travel Plan / pedestrian improvements within the vicinity (£923 per dwelling, total £23,061)
- Land at Monmouth Road/ Greenway Lane, Trellech:
Construction of pavements to connect the car park land to Trellech Primary School (£6,500)

As indicated above, a number of transport improvements have been secured via S106 agreements all of which relate to residential development. Two of the three S106 agreements relate to the LDP allocation at Penperlleni. In accordance with the LDP transport policy framework, the improvements seek to encourage sustainable forms of transport and ensure the developments meet sustainable transport planning principles.

While there is no specific target relating to this indicator, the Council is interested in monitoring the amount of transport improvements secured through S106 agreements. As may be expected, given that few of the allocated LDP sites have gained permission there has been a relatively small number of transport improvements secured via S106 agreements during the first two monitoring periods (a total of 6). However, as the LDP site allocations progress it is anticipated that an increased number of sustainable transport improvements will be secured through either the S106 or CIL processes. The Council will continue to monitor this issue in future AMRs.

2. The progress of LTP* schemes detailed in Policy MV10 in accordance with the LTP timetable is as follows:

B4245/M48 Link Road: No progress. Current M4 corridor enhancement scheme proposes a new junction between Magor/Undy and Rogiet which would provide a link between B4245 and M48 (and M4) but to the west of Rogiet. Progress on the B4245/M48 Link Road is dependent on the outcome of the decision on the M4 corridor enhancement scheme.

Abergavenny Rail Station Interchange: Scheme included in new LTP as “Abergavenny rail station access & interchange improvements”. Abergavenny interchange / park & ride is included in the list of potential schemes identified by Transport for Wales (TfW) for delivery under the proposed South East Wales Metro. Further progress may depend on TfW appointment of an Operator and Development Partner due in early 2017.

Walking & cycling access to the station is also expected to be considered as part of the Active Travel (Wales) Act Abergavenny Integrated Network Map exercise.

Chepstow Rail Station and Bus Station Interchange: Scheme included in new LTP as “Chepstow rail station access & interchange improvements”. Chepstow station interchange /park & ride is included in the list of potential schemes identified by TfW for delivery under the proposed South East Wales Metro. Further progress may depend on TfW appointment of an Operator and Development Partner due in early 2017. Bus facilities at Chepstow station are also likely to be considered as part of the current study of a new potential TrawsCymru bus route linking Chepstow and Brecon. Network Rail is reviewing the accessible footbridge situation as there appear to be issues with the current

(steps-only) footbridge. Network Rail has also renewed the roof on the disused extension/toilet block, and MCC is looking into options to bring this back into use as a ticket office / tourist information point and toilet.

Walking & cycling access to the station is also expected to be considered as part of the Active Travel (Wales) Act Chepstow Integrated Network Map exercise.

Severn Tunnel Junction (STJ) Interchange: Scheme included in new LTP as “Severn Tunnel Junction rail station access & interchange improvements”. New accessible footbridge, new ticket office and new northern car park extension completed in spring 2016. Options for improved walking & cycling access along Station Road and towards Caldicot as well as further south-side car park extension are being investigated. STJ station is also included in the schemes being considered by TfW’s Metro team. The STJ interchange / park & ride is also included in the list of potential schemes identified by TfW for delivery under the proposed South East Wales Metro. Further substantial progress may depend on TfW appointment of an Operator and Development Partner due in early 2017.

Walking & cycling access to the station is also expected to be considered as part of the Active Travel (Wales) Act Caldicot-Magor Integrated Network Map exercise.

Monmouth Park and Ride: No progress.

Chepstow Park and Ride: No progress.

Monmouth Links Connect 2: MCC’s Transport Section has advised that substantial elements of the scheme have been delivered, with some minor improvements delivered in 2016 as part of the Active Travel Quick Wins Programme. Remaining elements are to be reviewed as part of the Active Travel (Wales) Act Monmouth Integrated Network Map exercise.

There has been some further progress towards the delivery of the LTP* schemes detailed in Policy MV10 over the current monitoring period. Elements of the Severn Tunnel Junction interchange have been delivered (new accessible footbridge, new ticket office and new northern car park extension), together with some minor improvements in relation to the Monmouth Link Connect 2 scheme. As indicated above, a number of projects are included as potential schemes under the proposed South East Wales Metro, including Abergavenny rail station interchange and Chepstow rail station and bus station interchange. Further progress on these schemes may depend on the TfW appointment of an operator/development partner which is due in early 2017 and will be reported in the next monitoring period.

Additional improvements are due to be considered as part of the Active Travel (Wales) Act Integrated Network Map exercise, including walking and cycling access to Abergavenny, Chepstow and Severn Tunnel Junction rail stations. While not specifically set out in Policy MV10, any progress on these schemes will be reported in future AMR.

The LTP identifies a number of additional transport schemes which are programmed for delivery over the 2015-2020 period, including the Magor and Undy new walkway rail

station. Again, although not specifically identified in Policy MV10, the progress of such schemes will be monitored in future AMRs.

Given that the LTP is only in its second year, the conclusions drawn remain preliminary. The Council will continue to monitor the progress of the aforementioned schemes in future AMRs to determine whether they are being implemented in accordance with the LTP delivery timetable.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

*the 2015 Monmouthshire Local Transport Plan (LTP) has replaced the 2010 South East Wales Regional Transport Plan (RTP). The transport schemes identified in the RTP have been carried forward to the LTP – accordingly the indicator wording has been amended to reflect this.

Place Making and Design

Monitoring Aim/Outcome: To protect sites and buildings of acknowledged built and historic interest

Strategic Policy: S17 Place Making and Design

LDP Objectives Supported: 14 & 15

Other LDP Policies Supported: DES1-4, HE1-4

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Number of listed buildings and historic sites	No applications to result in the loss of listed buildings	There is a loss of more than 1 listed building each year for 3 or more consecutive years*	Refer to analysis (1) below
2. Number of conservation areas with up-to-date character appraisal	100% of identified draft Conservation Area Appraisals by 2016**	Target is not met	19 Complete (100%) Refer to analysis (2) below
3. Sample of planning applications granted for developments with potential for significant design / environmental implications	All development to contribute to the creation of a high quality well designed environment	Monitoring results are negative	Refer to analysis (3) below
4. Sample of planning applications granted for developments with the potential for significant impact on buildings of historic / archaeological interest, scheduled ancient	No adverse impact on the historic environment	Any development adversely affects the historic environment	Refer to analysis (4) below

monuments and conservation areas			
5. Occasions when development permitted would have an adverse impact on a listed building, conservation area, site of archaeological significance, or historic landscape park or their setting	Development proposals do not adversely impact upon buildings and areas of built or historic interest and their setting	1 or more planning consents are issued where there are outstanding objections from the Council's Conservation Team, Cadw or GGAT	None recorded

Analysis

1. Number of listed buildings and historic sites:

	LDP Base Date 2011	2014	2015
Listed Buildings	2146	2154	2153
Scheduled Ancient Monuments	169	164	164
Historic Parks and Gardens	44	45	45
Archaeologically Sensitive Areas	10	10	10
Landscapes of Outstanding Historic Interest	3	3	3

One Grade II Listed Building was delisted by Cadw over the monitoring period. This related to Thornwell Farmhouse in Chepstow. There were no changes in relation to Scheduled Ancient Monuments, Historic Parks and Gardens, Archaeologically Sensitive Areas or Landscapes of Outstanding Historic Interest over the monitoring period.

There were consequently no applications that resulted in losses to the number of listed buildings or historic sites over the monitoring period. Policy S17 is functioning effectively in this respect. The Council will continue to monitor the number of listed buildings and historic sites to determine the effectiveness of the policy framework relating to this issue.

2. Eighteen Conservation Area Appraisals were adopted as Supplementary Planning Guidance during the monitoring period. At the time of the previous AMR only one Conservation Area had an up-to-date character appraisal. A total of 19 Conservation Area Appraisals have now been adopted and the target of 100% of identified draft Conservation Area Appraisals by 2016 has therefore been met.

The remaining 12 Conservation Area Appraisals will be progressed in the future subject to available resources.

3. Members of Planning Committee attend an annual design tour, the last design tour of which took place in September 2015. The 2015 design tour did not consider any applications approved under the LDP simply due to the time lag between LDP adoption and site completion.

Future design tours will include applications that were considered after the LDP was adopted, although it is appreciated that applications may take a number of years before they are completed. Where possible, the Council will continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to design.

4. Members of Planning Committee attend an annual design tour, the last design tour of which took place in September 2015. The 2015 design tour did not consider any applications approved under the LDP simply due to the time lag between LDP adoption and completion.

Future design tours will include applications that were considered after the LDP was adopted, although it is appreciated that applications may take a number of years before they are completed. Where possible, the Council will continue to monitor this issue closely in future AMRs to determine the effectiveness of the policy framework relating to developments with potential for significant impact on buildings of historic/archaeological interest, Scheduled Ancient Monuments and Conservation Areas.

5. There were no planning consents issued over the monitoring period with an outstanding objection from the Council's Conservation Team, Cadw or GGAT. Policy S17 is functioning effectively in this respect. The Council will continue to monitor the number of listed buildings and historic sites to determine the effectiveness of the policy framework relating to this issue.

Recommendation

1. No action required at present. Continue to monitor.

2. No action required at present. Continue to monitor.

3. No action required at present. Continue to monitor.

4. No action required at present. Continue to monitor.

5. No action required at present. Continue to monitor.

*Trigger wording amended to clarify that the trigger relates to a loss of more than 1 listed building each year for 3 or more consecutive years.

**Target wording amended for clarification, relates to the 18 draft Conservation Area Appraisals that were in progress during the lead up to the adoption of the LDP.

Methodology

- 6.1 The Sustainability Appraisal monitoring expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) Monitoring Objectives. The data collated includes a mix of qualitative and quantitative data with a commentary in the latter column to describe the progress and provide a recommendation. Not all of the indicators originally listed in the SA monitoring framework are included, information is only provided for those indicators where data is available. In addition to indicators that were amended or deleted in the previous AMR, a number of the indicators used in the last monitoring period have been further amended. The Amended/Deleted SA Indicators Table identifies any indicators that have been updated since the 2014-2015 Annual Monitoring Report and outlines the reasoning. In some instances information is no longer available, in other instances the data available is of insufficient detail to enable useful monitoring.
- 6.2 Indicators may have been amended where there is a data gap to allow for similar information to be collated, the text is italicised to identify indicators where a change has been made since the previous AMR. There is also overlap with some LDP indicators, these indicators are marked in bold and coloured green for clarity. This is intended to provide an indication of how the LDP monitoring and SA monitoring are interlinked. A brief commentary is provided although reference should be made to Section 5 LDP Policy Analysis for additional information.
- 6.3 There are a number of SA indicators where information is not published annually, for example those based on the census. The purpose of the monitoring framework is to review changes on an annual basis, as a consequence these are not necessarily going to be useful moving forward in terms of future monitoring. They have been retained in order to provide a baseline, work has been undertaken to try and find alternative sources of information however none appear to be available.
- 6.4 The traffic light rating system used for the LDP Monitoring Indicators has not been taken forward for use with the SA Monitoring. Many of the SA objectives are aspirational. In addition, the LDP alone would not be the only factor that would need to be considered in achieving their aims. The SA Monitoring does not include targets as such, unlike the LDP monitoring, it would therefore prove difficult to interpret the commentary into a traffic light rating. The symbols associated with certain indicators identify the desired direction for change. The symbols refer to; (+) increase or more; (-) decrease, less or none and; (nc) no change. As this relates to the second SA monitoring since the adoption of the LDP it is compared to the baseline set in the previous AMR only, emerging trends will become more apparent in future AMRs. Accordingly, the direction of change is referred to as relevant in the commentary section. This is utilised to assess the LDP's progression towards meeting the identified sustainable development indicators.
- 6.5 Information contained in the SA monitoring framework in the main relates to a wide range of data produced internally, by various departments of the Council and externally from other organisations. Where data has been sourced externally, a footnote is provided to ensure the data source is easily identifiable.

Sustainability Appraisal Monitoring

Headline	Objective	SA Indicators	Data	Commentary
Accessibility	Allow equitable access for all to jobs, services and facilities they need, in a way that reduces reliance on car use	<ol style="list-style-type: none"> 1. Average travel to work distance (-) 2. Proportion of people travelling to work by public transport, walking or cycling (+) 3. Proportion of the workforce who remain in their own area for work, according to travel to work statistics (+) 4. Proportion of housing development completed within or adjoining the main towns, Severnside Settlements, Rural Secondary Settlements (RSS) and rural general, as identified in Policy S1. 5. <i>Percentage of major* new development within 10 minute walk from a frequent and regular bus service (+)(excludes minerals, waste and renewable energy permissions)</i> 	<ol style="list-style-type: none"> 1. 21.9km** 2. 16.7%** 3. 58.3%***** 4. Main Towns: 40.2%, Severnside: 8.1%, RSS: 37.2%, Rural General: 14.5% 5. 100% 	<p>1 – 2. The 2011 Census recorded 16.7% of people travelling to work by public transport, walking or cycling. The average travel to work distance is 21.9km. Data will not be published until the next census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. The data will subsequently remain the same in future AMRs.</p> <p>3. The Welsh Government travel to work statistics identify 58.3% of the Monmouthshire workforce remaining in their own area for work. This has increased by 3.8% since the previous AMR in line with the desired direction of change. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.</p> <p>4. The Main Towns provided the largest proportion of completions over the monitoring period equating to 40.2% of the overall figure. The Rural Secondary Settlements provided 37.2% and the Rural General which includes the Main Villages 14.5%. The Severnside Settlements provided the least contribution at 8.1% over the monitoring period as opposed to the previous monitoring period where they provided 43%. The Policy Analysis in Section 5 relating to the Spatial Strategy provides full analysis of this indicator.</p> <p>5. Of the five applicable schemes, four related to residential uses and the remaining scheme to an employment use. All five schemes are located within a 10 minute walk of a frequent and regular bus service.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
Housing	Provide a range of types and tenures of housing that allows people to meet their housing needs	<ol style="list-style-type: none"> 1. People in housing need (-) 2. Affordable home completions (+) 3. General market home completions 4. <i>Density of housing permitted on allocated sites</i> 5. The number of dwellings permitted and completed on strategic sites as identified in policy S3. 6. Number of affordable dwellings built through rural exception schemes 7. Number of dwellings provided in accordance with the settlement hierarchy set out in Policy S2 8. Housing land supply 	<ol style="list-style-type: none"> 1. 474 benchmark over 5 Year Period (2015 base date) 2. 63 3. 171 4. 2 granted permission, densities of 30/34 5. 340 dwellings permitted, 0 completed 6. 0 completed 7. See table in commentary section 8. 4.1 Years 	<p>1. The Local Housing Market Assessment (LHMA) 2015 -2020 was published in April 2015. The new LHMA uses a different methodology to that used to provide evidence for the LDP. The results, therefore, are not directly comparable. The 474 figure should not be taken as a target for the delivery of affordable housing as new build homes are not the only supply of affordable homes in Monmouthshire. The Council is working with private landlords to increase the supply of private rented homes and to bring empty homes back into use. While the figure has decreased marginally from the previous AMR it is an indication of current projected need for affordable housing within the County and sets a benchmark the Council can work towards.</p> <p>2 – 5. There were 63 affordable home completions and 171 market dwelling completions over the monitoring period. Of the 2 allocated sites granted permission the average densities are at or above the density targets set in the LDP. This demonstrates an increase in the total dwelling completions from the previous AMR where 205 dwellings were completed, satisfying the desired direction of change. No Strategic Sites were completed over the monitoring period, however 340 dwellings were permitted in the Wonastow Road Reserved Matters application. The Outline permission for the site was included in the previous AMR.</p> <p>6. There were no completions relating to rural exception schemes over the monitoring period. The single dwelling build your own affordable home site referred to in the previous AMR has progressed further but is not yet completed.</p> <p>7. The table overleaf provides a breakdown of the 234 dwellings completion, in comparison with the settlement hierarchy set out in Policy S2. The Policy Analysis in Section 5 relating to the Spatial Strategy provides full analysis of this indicator.</p>

Headline	Objective	SA Indicators	Data	Commentary															
				<table border="1"> <thead> <tr> <th></th> <th>2015 – 2016</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Main Towns</td> <td>40.2%</td> <td>41%</td> </tr> <tr> <td>Sevenside</td> <td>8.1%</td> <td>33%</td> </tr> <tr> <td>Rural Secondary</td> <td>37.2%</td> <td>10%</td> </tr> <tr> <td>Rural General</td> <td>14.5%</td> <td>16%</td> </tr> </tbody> </table> <p>8. The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2015 period demonstrates that based on the residual method the County had 4.1 year housing land supply.</p> <p>Continue to monitor SA objective.</p>		2015 – 2016	Target	Main Towns	40.2%	41%	Sevenside	8.1%	33%	Rural Secondary	37.2%	10%	Rural General	14.5%	16%
	2015 – 2016	Target																	
Main Towns	40.2%	41%																	
Sevenside	8.1%	33%																	
Rural Secondary	37.2%	10%																	
Rural General	14.5%	16%																	
Health, safety & security	To improve health and wellbeing by encouraging more healthy lifestyles, and protecting people from risk that may impact on their health and/or safety	1. <i>Amount of open space created as a result of planning permissions</i>	1. 4.6ha	<p>1. A total of 4.6 hectares of open space was approved as a result of planning permissions over the monitoring period. This demonstrates that developments permitted through the planning process are successfully facilitating the provision of new open spaces.</p> <p>Continue to monitor SA objective.</p>															
Community	To support and promote the distinctive character of local communities and community cohesion	<p>1. Number of community and recreation facilities granted planning permission (+)</p> <p>2. Amount of community and recreation facilities lost to other uses.</p> <p>3. Amount of public open space / playing fields lost to development which is</p>	<p>1. 5</p> <p>2. 0</p> <p>3. 0.76ha</p>	<p>1. Over the monitoring period a total of 5 applications were approved as either community or recreation facilities. Of which 2 were for a recreation use and 3 for community facilities. While 9 were approved in the previous monitoring period the results still indicate a gain and therefore a positive result, it would be unrealistic to expect an increase on the number from the previous AMR as the previous figure was considered to be high. For further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.</p>															

Headline	Objective	SA Indicators	Data	Commentary
		<p>not allocated in the development plan</p>		<p>2. No community facilities were lost over the monitoring period. Three were lost in the previous AMR, the results of the current AMR are therefore positive. For further detail refer to the Policy Analysis in Section 5 relating to Community and Recreation Facilities.</p> <p>3. During the monitoring period 3 permissions were granted on areas of open space not allocated for development in the LDP totalling 0.76 hectares. One related to an affordable housing site and another for a car park to help serve Monmouth town centre, both of which therefore effectively supporting the community in alternative ways. The final application related to a small extension of a garden area on previously disused land. The amount of public open space lost figure has almost halved in comparison to the previous monitoring period. For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p> <p>Continue to monitor SA objective.</p>
Biodiversity	Protect, value, manage and enhance healthy functioning ecosystems, habitats and natural species diversity, valuing nature conservation interests wherever they are found	<p>1. Developments permitted that cause harm to the overall Nature Conservation value of locally designated sites (-)</p> <p>2. Number of new developments delivering habitat creation and restoration</p> <p>3. Hectares of ancient woodland lost to development (-)</p> <p>4. Development permitted within internationally /</p>	<p>1. Data not available</p> <p>2. One application</p> <p>3. Approximately 0.005ha ancient woodland potentially lost to development</p> <p>4. Data not available</p>	<p>2. One application related to the construction of two wildlife ponds in a small field behind a dwelling in Maryland, near Trellech. The ponds will enhance wildlife interests in the locality and will have an acceptable impact on the rural landscape. For further detail refer to the Policy Analysis in Section 5 relating to Landscape, Green Infrastructure and Natural Environment.</p> <p>3. A small proportion of ancient woodland was potentially lost to development over the monitoring period. This related to the removal of a small number of unproductive fruit trees and a hazel tree to the rear of a residential property in order to provide space for domestic solar panels. This site does not however benefit from a local nature conservation designation and none of the trees</p>

Headline	Objective	SA Indicators	Data	Commentary
		<i>nationally important nature conservation areas.</i>		benefit from TPO status, no concerns relating to its loss were raised. 1 & 4. The remainder of these indicators are unable to be monitored as this information is not currently available and the Monmouthshire LBAP is not up to date. The potential for monitoring these indicators for the 2016-2017 period will be given further consideration in the next AMR. Continue to monitor SA objective.
Landscape	To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	1. Number of trees protected by TPOs lost to development (-)	1. One tree protected by TPO lost.	1. One Tree Preservation Order tree was lost to development over the monitoring period. An application was however made to remove the Beech tree which had died prior to the planning application being submitted, due to ground compaction. A replacement tree has been incorporated into the scheme to compensate. Continue to monitor SA objective.
Built Environment	To maintain and enhance the built environment for both its visual character and distinctiveness and to create a better living environment.	1. <i>Planning permission granted for renewable and low carbon energy development.</i> 2. <i>Number of new developments completed that incorporate on-site renewable energy generation. (i.e. permissions following LDP adoption that have been</i>	1. 8 2. 4 3. N/A	1. Eight applications were approved over the monitoring period for on-site renewable energy generation. One related to a biomass scheme and the additional seven schemes related to solar development. This compares to a total of two schemes in the previous AMR. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk. 2. A total of 4 renewable energy schemes have been completed and are now in operation. At the time of the last AMR there were no completions incorporating on-site renewable energy generation, this was to be expected as it was based on permissions approved during the previous monitoring period. Two of the completed

Headline	Objective	SA Indicators	Data	Commentary
		<p><i>completed over the 2015-2016 monitoring period)</i></p> <p>3. Sample of planning applications granted for developments with the potential for significant design / environmental implications.</p>		<p>schemes relate to biomass and the other two solar, one small scale and one large scheme. For further detail refer to the Policy Analysis in Section 5 on Efficient Resource Use and Flood Risk.</p> <p>3. Members of Planning Committee attend an annual design tour. The last design tour took place in September 2015 but did not consider any applications approved under the LDP. Refer to the Policy Analysis in Section 5 on Place Making and Design for further details.</p> <p>Continue to monitor SA objective.</p>
Historic heritage	Understand, value, protect and restore, where necessary, the historic cultural heritage of the area, including features of the built and semi-natural environment	<p>1. Number of listed building and historic sites (-)</p> <p>2. Sample of planning applications granted for developments with the potential for significant impact on buildings of historic / archaeological interest, scheduled ancient monuments and conservation areas adversely affected by development.</p> <p>3. Number of conservation areas with an up-to-date character appraisal</p>	<p>1. Listed Buildings: 2153, Scheduled Ancient Monuments: 164, Historic Parks & Gardens: 45, Archaeological Sensitive Areas: 10 and Landscapes of Historic Importance: 3</p> <p>2. N/A</p> <p>3. 19 up to date Conservation Area character appraisals.</p>	<p>1. One listed building was delisted by Cadw over the monitoring period reducing the Listed Building stock from 2154 to 2153. This related to the delisting of Thornwell Farmhouse in Chepstow. There were no changes in relation to Scheduled Ancient Monuments, Historic Parks and Gardens, Archaeologically Sensitive Areas or Landscapes of Outstanding Historic Interest over the monitoring period.</p> <p>2. Members of Planning Committee attend an annual design tour. The design tour took place in September 2015 but did not consider any applications approved under the LDP. Refer to the Policy Analysis in Section 5 on Place Making and Design for further details.</p> <p>3. A total of 19 Conservation Area Appraisals have been produced and adopted as SPG. Refer to the Place Making and Design Policy Analysis in Section 5 for further details.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary
Air	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere to protect from climate change	<ol style="list-style-type: none"> 1. Number of locations where air quality exceeds objective levels per annum (-) 2. Percentage of people employed using their car/van as their main way of commuting to and from work either by driving or as a passenger (-) 3. Proportion of people employed travelling to work by public transport, walking or cycling (+) 	<ol style="list-style-type: none"> 1. 1 location in Chepstow 2. 81.4%** 3. 16.7%** 	<p>1. The annual objective level of nitrogen dioxide was only exceeded in one location in 2015. This related to Hardwick Hill in Chepstow. It was the first year that there was no exceedance in Usk. The objective levels for PM10 and PM2.5 were also not exceeded over the 2015 calendar year. These along with Nitrogen Dioxide are the only pollutants monitored in Monmouthshire, due to vehicles being the main sources of pollution. Monitoring tubes are positioned in Chepstow, Llanfoist, Monmouth and Usk as these are the areas identified as having air quality issues.</p> <p>2 – 3. The 2011 Census recorded 16.7% of people travelling to work by public transport, walking or cycling. The mode of commuting statistics are also taken from the 2011 Census identifying 81.4% of people employed as using their car/van as their main way of commuting to and from work. Data will not be published until the next census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p>Continue to monitor SA objective.</p>
Water quality	To maintain and improve the quality of ground, surface and coastal waters	<ol style="list-style-type: none"> 1. % of rivers reaching 'good' water quality status (+) 2. Proportion of allocated sites and all other developments of over 10 dwellings/1ha that incorporate SUDS (+) 	<ol style="list-style-type: none"> 1. 32%*** 2. 4 of 5 	<p>1. The Water Framework Directive (WFD) combines ecological and chemical status in its reporting, the surface water body will need to reach good status in both elements in order to reach an overall 'good status'. Of the rivers assessed across Monmouthshire, 32% were considered to have obtained 'good' status in 2015. NRW have changed their way of reporting and the dataset used in this monitoring period relates to a range in years, in this instance 2012-2014. While the figure has dropped since the last monitoring period conclusions cannot be drawn as the previous AMR related to a different dataset and approach to measuring water quality status.</p>

Headline	Objective	SA Indicators	Data	Commentary
				<p>2. Of the five applicable applications permitted, four related to residential schemes and the other to an employment site. The four residential schemes all incorporated SUDS ranging from on-site permeable paving to an open pond system for surface water drainage. The employment proposal did not incorporate SUDS into its development. This indicator was not monitored in the last AMR and comparisons cannot therefore be drawn. The results are nevertheless positive and the indicator will continue to be monitored in future AMRs.</p> <p>Continue to monitor SA objective.</p>
Water supply	To maintain the quantity of water available including potable water supplies, and ground water and river levels	1. Proportion of groundwater bodies reaching 'good' quantity status (+)	1. 100%***	<p>1. Monmouthshire sits within three groundwater bodies, the Usk Devonian Old Red Sandstone (ORS), Wye Secondary Devonian ORS and Usk and Wye southern Carboniferous Limestone. All three groundwater bodies had good status for quantity over the monitoring period. This remains the same as the previous monitoring period.</p> <p>Continue to monitor SA objective.</p>
Flood risk	Ensure that new development is designed and located to avoid the risk of flooding, and ensure the risk of flooding is not increased elsewhere	<p>1. Number of permissions for development in Flood Zones C1 and C2 not meeting all TAN 15 tests (-)</p> <p>2. Proportion of allocated sites and all other developments of over 10 dwellings/1ha that incorporate SUDS (+)</p>	<p>1. 0</p> <p>2. 4 of 5</p> <p>3. 0***</p>	<p>1. No applications have been granted planning permission contrary to TAN15 requirements in either Zone C1 or C2 floodplain over the monitoring period. This is in line with the desired direction for change as one application was included in the previous AMR, this application was nevertheless determined to be justified.</p> <p>2. Of the five applicable applications permitted, four related to residential schemes and the other to an employment site. The four residential schemes all incorporated SUDS ranging from on-site permeable paving to an open pond system for surface water drainage. The employment proposal did not incorporate SUDS into its development. This indicator was not monitored in the last AMR</p>

Headline	Objective	SA Indicators	Data	Commentary
		<p>3. Instances where rivers experienced summer low flow (-)</p>		<p>and comparisons cannot therefore be drawn. The results are nevertheless positive and the indicator will continue to be monitored in future AMRs.</p> <p>3. There are three key river monitoring stations in Monmouthshire. Both the River Usk and River Wye Gauging Stations recorded flows below the 95th percentile over the monitoring period. The River Wye recorded 5 days and the River Usk 1 day. In both instances these were below the average of 18 days per year which is used as a typical indication of summer low flows. The Grosmont Gauging Station did not record any flows below the target level over the period. This is an improvement on data recorded in the previous AMR, while again this did not drop below 18 days per year the number of days decreased substantially.</p> <p>Continue to monitor SA objective.</p>
Minerals and waste	To ensure that primary materials and minerals are managed in a sustainable way, by safeguarding mineral areas, encouraging re-use and recycling and avoiding final disposal of resources	<p>1. Number of permitted permanent non-mineral developments on safeguarded sites that do not comply with Policy M2 (-)</p> <p>2. Proportion of Monmouthshire's household waste being recycled and composted (+)</p> <p>3. Amount of waste management capacity permitted expressed as a percentage of the total capacity required as</p>	<p>1. 0</p> <p>2. Data not yet available****</p> <p>3. ha permitted</p> <p>4. 0</p>	<p>1. No applications were granted for permanent non-mineral developments on safeguarded sites that did not comply with Policy M2 during the monitoring period.</p> <p>2. The information relating to Monmouthshire's total household waste has not yet been published and will not become available until October 2016. The previous AMR indicated 66.6% was recycled or composted. Once this information becomes available it will be included in the AMR.</p> <p>3. 0.24ha was permitted over the monitoring period. While this is a relatively low amount of development it indicates that progress is being made toward the total waste management capacity for the plan period. 26.86ha of the identified potential waste sites are remaining. For further detail refer to the Waste Policy Analysis in Section 5.</p>

Headline	Objective	SA Indicators	Data	Commentary
		<p>identified in the Regional Waste Plan</p> <p>4. Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement.</p>		<p>4. No primary land-won aggregates were extracted over the monitoring period. There has therefore, been no reduction in the land bank in Monmouthshire. For further information refer to the Policy Analysis in Section 5 relating to Minerals.</p> <p>Continue to monitor SA objective.</p>
Land/soil	To use land efficiently by prioritising development on previously developed land where possible, and using existing land efficiently by tackling contamination and protecting higher grade agricultural soil	<p>1. Proportion of development permitted on greenfield land as a percentage of all development excluding householder, change of use and agricultural buildings (nc or -)</p> <p>2. Amount of Greenfield land lost to development which is not allocated in the development plan</p> <p>3. Annual average densities of new housing development (+)</p> <p>4. Hectares of agricultural land at Grade 3a and better lost to major* development (excluding LDP allocations and agricultural development)'</p>	<p>1. 83.2%</p> <p>2. 44.6ha</p> <p>3. 22dpha</p> <p>4. 0</p>	<p>1. A total of 62.70 hectares of development was permitted over the monitoring period, 52.19ha of which was on greenfield sites. This equated to 83.2% of all development (excluding householder, change of use and agricultural buildings) as being permitted on greenfield land. A high proportion is expected as Monmouthshire has limited opportunities for development on previously developed land. Furthermore, solar farms permitted over the monitoring period accounted for a significant proportion of development on greenfield land.</p> <p>2. Over the monitoring period 44 permissions were granted on greenfield land not allocated for development in the LDP, totalling 44.6 hectares. This is significantly higher than the amount of non-allocated greenfield land permitted during the last monitoring period (26 hectares). This is predominantly due to the increase in larger scale renewable energy schemes permitted during the current monitoring period. For further detail refer to the Landscape, Green Infrastructure and Natural Environment Policy Analysis in Section 5.</p> <p>3. The annual average density of all new housing development equated to 22 dwellings per hectare. This is similar to the previous AMR which related to a total of 21 dwellings per hectare, the results nevertheless indicate a gain from the previous monitoring period and therefore positive progress. Furthermore while the figure is</p>

Headline	Objective	SA Indicators	Data	Commentary
				<p>lower than the LDP target of 30 dwellings per hectare, only 4 applications for sites of over 10 were granted permission over the monitoring period. The majority of permissions related to infill plots in gardens, decreasing the density of developments overall.</p> <p>4. No agricultural land at Grade 3a and better was lost to major development over the monitoring period. It should be noted that while three solar farms permitted over the monitoring period included land of Grade 3a and better, it is still possible for sheep to graze the land. Schemes relate to a temporary use of agricultural land and can be reversed back to agricultural land once they are decommissioned.</p> <p>Continue to monitor SA objective.</p>
Energy	To secure energy efficiency improvements in all new buildings and encourage energy generation from renewable sources.	1. Number of new developments permitted that incorporate on-site renewable energy generation (excludes householder, change of use and agricultural buildings)	1. 8	<p>1. Eight applications were approved over the monitoring period for on-site renewable energy generation. One related to a biomass scheme and the additional seven schemes related to solar development. This compares to a total of two schemes in the previous AMR. For further detail refer to the Efficient Resource Use and Flood Risk Policy Analysis in Section 5.</p> <p>Continue to monitor SA objective.</p>
Employment	Provide a range of jobs within Monmouthshire that help meet the needs of the resident workforce	<p>1. Net employment land supply/ development and take-up of employment land (+)</p> <p>2. Amount of employment land lost to non-employment uses</p>	<p>1. Supply 41.18ha, Take-up 1.131ha</p> <p>2. 0.6ha</p> <p>3. 58.3%*****</p> <p>4. 21.9km**</p> <p>5. Abergavenny: 5.8%,</p>	<p>1. The Employment Land Background Paper identified 41.18ha of employment land available across the County. Whilst sufficient land is available, the take-up rate of employment land was limited to 1.131ha over the monitoring period. This nevertheless amounts to an increase when compared to the previous monitoring period which only amounted to 0.38ha and is consequently a positive progression. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p>

Headline	Objective	SA Indicators	Data	Commentary
		<p>3. Proportion of resident workforce working in Monmouthshire (+)</p> <p>4. Average travel to work distance (-)</p> <p>5. Percentage of vacant units within CSA of each town and local centre</p>	<p>Caldicot: 7.6%, Chepstow: 10%, Monmouth: 7.9%, Magor: 0%, Raglan: 0%, Usk: 11.1%</p>	<p>2. 3 applications relating to the loss of employment land were approved during the monitoring period, 2 of which related to a Costa Coffee unit and a drive-thru McDonald's restaurant at an identified business and industrial sites at Westgate Business Park, Llanfoist (SAE1d). However it is recognised that these uses generate jobs and were considered to accord with the extant outline planning permission on the site. The other proposal granted permission was for an extension of the Aldi car park on a protected employment site at Mill Street Abergavenny (SAE2a). The loss of the employment land is nevertheless justified within the context and requirements of the LDP policy framework. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <p>3. The Welsh Government travel to work statistics identify 58.3% of the Monmouthshire workforce remaining in their own area for work. This has increased by 3.8% since the previous AMR in line with the desired direction of change. However, these figures should not be given too much weight as the data is based on a small sample survey and should therefore be treated with caution.</p> <p>4. The average travel to work distance is 21.9km. Data will not be published until the next census in 2021, as a consequence a meaningful comparison will not be able to be obtained until that time. This data will subsequently remain the same in future AMRs.</p> <p>5. Vacancy rates recorded in the Central Shopping Areas (CSA) for all of the County's town and local centres are below the UK vacancy rate (12.4% March 2016, Local Data Company). For full details refer to the Retail Policy Analysis in Section 5.</p> <p>Continue to monitor SA objective.</p>

Headline	Objective	SA Indicators	Data	Commentary																																																																
Wealth creation	Raise prosperity and quality of life by developing a more self-sustaining local economy encouraging indigenous growth	<ol style="list-style-type: none"> 1. Range of SAE1/SAE2/Identified Mixed Use Sites available, distribution and size (+) 2. Planning permissions granted for employment use by settlement 3. Planning permissions granted for employment use by sector 4. Proportion of resident workforce working in Monmouthshire (+) 5. Number of people in-commuting to Monmouthshire 6. Number of people out-commuting from Monmouthshire 7. Tourism expenditure (+) 8. Number of rural diversification/ enterprise schemes approved 9. Number of tourism schemes approved 10. Number of tourism facilities lost through development, change of use or demolition 	<ol style="list-style-type: none"> 1. See table in commentary section 2. Main Towns: 0.95ha (3.72ha Wonastow Road), Severnside: 2.83ha, RSS: 0.48ha, Rural General: 0.22ha 3. See table in commentary section 4. 58.3%***** 5. 17,800***** 6. 18,700***** 7. £186.65 Million***** 8. 10 9. 10 10. 0 	<p>1. The table below identifies the range of employment sites across the County by location along with the size of the sites available. While a large proportion of land is located in Magor there is distribution across the Main Towns and some of the Rural Secondary Settlements.</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>Site Name/Location</th> <th>Site Use Class</th> <th>Remaining land available (ha)</th> </tr> </thead> <tbody> <tr> <td>SAE1a</td> <td>Wales One, Magor (west)</td> <td>B1</td> <td>4.0</td> </tr> <tr> <td>SAE1b</td> <td>Quay Point, Magor</td> <td>B1/B2/B8</td> <td>13.76</td> </tr> <tr> <td>SAE1c</td> <td>Gwent Europark, Magor</td> <td>B8</td> <td>13.3</td> </tr> <tr> <td>SAE1d</td> <td>Westgate, Llanfoist</td> <td>B1/B2</td> <td>1.9</td> </tr> <tr> <td>SAE1e</td> <td>Ross Road, Abergavenny</td> <td>B1/B2</td> <td>1.5</td> </tr> <tr> <td>SAE1f</td> <td>Newhouse Farm, Chepstow</td> <td>B2/B8</td> <td>4.0</td> </tr> <tr> <td>SAE1g</td> <td>South Woodside, Usk</td> <td>B1</td> <td>1.3</td> </tr> <tr> <td>SAE1h</td> <td>Pill Row, Caldicot</td> <td>B1/B8</td> <td>1.0</td> </tr> <tr> <td>SAE1i</td> <td>Beaufort Park, Chepstow</td> <td>B1</td> <td>0.42</td> </tr> <tr> <td>SAE2l</td> <td>Wonastow Road, Monmouth</td> <td>B1/B2/B8</td> <td>0.55</td> </tr> <tr> <td>SAE2w</td> <td>Wales One, Magor</td> <td>B1/B2/B8</td> <td>0.57</td> </tr> <tr> <td>SAH2</td> <td>Crick Road, Portskewett</td> <td>B1</td> <td>1.0</td> </tr> <tr> <td>SAH3</td> <td>Fairfield Mabey, Chepstow</td> <td>B1</td> <td>2.8</td> </tr> <tr> <td>SAH4</td> <td>Wonastow Road, Monmouth</td> <td>B1</td> <td>2.78</td> </tr> <tr> <td>SAH5</td> <td>Rockfield Farm, Undy</td> <td>B1</td> <td>2.0</td> </tr> </tbody> </table>	Site Reference	Site Name/Location	Site Use Class	Remaining land available (ha)	SAE1a	Wales One, Magor (west)	B1	4.0	SAE1b	Quay Point, Magor	B1/B2/B8	13.76	SAE1c	Gwent Europark, Magor	B8	13.3	SAE1d	Westgate, Llanfoist	B1/B2	1.9	SAE1e	Ross Road, Abergavenny	B1/B2	1.5	SAE1f	Newhouse Farm, Chepstow	B2/B8	4.0	SAE1g	South Woodside, Usk	B1	1.3	SAE1h	Pill Row, Caldicot	B1/B8	1.0	SAE1i	Beaufort Park, Chepstow	B1	0.42	SAE2l	Wonastow Road, Monmouth	B1/B2/B8	0.55	SAE2w	Wales One, Magor	B1/B2/B8	0.57	SAH2	Crick Road, Portskewett	B1	1.0	SAH3	Fairfield Mabey, Chepstow	B1	2.8	SAH4	Wonastow Road, Monmouth	B1	2.78	SAH5	Rockfield Farm, Undy	B1	2.0
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				<p>2. The majority of permissions relating to employment over the monitoring period were located in the Severnside Area equating to 2.83ha. The Main Towns followed with 0.95ha however an additional 3.72ha was granted permission at Wonastow Road, Monmouth. The outline permission for this site was included in the previous AMR and it is consequently not included in the current figures to avoid double counting. The Rural Secondary Settlements and Rural General area accounted for a lesser number of permissions totalling 0.7ha over the monitoring period. For further information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <p>3. The table below only identifies those sectors where planning permission for employment uses occurred over the monitoring period. The largest proportion of employment floorspace for B use classes permitted related to Transport and Storage with manufacturing also accounting for a significant amount. A mix of B1 & B8 use was also permitted at Wonastow Road, Monmouth (3.72 hectares), as the outline permission for this site was included in the previous AMR this is not included in the current figures to avoid double counting. For the full list of sectors and additional information refer to the Economy and Enterprise Policy Analysis in Section 5.</p> <table border="1" data-bbox="1249 1118 2074 1474"> <thead> <tr> <th data-bbox="1249 1118 1850 1161">Sector</th> <th data-bbox="1850 1118 2074 1161">Size(ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1249 1161 1850 1198">Manufacturing</td> <td data-bbox="1850 1161 2074 1198">0.93ha</td> </tr> <tr> <td data-bbox="1249 1198 1850 1278">Wholesale & retail trade; repair of motor vehicles and motor cycles</td> <td data-bbox="1850 1198 2074 1278">0.48ha</td> </tr> <tr> <td data-bbox="1249 1278 1850 1398">Electricity, gas, steam & air conditioning supply; water supply; sewerage, waste management and remediation</td> <td data-bbox="1850 1278 2074 1398">0.24ha</td> </tr> <tr> <td data-bbox="1249 1398 1850 1474">Transport & storage; information and communication</td> <td data-bbox="1850 1398 2074 1474">2.83ha</td> </tr> </tbody> </table>	Sector	Size(ha)	Manufacturing	0.93ha	Wholesale & retail trade; repair of motor vehicles and motor cycles	0.48ha	Electricity, gas, steam & air conditioning supply; water supply; sewerage, waste management and remediation	0.24ha	Transport & storage; information and communication	2.83ha
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Sector	Size(ha)								
Real estate activities; Professional, scientific and technical activities; Administrative and support service activities	(3.72ha Wonastow Road)								

Headline	Objective	SA Indicators	Data	Commentary
				<p>9 – 10. A total of 10 tourism schemes were approved over the monitoring period ranging from individual holiday lets to a 60 bed hotel. No planning applications were approved which involved the loss of any tourism facilities over the monitoring period. The Visitor Economy Policy Analysis in Section 5 provides full detail of the type of tourism facilities gained over the monitoring period.</p> <p>Continue to monitor SA objective.</p>

*Major development - development involving one or more of the following: developments of 10 or more dwellings or 0.5ha or more for outline applications; development of building or buildings where the floor space to be created is 1000m² or more; developments on site with an area of 1ha or more; winning or working of minerals, or use of the land for mineral working deposits; or, waste development.

**Figure derived from Census 2011

*** Natural Resources Wales

**** Wastedataflow – Natural Resources Wales

*****Welsh Government Commuting Statistics (2016)

*****Monmouthshire STEAM Report (2016)

Amended/Deleted SA Indicators – These indicators have been updated since the 2014-2015 Annual Monitoring Report

Headline	Original SA Indicator	Reason for amendment
Accessibility	Percentage of new development within 10 minute walk from a frequent and regular bus service (+)	It was noted in the last AMR that this indicator would be amended to relate to major development only. A definition of major development is provided in the footnote. Minerals, Waste and Renewable Energy applications are excluded and this has therefore been noted.
Health, safety & security	Quantity of amenity open spaces identified in DES2 and leisure centres (+)	This indicator has been amended in line with the Welsh Government Sustainable Development indicator in relation to the amount of open space created. The amount of public open space lost to development is already included under the Community headline.
Biodiversity	Number of new developments delivering or obligations for priority BAP habitats and species (+)	For consistency it is of benefit to use the same indicator as the LDP monitoring which relates to the number of new developments delivering habitat creation and restoration.
	Change in areas and populations of biodiversity importance due to development.	Given the difficulty of effectively measuring and monitoring this information, this indicator has been deleted from the LDP monitoring framework. It is therefore appropriate to delete this from the SA and exclude the indicator from subsequent AMRs.
	Development permitted within, or likely to adversely effect, internationally / nationally important nature conservation areas.	Was previously unable to monitor this indicator, it has been amended to relate to development permitted within those areas as this data is obtainable.
	Developments granted planning permission that cause harm to the overall nature conservation value of locally designated sites	This is a duplication of another SA indicator under the same headline. There is no benefit in retaining both indicators. The indicator has therefore been deleted.
Built Environment	Number of new developments permitted that incorporate on-site renewable energy generation	This indicator has been amended in line with the Welsh Government Sustainable Development indicators.
	Number of new developments completed that incorporate on-site renewable energy generation.	Additional information is set out in brackets to provide further clarification, this notes (i.e. permissions following LDP adoption that have been completed over the 2015-2016 monitoring period).
Historic heritage	Number of listed buildings demolished	This indicator has been amended in line with the LDP indicator. It is more valuable to monitor the change in number of listed buildings and other historic sites, the reasons for the change can be noted in the commentary and it would therefore become apparent if any have been demolished.
Land/soil	Hectares of agricultural soil at Grade 3a and better that is lost to development (-)	It was noted in the last AMR that this indicator would be amended to relate to major development only excluding LDP allocations and agricultural development. This information is more readily available. The Grade has been updated to 'Grade 3a and better' to reflect the definition of best and most versatile land in the Agricultural Land Classification.

7 Conclusions and Recommendations

- 7.1 This is the second AMR to be prepared since the adoption of the Monmouthshire LDP. Although the LDP has only been operational for 2 years, trends have emerged through the monitoring process as to which policies are performing as intended and which are not. The AMR indicates that good progress is being made in delivering many of the Plan's policies with identified targets being met and that the LDP strategy remains sound. However, the AMR also indicates that there are certain elements of the Plan which are progressing more slowly than intended and are a matter of concern.
- 7.2 Section 5 provides a detailed assessment of how the Plan's strategic policies, and associated supporting policies, are performing against the identified key monitoring targets and outcomes and whether the LDP strategy and objectives are being delivered. This has enabled the Council to make an informed judgement of the Plan's progress in delivering the targets/monitoring outcomes and policies during this monitoring period. The table below provides a visual overview of the effectiveness of the Plan's policies during the current monitoring period based on the traffic light rating used in the assessment:

Targets / monitoring outcomes* are being achieved	49
Targets / monitoring outcomes* are not currently being achieved but there are no concerns over the implementation of the policy	17
Targets / monitoring outcomes* are not being achieved with subsequent concerns over the implementation of policy	11
No conclusion can be drawn due to limited data availability	2

*For those indicators with no target/trigger the monitoring outcomes are assessed and rated accordingly

Key Findings

- 7.3 Information collected through the monitoring process indicates that the majority of the indicator targets and monitoring outcomes are being achieved (green traffic light rating), indicating that the relevant Plan policies are performing as intended. The most significant achievements include the following:

Strategy and Housing

- Progress continues to be made towards the implementation of the spatial strategy.

- Affordable housing policy targets set out in Policy S4 are generally being met in relation to planning permissions granted in the main towns and main villages.

Economy and Enterprise

- The County has a total of 41.8ha of employment land available, indicating that sufficient employment land is maintained to meet the identified take up rate.
- There has been progress in terms of employment permissions within the County, with permissions granted for a range of employment uses on identified business and industrial sites (SAE1), protected employment sites (SAE2) and non-allocated sites (totalling 4.48 hectares). These were predominantly in Severnside. Permission was also granted for 3.72 hectares of land at the LDP strategic mixed-use site at Wonastow Road Monmouth.
- A number of rural diversification and rural enterprise schemes have been approved (10).
- The Council approved proposals for a total of 10 tourism facilities, 8 of which related to tourist accommodation. There were no applications permitted involving the loss of tourism facilities.

Retail and Community Facilities

- Vacancy rates in the central shopping areas in all of the County's town and local centres remain below the national average.
- The proportion of A1 retail uses within the towns' Primary Shopping Frontages generally accord with the thresholds identified in the Primary Shopping Frontages SPG.
- A total of 5 community and recreation facilities have been granted planning permission and no applications were permitted involving the loss of community/recreation facilities.

Environment

- There has been no loss of listed buildings or historic sites and no development permitted which would have an adverse impact on the historic environment.
- Progress is being made towards the total waste management capacity for the LDP period and there has been no reduction in the minerals land bank.
- A total of 8 schemes incorporating on-site renewable energy generation were permitted (excluding householder, change of use and agricultural use).
- There were no developments permitted in C1/C2 floodplain areas which did not meet TAN15 tests.

- 7.4 This indicates that much of the policy framework is operatively effectively allowing appropriate development to take place and that good progress has been made in implementing the LDP.
- 7.5 The analysis also indicates that there are various policy indicators which are not being achieved but there are no corresponding concerns over policy implementation (amber traffic light rating). Further investigation has determined that there are justified reasons for the performance recorded and this is not representative of any fundamental issue with the implementation of the policy framework or strategy at this time. The most significant findings in relation to these are as follows:

Housing

- There has been limited progress with the delivery of allocated Main Village sites (SAH11). However, as two additional Main Village sites have been approved subject to the signing of a legal agreement it is considered that progress is being made towards meeting the identified LDP target.

Economy and Enterprise

- 3 applications involving the loss of B use class employment land were approved, totalling 0.56 hectares. However, the loss was justified within the context and requirements of the LDP policy framework.

Environment

- 16.8% (10.51ha) of development permitted was on brownfield land (excluding householder, change of use and agricultural buildings). While this is lower than the proportion recorded during the last monitoring period the trigger for further investigation has not been met. This will be closely monitored in the next AMR.
- 44.6 hectares of non-allocated greenfield land was granted planning permission which is significantly higher than that permitted during the last monitoring period. However, this is predominantly due to the increase in larger scale renewable energy schemes permitted during the current monitoring period, all of which were justified on policy grounds and relate to a temporary use of agricultural land.

- 7.6 Notwithstanding the above, the information collected through the monitoring process has identified several key policy indicator targets/monitoring outcomes that are not progressing as intended (red traffic light rating). Further investigation has determined that there are concerns with the implementation of these aspects of the policy framework. These are as follows:

Strategy and Housing

- A total of 234 new dwelling completions (general market and affordable) were recorded during the current monitoring period. This, coupled with the 205 completions recorded during the last monitoring period, equates to a total of 439 completions since the Plan's adoption. This is significantly below the identified LDP target of 488 completions per annum.

- A total of 63 affordable dwelling completions were recorded during the current monitoring period. This, together with the 17 affordable dwelling completions recorded during the previous monitoring period, amounts to a total of 80 affordable dwelling completions since the Plan's adoption. This is significantly below the identified LDP target of 96 affordable dwelling completions per annum.
- The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2015-16 period demonstrates that the County had 4.1 years housing land supply (based on the residual methodology prescribed in TAN1).
- There has been limited progress with the delivery of allocated strategic housing sites. With the exception of the Wonastow Road site, none of the strategic sites have obtained planning permission since the Plan's adoption.
- Permissions and completions in Severnside settlements were considerably below the identified LDP targets.

7.7 It is evident that the LDP's key housing provision policies are not being delivered as quickly as anticipated and the lack of a 5 year land supply is a matter of concern. A fundamental contributing factor to this shortfall is the slower than anticipated progression of allocated strategic housing sites. While there is sufficient housing land allocated in the LDP to meet the identified dwelling requirements over the Plan period, sites are not progressing as quickly as expected for a variety of reasons, many of which are independent of the planning system such as the wider economy and housing market. Site viability is a major factor impacting on site deliverability and viability assessments slow down the determination of planning applications. The delayed site delivery affects the amount of general market and affordable housing being delivered through the planning system. The TAN1 requirement for LPAs to base the 5 year housing land supply calculation on the residual method is also considered to be a contributing factor in the current shortfall of housing land in the County.

7.8 In terms of housing delivery, the 7 LDP strategic housing sites were due to deliver approximately 2020 units out of the total need of 4500 units, with the remainder provided via allocated Urban sites (SAH8 Tudor Road, Wyesham and SAH9 Coed Glas, Abergavenny), SAH10 rural secondary settlement sites, SAH11 main village sites, and other windfall sites. Progress on the delivery of the LDP strategic housing sites is provided in the policy analysis section for Policy S3 which demonstrates a Plan-period shortfall of 615 dwellings from the strategic sites.

7.9 It is essential that the lack of a 5 year housing land supply is addressed to enable the Plan's overall housing requirement to be met. The monitoring evidence indicates that the housing land supply position is unlikely to improve in the short term and it is highly unlikely that Monmouthshire will re-gain a 5 year supply under the current Plan. Accordingly there is a need for additional site allocations to increase the supply of

housing land. An early review of the adopted Plan is therefore considered necessary as a result of the need to address the shortfall in the housing land supply and facilitate the identification and allocation of additional viable and deliverable housing land.

- 7.10 The lack of progression of allocated strategic housing sites (other than Wonastow Road) has obvious implications for the housing land supply and is also a matter of concern, albeit that progress is being made in bringing many of these sites forward and there is no evidence to suggest that the allocations are not deliverable (as detailed in Section 5). It is therefore unlikely to be necessary to review the appropriateness of the majority of the existing LDP allocations, however this will be considered in further detail as part of the Plan review. Nevertheless, the slower than anticipated delivery rate does suggest that there is a need for additional site allocations which are viable and easily deliverable and genuinely contribute to the 5 year housing land supply.
- 7.11 The lower than anticipated permissions and completions recorded in Severnside settlements is also attributable to the slower than anticipated progression of allocated strategic housing sites in this area. However, this is considered to signal a temporary issue, rather than an issue with the suitability or effectiveness of the strategy itself.
- 7.12 While it is recognised that an early review would be in advance of the statutory 4 year review (due in 2018), given the importance attached to the land supply issue an early review is considered necessary. This would also assist in seeking to avoid 'planning by appeal' and ad hoc development coming forward outside the development plan system and not in accordance with the Plan's strategy. However, it is also recognised that adopting a pragmatic approach to the determination of departure applications for residential development sites will assist in this context (as recognised in TAN1, paragraph 6.2).
- 7.13 In view of this, it is considered that an early review of the LDP is necessary because of the housing land supply shortfall. It is not considered that any other aspects of the Plan need reviewing at this time.

Supplementary Planning Guidance

- 7.14 Progress has been made with the preparation and adoption of supplementary planning guidance to help to facilitate the interpretation and implementation of LDP policy which is detailed in Section 3. SPG preparation/adoption will continue in the next monitoring period.

Sustainability Appraisal (SA) Monitoring

- 7.15 Section 6 expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) monitoring objectives. There is an overlap between some of the LDP and SA indicators helping to demonstrate how the LDP monitoring and SA monitoring are interlinked.
- 7.16 Some of the most notable findings specific to the SA during the current monitoring period include:

- 100% of major new development approved during this monitoring period is located within a 10 minute walk from a frequent and regular bus service.
- 4.6ha of open space created as a result of planning permissions.
- One tree protected by a Tree Preservation Order lost to development.
- One location where annual objective levels of nitrogen dioxide was exceeded.
- 4 of 5 allocated sites and all other developments of over 10 dwellings/1ha incorporated SUDS into the scheme.
- 100% of groundwater bodies have 'good' quantity status.
- 0 instances where rivers across the County experienced summer low flow.
- 0 hectares of agricultural land at Grade 3a and better lost to major development.
- 6.6% increase in tourism expenditure (£186.65 million).

7.17 The SA monitoring provides a short term position statement on the performance of the Plan against a number of sustainability indicators. As such it is compared to the baseline data set out in the previous AMR only and emerging trends will become more apparent in future AMRs.

Recommendations

7.18 The 2015-16 AMR indicates that good progress has been made in implementing many of the Plan's policies and that overall the strategy remains sound. However, the AMR also indicates that the LDP's key housing provision policies are not functioning as intended and the lack of a 5 year housing land supply is a matter of concern that needs to be addressed if the Plan's housing requirements are to be met. An early review of the LDP is therefore considered necessary because of the housing land supply shortfall. The Plan revision is likely to involve the identification/allocation of additional viable and easily deliverable sites to boost the land supply. As there are no concerns with other Plan policies at this stage it is not considered necessary to review other aspects of the Plan at this time.

7.19 Recommendations:

1. Commence an early review of the Monmouthshire LDP as a result of the need to address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. This will involve the production of a Review Report which will set out and explain the scope of the Plan revision required.
2. Submit the second AMR to the Welsh Government by 31 October 2016 in accordance with statutory requirements. Publish the AMR on the Council's website.
3. Continue to monitor the Plan through the preparation of successive AMRs.