

Monmouthshire Local Development Plan Sustainability Appraisal and Strategic Environmental Assessment

**Sustainability Appraisal Report Addendum: Final SA post Planning Inspector's
Binding Recommendations and MAC Changes**

On behalf of **Monmouthshire County Borough Council**



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1 Introduction

1.1 Purpose

- 1.1.1 This report brings together all elements of the Sustainability Appraisal (SA) completed to date into the final SA report of the adopted Monmouthshire Local Development Plan (LDP). This SA report takes into account the binding recommendations of the Planning Inspector (January 2014) on the LDP, which represent the content of the final adopted version of the LDP. The report has been prepared by Peter Brett Associates LLP (PBA) on behalf of Monmouthshire County Council.
- 1.1.2 The role of the Sustainability Appraisal is to assess the extent to which the emerging planning policies will help to achieve the wider environmental, economic and social sustainability objectives.
- 1.1.3 The SA has been prepared to meet the requirements of The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (SEA Regulations). These require the 'environmental assessment' of certain plans and programmes prepared by local authorities, including LDPs. The SEA Directive focuses specifically on the effects of the LDP on the environment.

1.2 The SA Report

- 1.2.1 The SA has been undertaken of the emerging LDP at each stage of publication, as shown in Section 2. This is the final stage in the SA, with the purpose of drawing all SA elements together into one place to provide a comprehensive picture of the process, findings and recommendation of the SA.
- 1.2.2 Essential to this final stage of the SA is to ensure that all of the MACs and IMACs, made by the Planning Inspector in the binding report, have been assessed for their potential impact on sustainable development. Therefore, an initial task for this SA stage has been to complete the screening assessment, reported in Appendix A.
- 1.2.3 These screening tables:
- Summarise the change resulting from the IMAC or MAC;
 - Identify if the change has the potential for a sustainability impact and where this is the case identify and cross reference the SA report where the appraisal can be found;
 - Identify if there is a need for this report to contain further information on the sustainability implications of the change.
- 1.2.4 **Chapter 2** provides a summary of the stages of the SA that have been completed and have led to the preparation of this final SA report. This chapter identifies the SA Reports that together comprise the final SA of the show the LDP
- 1.2.5 **Chapter 3:** This chapter provides the SA of the proposed MAC changes that are additional to what has already been appraised as earlier parts of the SA.
- 1.2.6 **Chapter 4:** Provides the conclusion of the assessment.

2 Local Development Plan and Sustainability Appraisal Stage

2.1 Introduction

- 2.1.1 The SA/SEA has been an iterative process, with successive stages of the LDP appraised to identify how its objectives, policies and proposals would impact on delivering sustainable development. This section looks at key stages of SA reporting that together make up the full SA/SEA of the Monmouthshire LDP.

2.2 Early Sustainability Appraisal Stages

- 2.2.1 The SA had already progressed through a number of stages before the SA Report of the Deposit LDP, the first appraisal of the full plan. The appraisal stages were undertaken by Baker Associates (now part of PBA) with reporting completed jointly with Monmouthshire County Council.
- 2.2.2 **The Scoping Report:** This report was prepared to provide the background to the SA process and was prepared in April 2008. The report was made available for public consultation for 5 weeks and included consultation with the statutory consultees and a workshop with an SA working group.
- 2.2.3 A 'sustainability framework' was developed at this stage of the SA process, drawing on social, economic and sustainability characteristics of the County and the sustainability objectives of other plans and strategies that should be taken into account in the appraisal and LDP.
- 2.2.4 **Strategic Options:** An SA was undertaken for the Strategic Options in February 2009 to feed into the Preferred Strategy Process. This was followed by the Initial Sustainability Appraisal Report (ISAR) in May 2009, looking at the strategic spatial options for the LDP. This included workshops with the SA working group. Subsequently, an addendum was prepared for this ISAR in February 2010 to include the 'hybrid' option for development, the preferred option.

2.3 The SA of the Deposit LDP, June 2011

- 2.3.1 The first SA of a full version of the Monmouthshire LDP was completed in June 2011, and reported in the Sustainability Appraisal Report (SAR). This included an appraisal of the full Deposit LDP, including vision, objectives, policies and allocations. The SAR also included a summary of the options appraisal stages completed previously and the baseline and sustainability framework of the scoping report.
- 2.3.2 A SAR Non Technical Summary was also produced.

2.4 Review of the Sustainability Appraisals of Alternative Sites, July 2012

- 2.4.1 The Council undertook a further call for alternative allocation sites at the Deposit Stage. Additional sites were promoted to the Council and to be considered for allocation had to include a sustainability appraisal comparable to that completed of sites in the Deposit LDP.
- 2.4.2 PBA completed a review of these SAs as part of the Alternative Site Review, and a full new SAR was published in September 2012, **Appendix C**.

2.5 SA of the Focused Changes LDP

- 2.5.1 Prior to the examination Monmouthshire prepared a set of Focused Changes to the LDP. These changes took into account comments received during the Deposit LDP consultation, including additional sites. As a result the SA of the LDP was repeated to identify the sustainability implications of these changes and a revised SAR prepared. The revised full version of the SAR (2012) can be found in **Appendix B**. This SAR represents the findings of the SA going into examination of the LDP by the Inspector.
- 2.5.2 The Council prepared a summary schedule to show how the SA has influenced the Deposit version of the LDP that was put out to consultation, which can be found on the Council's website as a background document to the LDP.

2.6 SA Report Addendum of the Amended and Additional Site Consultation Report

- 2.6.1 The examination of the Monmouthshire LDP began in May 2013 and was adjourned due to various issues raised by the Inspector. The Inspector issued a Preliminary Findings Note relating to housing numbers. In response, the Council produced a document identifying increased yields on allocated strategic and non-strategic sites, called Amended and Additional Sites Consultation Report (July 2013).
- 2.6.2 As the consultation report involved potential significant changes to the LDP it was necessary to consider the implications for sustainable development. An SAR Addendum of the Amended and Additional Site Consultation Report was produced by PBA in July 2013. The SA Addendum can be found in **Appendix C**.

2.7 SA of site at Coed Glas, Abergavenny

- 2.7.1 When the Inspector required more housing from existing or new allocations, to be contained in the submitted Deposit LDP, the site at Coed Glas was identified as contributing to the housing target. However, the site was not specifically allocated or consulted on, as it was within the urban area. Subsequently the LDP Planning Inspector clarified that the Coed Glas site must be consulted on and fully allocated.
- 2.7.2 Therefore a SA was undertaken for the Coed Glas site and is included as **Appendix D**.

2.8 Planning Inspectors Binding Recommendations and Matters Arising Changes

- 2.8.1 On the 30 January 2014 the Planning Inspector provided a report that stated, that subject to the recommended Matters Arising Changes (MACs and IMACs), the Monmouthshire LDP provides an appropriate basis for the planning of the County up to 2021.

Screening of the MACs

- 2.8.2 For the SA it is necessary to review the MACs and IMACs to identify if they would have any implications for sustainable development beyond that which has already been identified in previous SA stages. To identify the potential for impacts PBA completed a screening exercise to identify if the MAC or IMAC is likely to have implications for sustainable development and identify these impacts.

2.8.3 **Appendix A** takes each of the MACs and IMACs identified in the Schedule of Matters Arising Changes and provides a screening of whether the MAC or IMAC is likely to have an impact relating to sustainable development. The table shows if an update is required to the Sustainability Appraisal. Any required amendments to the Sustainability Appraisal report are provided within the section 3.

3 Sustainability Appraisal of the Proposed Changes

3.1 LDP Strategy and Strategic Policies

- 3.1.1 The Deposit LDP identified a requirement in Monmouthshire for 4,000 dwellings for the plan period. Examination of the Monmouthshire LDP began in May 2013 and was adjourned for several reasons, one of which related to the overall housing supply figure. The Planning Inspector concluded that the housing number was too low and this led for the need to allocate additional housing land.
- 3.1.2 The Planning Inspector issued a Preliminary Findings Note on housing numbers. In this note the Inspector identified that the Council should allocate sufficient land for 900 homes, additional to the 4,000 identified. This is split in half, with 450 homes from an identified undersupply since 2008 and 450 homes to provide flexibility in supply within the plan period.
- 3.1.3 The Council provided suggestions for the extension of sites and additional sites for allocation within the Amended and Additional Sites Consultation Report, during the adjournment. This document was subject to SA within the Sustainability Appraisal Report Addendum, which can be viewed in **Appendix C**.
- 3.1.4 Within the Planning Inspector's MACs, as part of the binding report of the Examination (January 2014), the Planning Inspector has informed Monmouthshire County Council that the LDP must provide for 4,500 rather than 4,450 new homes for the undersupply over the plan period (50 more than previously). In addition 10% contingency is applied to this requirement in order to ensure housing targets can be met (450 homes). This adds up to a total requirement of 4,950 new homes, as opposed to 4,900 the Planning Inspector previously required.
- 3.1.5 Monmouthshire County Council has demonstrated how they will meet this target through a recalculation of committed and completed dwellings up to 1 April 2013. This results in some change to the table in Policy S2 in LDP (IMAC2), although in itself this has no sustainability implications. The Council have made some alternations to sites already considered as part of LDP preparation to make up the rest of the shortfall. These changes are:
- an additional 60 dwellings at Coed Glas, Abergavenny;
 - 80 dwellings at Wonastow Road, Monmouth; and
 - an increase of 70 dwellings in Rural Secondary Settlements, through sites an extended site at Penperlleni and the allocation of a site at Raglan.
- 3.1.6 The site at Coed Glas has been subject to SA already and this is contained in the 'Sustainability Appraisal of site at Coed Glas, Abergavenny' (January 2014), which is included as **Appendix D**. The SA at that found that overall the site presents a good opportunity for residential development as it is within an urban area in a largely residential neighbourhood. However, redevelopment for housing has the potential to have some adverse impact on the Abergavenny economy, unless uses are all successfully relocated elsewhere in the town and mature trees should be retained on the site wherever possible.

- 3.1.7 A SA has already been completed of the site in Wonastow Road, Monmouth, on the basis of the 370 dwellings and employment land. The further addition of 80 units is assessed by this Sustainability Appraisal, as set out in para 3.3.5 – 3.3.10.
- 3.1.8 The increase of 70 dwellings in Rural Secondary Settlements would have a positive impact on sustainability by providing an increased number of affordable homes delivered across rural areas. However, where more homes are located in places less accessible by public transport there remains the risk of rural isolation and increasing car travel.
- 3.1.9 There is a change in the S4 Affordable housing. This no longer requires sites in Main and Minor villages with the capacity for 2 homes to provide one home as affordable (MAC17). This may lead to a reduction in affordable housing provision, but in terms of the scale of growth in the County, this is likely to be minimal and sites of 1 or 2 dwellings will still be required to make a financial contribution to affordable housing provision. To secure delivery of affordable homes and ensure the good use of land, planning permission should not be granted on sites that have capacity for three or more (but where permission is sought for two only), as these sites should be delivering affordable homes.
- 3.1.10 Also, in relation to affordable housing, the overall number that the LDP could provide has been amended with an increase by around 360 units so the LDP has the potential to provide 1,185. Approximately 100 of these are to rectify a calculation error and the remainder relate to the additional allocations. The total is above what is identified as the need in policy S4 (960). Therefore, the LDP should be able to make a valuable contribution to achieving the social sustainability benefits related to providing a home for all.

3.2 Development Management Policies

Green Belt Policy LC7

- 3.2.1 The Deposit LDP included policy LC7 'Green Belt' which designated Green Belt for the area between the settlements of Chepstow, Pwllmeyric and Mathern. However, in response to the Inspector's Report, this policy and supporting text has been deleted from the LDP (IMAC7). The land is now to be protected from development in the short term and IMAC8 restores the green wedge designation (instead of Green Belt).
- 3.2.2 Green Belt designation provided a degree of permanence (longer than the plan period) to maintaining openness and prevents the coalescence of the settlements and protects the open countryside from encroachment, strictly controlling development. The green wedge designation is not such a constraint to development and implies it could be reviewed within or after the plan period.
- 3.2.3 The Planning Inspector sets out in the LDP examination report that Green Belt boundaries are too permanent for this location. As Chepstow is tightly constrained, this area to the west of the town might be a potential location for future growth, in which case the Green Belt designation would be unduly constraining. Furthermore, the Inspector found the designation does not appear to have been soundly based on a formal assessment of its contribution to urban form and the location of new development as required by current Planning Policy Wales. Therefore the Planning Inspector recommends that the Green Belt designation is replaced by a green wedge designation instead.
- 3.2.4 The original SA of the policy LC7 is included in **Appendix B**. In terms of sustainability impacts there can be benefits of keeping this area under review as being suitable for new housing. Chepstow needs room to grow in the future if it is to remain a vibrant town with a viable mix of homes, jobs and services. Therefore, reducing the permanence of a Green Belt designation

may have social and economic benefits. Furthermore, allowing development here may reduce pressure on other areas of more sensitive natural environment. There may be the potential for adverse impacts on natural environment if this area is not fully protected. Therefore, in the future prior to any change in the designation a fully landscape study should be completed to identify the specific benefits of this site to the wider countryside and protection of areas of the wider landscape.

3.3 Site Allocations

Site allocations – changes reflecting Sustainability Appraisal Report Addendum (July 2013)

- 3.3.1 The Schedule of MACs provide for a number of changes to site allocations identified in the previous versions of the LDP. The majority of changes relating to site allocations have been assessed by the SA previously.
- 3.3.2 **Appendix A** sets out which MAC changes in the Inspectors Report (Jan 2013) have already been assessed by the SA in the SAR Addendum (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report. The Sustainability Appraisal Report Addendum (July 2013) can found in **Appendix C**.

Sustainability Appraisal of the site at Coed Glas, Abergavenny

- 3.3.3 The summary of SA impacts for these Proposed Changes is set out in the Technical Addendum 'Sustainability Appraisal of site at Coed Glas, Abergavenny' (January 2014), to supplement SAR, and is included at **Appendix D**.

Sustainability Appraisal of changes to site allocations

- 3.3.4 There are other MAC changes relating to site allocations which have not previously been included as part of the LDP and therefore have not been assessed previously by the SA. This section outlines the sustainability implications of these amendments.

Wonastow Road, Monmouth

- 3.3.5 This is a greenfield site (which includes 6.5 hectares that was previously allocated for employment development in the UDP) on the western side of Monmouth.
- 3.3.6 The site was included in earlier versions of the LDP for a mixed use residential and employment development of 26.9 hectares, comprising 370 dwellings on 10 hectares and 6.5 hectares of land for employment development. Focused Changes amended the criteria relating to the provision of housing from 'no more than 370 dwellings' to 'around 370 dwellings', therefore removing a maximum capacity to be delivered on the site. This is appraised as part of the SAR, 2012 attached as **Appendix B**.
- 3.3.7 In response to the Planning Inspector's Report, to remedy the shortfall in housing provision, this site has been identified for a further 80 dwellings, providing a total of 450 dwellings, across a larger site of total of 33.36 hectares.
- 3.3.8 A previous SA (**Appendix B**) was completed on the basis of the 370 dwellings and employment land. The SA finding at that time identified that development of the site would have the potential to have impacts on the natural environment as the site is green field and in agricultural use. Therefore, there is potential for biodiversity and landscape impacts. These

impacts remain relevant to the revised allocation of the additional 80 homes. Impacts could be reduced through careful delivery, including landscaping measures, enhancement of biodiversity potential and careful design to improve the urban edge of the town and provide a landscape buffer. The site has also been identified as having areas that are at a high risk of flood, so development must be delivered in a way that avoids the areas most at risk and does not create additional risk of flood either on or off-site.

- 3.3.9 The previous SA commentary identified that based on the size of the site and proposed housing yield the density of development would be quite low. To achieve more sustainable use of land, the SA recommended higher densities to reduce overall land take and provide a critical mass of population to help deliver and support new local services and these comments remain valid for the increased yield as the site size has also increased.
- 3.3.10 The SA also identified that the site is approximately 1.5km from the centre of the town and near an area identified for economic growth. Therefore Wonastow Road has the potential to be a sustainable location for growth of the town. Growth in this location could support sustainable transport, reducing car travel and improving potential for equitable access to services. As development relating to a main town with a good provision of a range of jobs and services the SA consistently supported development in Monmouth. Therefore, an additional yield on the site is supported by the SA and has the potential for sustainability benefits for Monmouth and the wider County.

Land to the east of Llandogo

- 3.3.11 This site was allocated in the Deposit Plan for a maximum of 15 dwellings in the village of Llandogo, identified as a Main Village. This was to enable the development of affordable housing in main villages within Monmouthshire, and any site was required to provide 60% affordable housing within villages for local need. However, in response to the Inspector's Report, the allocation has been deleted.
- 3.3.12 The sustainability implications of removing this site will mean there is a reduction in the number of affordable houses that will be able to be delivered in Llandogo. As noted by the Planning Inspector the site may have been unsuitable due to the location near existing poultry units. If this use were to cease permanently at the site then the site should be considered for development as it is associated with a Main Village, which has a level of service provision.

4 Summary

- 4.1.1 This Sustainability Appraisal report (SA) provides the final appraisal of the proposed adopted Monmouthshire LDP. This SA considers the Planning Inspectors binding report (January 2014) on the LDP, including the all Matters Arising Changes (MACs) and recommendations.
- 4.1.2 A screening exercise has been used to identify which of the MACs and recommendations have already been assessed as part of the ongoing SA of the LDP and those that are new. This final SA report also draws together all the relevant stages of appraisal that together make up the SA of the proposed adoption LDP.
- 4.1.3 Only three additional matters have been identified that have the potential for sustainability impacts and have not been previously appraised. These are:
- Change of the Green Belt policy at Chepstow, Pwllmeyric and Mathern to a strategic gap designation;
 - 80 additional dwellings allocated at Wonastow Road, Monmouth; and
 - Deletion of the allocation for 15 homes at Llandogo.
- 4.1.4 The SA of these changes identifies that there are unlikely to be any significant adverse impact. However, the additional growth at Wonastow Road may have sustainability benefits relating to the good use of land, supporting equitable access and providing development in locations that supports non-car travel. The SA has consistently supported growth in the main towns of the County, such as Monmouth. However, development here would have to be delivered in a way that achieves benefits for the natural environment.
- 4.1.5 Also, the loss of the housing allocation at Llandogo could have an adverse impact on provision of affordable housing in the village.

Appendix A Screening Matters Arising Changes

MAC Ref	LDP ref	Summary of Proposed Change	Summary of impact	Additional SA impact
Chapters 1-4: Introduction				
MAC1- MAC10	Chapter 1, 2, 3, 4, 2.20,2.64, 4.3-4.25, 4.26, 4.27, 4.28- 4.37, key diagram	Minor revisions and deletions.	The changes have no significant impacts for sustainability.	No
Chapter 5: LDP Strategy and Strategic Policies				
MAC11	Policy S1	This adds Sudbrook and Raglan to the policy to correspond with the new site allocations	The policy alterations are included to ensure it is factually correct.	No
IMAC1	5.12-5.13	Increase of 50 dwellings to overall level of housing provision	The changes have no significant impacts for sustainability in itself; implications relating to site allocations are covered elsewhere.	No
IMAC2	Policy S2	Changes to numbers in housing provision numbers, including the inclusion of large windfall and new site allocation numbers for Abergavenny and Monmouth	The changes have no significant impacts for sustainability in itself; implications relating to site allocations are covered elsewhere.	No
IMAC3	5.15	Changes to overall percentage of housing directed to main towns, Severnside settlements, rural secondary settlements and rural areas.	The summary of SA impact for these Proposed Changes was identified in the previous <i>Sustainability Appraisal Report Addendum</i> (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report.	No

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MAC Ref	LDP ref	Summary of Proposed Change	Summary of impact	Additional SA impact
MAC15	Policy S3	The policy identifies 2 additional Strategic Housing Sites: Magor/Undy – Land at Vinegar Hill, Undy and Former Paper Mill, Sudbrook.	These allocations are identified with policies SAH6 and SAH7 which have been subject to SA in the <i>Sustainability Appraisal Report Addendum</i> (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report.	No
MAC16	5.25	Minor revisions and deletions to clarify policy change.	The changes have no significant impacts for sustainability.	No
MAC17	Policy S4	Deletion of policy criteria to require affordable dwelling for sites for 2 dwellings in Main and Minor Villages (there remains a requirement for sites of 3 or 4 homes).	The Focused Changes LDP included policy S4 'Affordable Housing Provision' which sets out the provision of affordable housing for the plan period as around 840 affordable homes. This provides a 60% target for providing affordable housing on allocations in all rural areas. The total number of affordable homes, at 960, to be delivered in Policy S4 remains unchanged from the Deposit LDP. However the policy criteria have been deleted requiring affordable dwelling for sites for 2 dwellings in Main and Minor Villages.	Yes
IMAC4	5.26-5.27	The number of affordable homes that could be provided through the plan has been revised to take account of the change in policy and amended sites. This has seen an increase from 827 to 1185 (although 100 of these are only from a miscalculation).	The number of affordable homes that the LDP could provide has increased as a result of the additional allocations (plus a clarification to correct a calculating error). This change has the potential to have better impact on meeting affordable housing need in the County.	Yes
MAC19	Policy S7	Minor revisions and deletions to clarify policy change.	The changes have no significant impacts for sustainability.	No

MAC Ref	LDP ref	Summary of Proposed Change	Summary of impact	Additional SA impact
MAC20	5.55	Clarification relating to Community Infrastructure Levy (CIL) amended regulations.	The changes have no significant impacts for sustainability.	No
IMAC5	Appendix 3	Request from Inspector to update the schedule of infrastructure for each strategic site.	The changes have no significant impacts for sustainability.	No
MAC21- MAC22	5.69, Policy S9	Minor revisions and deletions to clarify policy change.	The changes have no significant impacts for sustainability.	No
MAC23	Chapter 5, 5.86	Additional text relating to cattle market sites and supermarket development. Supporting text that does not change policy wording.	The changes have no significant impacts for sustainability.	No
MAC24	5.86	Minor amend to title	The changes have no significant impacts for sustainability.	No
Chapter 6: Development Management Policies				
MAC25- MAC26	6.2.1, Policy E1	References to Policy S9 deleted within the policy.	Policies should be read in conjunction with each other, therefore the changes have no significant impacts on sustainability.	No
IMAC6	6.2.25	Minor revisions and deletions to clarify reference to national policy.	The changes have no significant impacts for sustainability.	No
MAC27	6.3	Minor amend to title	The changes have no significant impacts for sustainability.	No
IMAC7	6.3.43-45	Deletion of heading and paragraphs 6.3.43, 6.3.44 and 6.3.45, and Policy LC6. Deletion of Green Belt designation on the Proposal Map	Removal of Green Belt policy from LDP unlikely to have SA impact, but requires further investigations within this report.	Yes

MAC Ref	LDP ref	Summary of Proposed Change	Summary of impact	Additional SA impact
IMAC8	Policy LC7	Additional text to policy PC7, to include 'Chepstow, Pwllmeyric and Mathern'. Instruction from Inspector to define former Green Belt area as Green Wedge on the Proposal Map (see IMAC7 above).	Removal of Green Belt policy from LDP unlikely to have SA impact, but requires further investigations within this report.	Yes
MAC28	Policy MV10	Minor text change to policy.	The changes have no significant impacts for sustainability.	No
Chapter 7: Site Allocations Policies				
MAC29	Policy SAH1	Policy text criteria changed, so that no dwelling shall be occupied until after 1 April 2015, instead of 2014.	The changes have no significant impacts for sustainability.	No
MAC30	Policy SAH1	<u>Deri Farm, Abergavenny</u> Policy text criteria addition, to include a strong landscape buffer to protect the landscape character of the Brecon Beacons National Park.	This will have a positive impact in Sustainability Appraisal terms and the impacts on the National Park are recognised in the <i>Sustainability Appraisal Report of the Monmouthshire County Council Deposit LDP (Amended to take account of focused changes and consultation responses)</i> (September 2012)	No

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MAC Ref	LDP ref	Summary of Proposed Change	Summary of impact	Additional SA impact
MAC31- MAC32	7.3, Policy SAH2	<p><u>Crick Road, Portskewett site</u></p> <p>Changes to the policy criteria and supporting text, to increase the site size from 9.6 hectares to 10.95 hectares.</p> <p>The supporting text increases the net density of the site from 34dph to 37 dph.</p> <p>The policy criteria increases the number of dwellings from 250 to 285 homes.</p> <p>The policy criteria relating to the S106 Agreement reduces the provision of 2 hectares of serviced land within the site for industrial and business development to 1 hectare.</p>	<p>The summary of SA impact for these Proposed Changes was identified in the previous <i>Sustainability Appraisal Report Addendum</i> (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report.</p>	No
MAC33-34	7.4, Policy SAH3	<p><u>Fairfield Mabey, Chepstow</u></p> <p>The supporting text increases the net density of the site from 30dph to 37 dph, to increase the number of dwellings provided on site from 285 to 350 dwellings.</p> <p>The policy criteria increases the number of dwellings from 240 to 350 homes.</p>	<p>The summary of SA impact for these Proposed Changes was identified in the previous <i>Sustainability Appraisal Report Addendum</i> (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report.</p>	No
MAC35, MAC36	Policy SAH3, Policy SAH4	<p>Minor amends to policy text relating to flood zones, which reflect national policy.</p>	<p>The changes have no significant impacts for sustainability.</p>	No

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MAC Ref	LDP ref	Summary of Proposed Change	Summary of impact	Additional SA impact
IMAC9- IMAC11	7.5, Policy SAH4	<u>Wonastow Road, Monmouth</u> Increase in site size from 26.9 hectares to 33.36 hectares, with an increase in residential development from 10 hectares to 16.46 hectares. Change in the number of dwellings to 450 dwellings over the LDP period.	The Focused Changes version of the LDP provided for 'around 370 dwellings'. The increase to 450 dwelling, identified in the MACs, was not detailed within the <i>Sustainability Appraisal Report Addendum</i> in July 2013, and is a new change to the LDP.	Yes
MAC37- MAC38	7.6, Policy SAH5	<u>Rockfield Farm, Undy</u> Increase in net residential area at the site from 6.2 hectares to 8.2 hectares, and decrease in employment allocation from 4 hectares to 2 hectares. Increase in the number of dwellings from 200 to 270 dwellings over the LDP period. Policy wording deleted relating to Section 106 Agreement to include financial contribution to improve employment infrastructure in the Magor/Undy area.	The summary of SA impact for these Proposed Changes was identified in the previous <i>Sustainability Appraisal Report Addendum</i> (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report.	No
MAC39 and MAC40	7.7, Policy SAH6	<u>Land at Vinegar Hill, Undy</u> New policy inserted into the LDP which provides 7.81 hectares of residential development, providing around 225 new dwellings and criteria relating to the Section 106 Agreement and safeguarding routes for a by-pass and potential M4 Relief Road.	The summary of SA impact for these Proposed Changes was identified in the previous <i>Sustainability Appraisal Report Addendum</i> (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report.	No

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SA Report Addendum: Final SA post Planning Inspectors binding recommendations and MAC Changes

MAC Ref	LDP ref	Summary of Proposed Change	Summary of impact	Additional SA impact
MAC41 and MAC42	7.8, Policy SAH7	<u>Former Paper Mill site, Sudbrook</u> New policy inserted into the LDP which provides 6.6 hectares of residential development, providing 190 new dwellings.	The summary of SA impact for these Proposed Changes was identified in the previous <i>Sustainability Appraisal Report Addendum</i> (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report.	No
MAC43	Policy SAH6 (now Policy SAH8)	<u>Tudor Road, Wyesham</u> Policy criteria inserted to protect higher slopes and part of the site designated as a SINC.	The importance of protecting nature conservation designations is raised in the appraisal of the site in the <i>Sustainability Appraisal Report of the Monmouthshire County Council Deposit LDP (Amended to take account of focused changes and consultation responses)</i> (September 2012).	No
MAC44- MAC45	Additional para 7.10, policy SAH9	<u>Coed Glas, Abergavenny</u> New policy inserted into the LDP which provides for 1.9 hectares of residential development, providing 60 new dwellings.	The summary of SA impact for these Proposed Changes was identified in the Technical Addendum ' <i>Sustainability Appraisal of site at Coed Glas, Abergavenny</i> ' (January 2014), to supplement Sustainability Appraisal of the Monmouthshire Local Development Plan.	No
MAC47	Para 7.8 (now 7.11), Policy SAH7 (now SAH10)	<u>Land south of School Lane, Penperlleni</u> Amended policy criteria to increase the number of units from 40 to 65 dwellings (increase from 1.34 to 3 hectares)	The summary of SA impact for these Proposed Changes was identified in the previous <i>Sustainability Appraisal Report Addendum</i> (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report.	No

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 SA Report Addendum: Final SA post Planning Inspectors binding recommendations
 and MAC Changes

MAC Ref	LDP ref	Summary of Proposed Change	Summary of impact	Additional SA impact
MAC 46; MAC48	Policy SAH7 (now Policy SAH10)	<u>Land at Chepstow Road, Raglan</u> New site/policy criteria, providing for 2.18 hectares 45 dwellings. Criteria restrictions on any development taking place within the designated C2 flood zone.	The summary of SA impact for these Proposed Changes was identified in the previous <i>Sustainability Appraisal Report Addendum</i> (July 2013), which was undertaken on the Monmouthshire LDP Amended and Additional Sites Consultation Report. Policy criteria restricts development taking place within designated C2 flood zone. This will have a positive impact in Sustainability Appraisal terms.	No
MAC49	Para 7.9 (now para 7.12)	Minor textual changes to supporting text.	The changes have no significant impacts for sustainability.	No
IMAC12	Policy SAH8 (now Policy SAH11)	<u>Land to the east of Llandogo</u> Allocation is deleted from the policy criteria, which was for a maximum of 15 dwellings	Policy relates to Main Villages – This deletion of an allocation in Llandogo was not detailed within the SA Report Addendum in July 2013. This will reduce the number of affordable houses delivered in Main Villages, by not providing an allocation in this village. However, as noted by the Planning Inspector the site may have residential amenity concerns.	Yes
MAC50	Policy SAH8 (now Policy SAH11)	<u>Housing allocations in Main Villages</u> Minor amends to policy criteria	The changes have no significant impacts for sustainability.	No
MAC51- MAC56	Page 193/4, Chapter 8	Minor textual changes.	The changes have no significant impacts for sustainability.	No
IMAC13	Proposals Map	Amend to Proposals Map to reflect changes in policy criteria set out above.	Impact of policy changes is set out above.	No

