

# Integrated Sustainability Appraisal (ISA) for the Monmouthshire Replacement Local Development Plan

Initial ISA Report

Monmouthshire County Council

February 2020

## Quality information

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# Introduction

# 1. Introduction

## Background

- 1.1 AECOM is commissioned to lead on Integrated Sustainability Appraisal (ISA) in support of Monmouthshire County Council's Replacement Local Development Plan (RLDP). ISA fulfils the requirements and duties for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA), Welsh Language Impact Assessment (WLIA) and Well-being of Future Generations (WCFG).

## ISA Explained

- 1.2 ISA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives in terms of key sustainability issues. The aim of ISA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts and maximising positive impacts. Through this approach, the ISA for the RLDP seeks to maximise the developing plan's contribution to sustainable development.
- 1.3 As identified above, the ISA seeks to fulfil the requirements and duties for SA, SEA, EqIA, HIA, WLIA and WCFG. The approach is to fully integrate these components to provide a single assessment process to inform the development of the RLDP. A description of each of the various components and their purposes is provided below.

## Sustainability Appraisal (SA)

- 1.4 SA is undertaken to address the procedures prescribed by the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive<sup>1</sup>. It also widens the scope of the assessment from focusing largely on environmental issues to further consider social and economic issues. SA is a legal requirement for Local Development Plans under Section 19(5) of the Planning and Compulsory Purchase Act 2004.
- 1.5 In line with the requirements of the SEA Directive, the two key steps in SA are that:
  1. When deciding on 'the scope and level of detail of the information' which must be included in the SA Report there is a consultation with nationally designated authorities concerned with environmental issues; and
  2. A report (the 'SA Report') is published for consultation alongside the Draft Plan that presents an assessment of the Draft Plan (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.
- 1.6 The LDP Manual Edition 2 (2015) states that SA, incorporating SEA, plays an important part in demonstrating that the LDP is sound by ensuring that it reflects sustainable development objectives and that it should be integral element at each stage of plan-making.

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<sup>1</sup> Directive 2001/42/EC

## Equalities Impact Assessment (EqIA)

- 1.7 As a public-sector organisation, Monmouthshire Council has a duty under the Equality Act 2010<sup>2</sup> and associated Public Sector Equality Duty (PSED) to ensure that the objectives and policy options within the RLDP avoid unlawful discrimination (direct and indirect), as well as advancing equality of opportunity and fostering good relations between those with protected characteristics<sup>3</sup> and all others. An Equality Impact Assessment (EqIA) is often used by public sector organisations to demonstrate how this duty has been met.

## Health Impact Assessment (HIA)

- 1.8 The Public Health (Wales) Act 2017 contains a provision to require a Health Impact Assessment (HIA) to be carried out to assess the likely effect of the proposed development plan on health and mental well-being and inequality. The HIA process provides a systematic yet flexible and practical framework that can be used to consider the wider effects of LDP policies and how they, in turn, may affect people's health.

## Welsh Language Impact Assessment (WLIA)

- 1.9 The Welsh Government is committed to supporting the Welsh Language so that it can thrive and grow across Wales. The Welsh Language must be considered from the outset of the development plan process. It is a legislative requirement that the SA must include an assessment of the likely effects of the plan on the use of the Welsh language (The Planning (Wales) Act 2015 (Section 11)).
- 1.10 Planning Policy Wales (PPW) (2018) sets the policy requirements for Welsh language. Technical Advice Note 20: Planning and the Welsh Language provides guidance on the consideration of Welsh language as part of the development plan process. The TAN provides advice on incorporating the Welsh language in development plans through the SA and the policy approach to anticipated windfall development. In summary, planning authorities must consider the likely effects of their development plans as part of the SA process and include a statement within the Deposit Plan on how this has been considered and or addressed within the development plan. The SA process is the mechanism for considering how the scale and location of growth, the vision, objectives, policies and proposals individually and in combination, impact on the Welsh language. Where evidence indicates a detrimental impact on the use of the Welsh language the LPA can assess whether the strategy should be amended or mitigation measures should be identified.

## Well-being of Future Generations (Wales) Act 2015

- 1.11 The Planning (Wales) Act 2015 sets out the definition of sustainable development for the planning system in Wales, mirroring the definition in the Well-being of Future Generations (Wales) Act 2015 (WBFGA).

*“Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”.*

- 1.12 The WBFGA sets seven well-being goals which all public bodies are required to achieve:
- A prosperous Wales;
  - A resilient Wales;
  - A healthier Wales;
  - A more equal Wales;

<sup>2</sup> Equality Act 2010 [online] available at: <http://www.legislation.gov.uk/ukpga/2010/15/contents>

<sup>3</sup> Protected characteristics under the Equality Act 2010 include age, sex, marital status, disability, gender reassignment, ethnicity, religion, pregnancy and maternity, sexual orientation and deprived/disadvantaged groups.



- A Wales of cohesive communities;
- A Wales of vibrant culture and thriving Welsh language; and
- A globally responsible Wales.

1.13 The Act also identifies five ways of working which public bodies need to demonstrate they have carried out when undertaking their duty to achieve sustainable development. These are: involvement, collaboration, integration, prevention and long term factors. The well-being goals and the five ways of working can be used to inform and structure the ISA framework.

## This Initial ISA Report

1.14 This Initial ISA Report<sup>4</sup> is published alongside the Preferred Strategy. Any representations received will be taken into account and a revised ISA Report will be published subsequently alongside the Deposit Plan.

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<sup>4</sup> See **Appendix I** for further explanation of the regulatory basis for answering certain questions within the SA Report; and a 'checklist' explaining more precisely the regulatory basis for presenting certain information.

## 2. What is the Preferred Strategy seeking to achieve?

2.1 Monmouthshire County Council (MCC) is in the process of preparing a Replacement Local Development Plan (RLDP) for the County (excluding the area within the Brecon Beacons National Park). The RLDP will cover the period 2018-2033 and will be the statutory land use plan to support delivery of the Council's purpose of helping to build sustainable and resilient communities that support the wellbeing of current and future generations. The RLDP will set out land use development proposals for the County and will identify where and how much new development will take place over the Replacement Plan period. It will also identify areas to be protected from development and provide policies against which future planning applications will be assessed. The RLDP will build upon the current LDP which covers the period 2011-2021.

### Issues, challenges and opportunities

2.2 The issues, challenges and opportunities informed the development of the RLDP Vision and Objectives. A total of 38 issues, challenges and opportunities were identified and grouped to align with the seven Well-being Goals as set out in the Well-being of Future Generations (Wales) Act 2015 to ensure that they are framed within this context. A summary of the key issues and challenges as set out by the Council are presented below:

- There is a need to tackle climate change and carbon reduction. The Council recognises that we are in a climate emergency and has committed to strive to limit the increase in global temperatures to 1.5 degrees.
- Our population is getting older. By 2033 we will have more old people living in the County but fewer young people.
- An older population changes the kind of services our communities will need, but also reduces the number of people using and financially supporting businesses and services. We will have a smaller economically active population making Monmouthshire a less attractive place for businesses to locate. This impacts on our future economic prospects.
- We have the highest average house prices in Wales. This means a large proportion of people cannot afford to buy a home so either leave the County, or, have to live with their parents or in shared housing for longer.
- We have over 2,000 households identified as being in need of affordable housing.
- There is a need to consider whether existing employment land is suitably located and fit for purpose for appropriate growth sectors. We also need to consider future demand in line with Council aspirations.
- There are opportunities associated with the removal of Severn Bridge tolls and growth from both the Cardiff Capital region and Bristol region.
- Unemployment is low, however, there is a net-outflow of commuters. There is a need to provide support for inward investment and local employment growth/opportunities.
- Monmouthshire has a dual economy. The qualifications, skills and earnings of the residents are above the regional and national average, however, for those working in the area earnings are lower and employment is relatively less skilled.
- Vacancy rates in some of the County's retail centres have increased which is likely due to the changing role of high streets in addition to Business Rates.
- There are challenges of rural isolation and sustaining rural communities, including regenerating the rural economy.
- We want to protect the landscapes and heritage that make Monmouthshire a unique and attractive place to live.

- Tourism plays a significant part in the Monmouthshire economy particularly in assisting in the diversification of the rural economy and in sustaining the County's historic town centres.

2.3 The key opportunities to realising some of the issues/ challenges are set out below.

## Cardiff Capital Region City Deal

2.4 The overarching economic objectives of the City Deal are to create 25,000 new jobs and leverage £4 billion in private sector investment across the region. Key themes have been identified to focus the approach: Connecting the Region; Regeneration and Infrastructure; Skills and Employment. These strategic themes have implications for the RLDP including:

- Connecting the Region - Digital Strategy: this aims to create a smart region, driving innovation and solutions to attract private sector partnership and investment, including Welsh and regional connectivity, mobile 5G access and maximising open data.
- Metro - the South East Wales Metro project provides much needed opportunities to increase train service frequency, improve inter-modal connectivity and coordination, streamline ticketing and improve bus services.
- Regeneration and Infrastructure - the Housing and Investment Fund has been proposed to support the need for more homes to be built across the region. This will include assistance in stimulating the SME sector across the region by providing loan development finance and launching a Customer Build Scheme releasing smaller plots of public sector land with a full package of support for SMEs to deliver new homes.
- Skills and Employment - the Skills for the Future project provides region-wide school engagement with pupils and parents to offer careers advice and guidance, support for businesses to address barriers of participation, including a skills investment fund and a commitment to support delivery of over 10,000 additional apprenticeships, graduate internships and upskilled employees in the private sector.

## Monmouthshire 2040: Our Economic Growth and Ambition Statement

2.5 The Council's Economic Growth and Ambition Statement sets out the aspirations to raise the profile of Monmouthshire as a dynamic place to do business, a credible place to invest and an incredible place to live, visit and stay. It recognises that Monmouthshire's economy needs to grow to help build sustainable and resilient communities that support the well-being of current and future generations and sets out the priorities and aims to achieve this vision.

2.6 The Economic Growth and Ambition Statement will work alongside RLDP which will assist in:

- Identifying suitable employment sites and premises to enable existing businesses to grow attract new businesses in key growth sectors;
- Increasing the availability of housing sites alongside the Council's embryonic Development Company, to provide differing residential products, to enable higher rates of jobs per dwelling; and
- Tackling geographic differences - employment and housing markets.

## Vision

2.7 The vision clarifies the core purpose of the RLDP and provides a framework for developing the Preferred Strategy and future detailed policies. The vision set out in the adopted LDP 2011-2021 has been reviewed and updated to take account of the issues, challenges and opportunities facing the County and reflects key elements of the PSB Well-being Plan and Corporate Business Plan.

**By 2033 Monmouthshire will be a place where:**

- 1) **People are living in sustainable, resilient communities that support the well-being of current and future generations and are more inclusive, cohesive, prosperous, vibrant and balanced demographically. Both urban and rural communities are well-connected with better access to local services and facilities, open space and employment opportunities.**
- 2) **Communities and businesses are part of an economically thriving and well-connected County.**
- 3) **The best of the County's built heritage, countryside, landscape and environmental assets have been protected and enhanced to retain its distinctive character.**
- 4) **People enjoy healthier, more sustainable lifestyles with improved access to public transport and active travel opportunities and have a minimised impact on the global environment.**

**The spatial implications of achieving this Vision will be that by 2033:**

**Monmouthshire will have grown sustainably, with a proportionate distribution of new homes and employment focused on the most sustainable urban and rural settlements, supported by infrastructure and delivering affordable housing focused on the areas of greatest need.**

**Development will have contributed to facilitating more sustainable lifestyles by delivering high quality places that promote low carbon developments with an appropriate mix of uses and that are well-connected to the wider area in terms of character, environment and movement by public transport, walking and cycling.**

## Objectives

- 2.8 In order to address the key issues/ challenges and deliver the vision, 17 objectives were developed for the RLDP, which build upon the Adopted LDP objectives and the well-being objectives set out in the Monmouthshire Well-being Plan. The objectives were subsequently reviewed and revised following the climate emergency declaration in May 2019. As with the RLDP issues, the objectives set out in **Table 2.1** below have been grouped in alignment with the seven well-being goals as set out in the Well-being of Future Generations (Wales) Act 2015, and are aligned with the RLDP issues, the main policy themes identified in Planning Policy Wales (PPW10) and the Monmouthshire Well-being Plan objectives.

Table 2.1: RLDP objectives

RLDP Objective Number	Headline	RLDP Objective	RLDP issues addressed <sup>5</sup>	Main PPW10 theme	PSB Well-being plan objective
<b>A Prosperous Wales (Well-being Goal 1)</b>					
<b>Objective 1</b>	Economic Growth/ Employment	To support a thriving, well-connected, diverse economy, which provides a range of good quality employment opportunities to enable and encourage indigenous business growth and attract inward investment and competitive innovative businesses in appropriate growth sectors, including through the provision of start-ups and grow on spaces.	1, 2, 3, 4, 5, 6, 7, 24	Productive and enterprising places	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
<b>Objective 2</b>	Retail centres	To sustain and enhance the County towns of Abergavenny, Chepstow, Monmouth, Caldicot and Usk as vibrant and attractive retail centres serving their own populations and those of their surrounding hinterlands, along with increasing the potential customer base through future growth whilst recognising that the role of these centres is evolving.	8	Active and social places	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
<b>A Resilient Wales (Well-being Goal 2)</b>					
<b>Objective 3</b>	Green Infrastructure, Biodiversity and Landscape	To protect, enhance and manage Monmouthshire's natural environment and ecosystems. This includes, the Wye Valley Area of Outstanding Natural Beauty, the County's other high quality and distinctive landscapes, protected sites, protected species and other biodiversity interests, along with the connectivity between them by creating new linkages for them to adapt while at the same time maximising benefits for the economy, tourism, health and well-being.	11, 12, 35	Distinctive and natural places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
<b>Objective 4</b>	Flood risk	To ensure that new development takes account of the risk of flooding, both existing and in the future, including the need to avoid inappropriate development in areas that are at risk from flooding or that may increase the risk of flooding elsewhere and the need to design development to appropriately manage surface water run-off.	12, 13	Distinctive and natural places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
<b>Objective 5</b>	Minerals and Waste	To meet the County's regional and local obligations to manage and dispose of its waste and to safeguard and exploit its mineral resource in a sustainable fashion.	14, 15	Productive and enterprising places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.

<sup>5</sup> See Appendix 1 of the Preferred Strategy for the full list of RLDP issues.

RLDP Objective Number	Headline	RLDP Objective	RLDP issues addressed <sup>5</sup>	Main PPW10 theme	PSB Well-being plan objective
<b>Objective 6</b>	Land	To promote the efficient use of land, including the need to: <ul style="list-style-type: none"> <li>maximise opportunities for development on previously developed land, whilst recognising that brownfield opportunities are limited in Monmouthshire.</li> <li>protect the best and most versatile (BMV) agricultural land whilst at the same time recognising that this will not always be possible given high proportion of BMV land in the County and the limited opportunities for brownfield development.</li> </ul>	16, 17	Strategic and spatial choices	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
<b>Objective 7</b>	Natural resources	To promote the efficient use of natural resources including providing increased opportunities for water efficiency, energy efficiency, renewable energy, recycling and waste reduction.	14, 15, 31, 37	Productive and enterprising places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
<b>A Healthier Wales (Well-being Goal 3)</b>					
<b>Objective 8</b>	Health and Well-being	To improve access for all to recreation, sport, leisure activities, open space and the countryside and to enable healthier lifestyles.	18, 20, 21, 33, 35	Active and social places	Provide children and young people with the best possible start in life.
<b>A More Equal Wales (Well-being Goal 4)</b>					
<b>Objective 9</b>	Demography	To increase opportunities for the younger population to both live and work within Monmouthshire to assist in ensuring a balanced demography.	2, 3, 4, 5, 24	Active and social places	Respond to the challenges associated with demographic change.
<b>A Wales of Cohesive Communities (Well-being Goal 5)</b>					
<b>Objective 10</b>	Housing	To provide a level of housing that is sufficient to provide a wide ranging choice of homes both for existing and future residents, while ensuring that local needs for appropriate, affordable and accessible housing are met as far as possible, particularly in towns but also in rural areas, so long as such housing can assist in building sustainable balanced communities.	23, 25, 26, 27, 28	Active and social places	Respond to the challenges associated with demographic change.
<b>Objective 11</b>	Place-making	To promote good quality sustainable places through design, layout and mix of uses that enhance the character and identity of Monmouthshire's settlements and countryside; create attractive, safe and accessible places to live, work and visit; and promote people's prosperity, health, happiness and well-being.	1, 11, 12, 18, 20, 27, 28, 29, 30, 31, 32, 34, 35	Strategic and spatial choices	Respond to the challenges associated with demographic change.

RLDP Objective Number	Headline	RLDP Objective	RLDP issues addressed <sup>5</sup>	Main PPW10 theme	PSB Well-being plan objective
<b>Objective 12</b>	Communities	To build sustainable resilient communities where people have good access to employment, shops, housing, public transport, active travel, healthcare, community and cultural facilities.	1, 5, 7, 8, 9, 18, 20, 25, 26, 27, 29, 30, 31, 33, 35	Strategic and spatial choices	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
<b>Objective 13</b>	Rural Communities	To sustain existing rural communities as far as possible by providing development opportunities of an appropriate scale and location in rural areas in order to assist in building sustainable rural communities and strengthening the rural economy.	6, 7, 20, 22, 26, 29, 30, 34	Productive and enterprising places	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
<b>Objective 14</b>	Infrastructure	To ensure that appropriate physical and digital infrastructure (including community and recreational facilities, sewerage, water, transport, schools, health care and broadband etc.) is in place or can be provided to accommodate new development.	12, 19, 20, 31	Productive and enterprising places	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
<b>Objective 15</b>	Accessibility	To seek to reduce the need to travel by promoting a mix of land use allocations and improved internet connectivity, and where travel is required, to provide opportunities for active travel and integrated sustainable transport.	10, 30, 36	Active and social places	Develop opportunities for communities and business to be part of an economically thriving and well-connected county.
<b>A Wales of Vibrant Culture &amp; Thriving Welsh Language (Well-being Goal 6)</b>					
<b>Objective 16</b>	Culture, Heritage and Welsh Language	To protect and enhance the built environment, culture and heritage of Monmouthshire for the future while maximising benefits for the economy, tourism and social well-being, including supporting and safeguarding the Welsh Language.	9, 32, 33, 34, 35	Distinctive and natural places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.
<b>A Globally Responsible Wales (Well-being Goal 7)</b>					
<b>Objective 17</b>	Climate Change	To strive to limit the increase in global temperatures to 1.5°C, supporting carbon reduction through a variety of measures including the use of renewable energy, the design and location of new development, encouraging balanced job and population growth to reduce out-commuting, the provision of broadband connectivity to reduce the need to travel, the provision of ultra-low emission vehicle charging infrastructure to reduce emissions and improve air quality, and the provision of quality Green Infrastructure.	10, 12, 36, 37, 38	Distinctive and natural places	Protect and enhance the resilience of our natural environment whilst mitigating and adapting to the impact of climate change.

## 3. What is the scope of the ISA?

### Introduction

- 3.1 The aim here is to introduce the reader to the scope of the ISA, i.e. the sustainability issues/objectives that should be a focus of (and provide a broad methodological framework for) ISA.
- 3.2 Further information on the scope of the ISA - i.e. a more detailed review of sustainability issues/objectives as highlighted through a review of the sustainability 'context' and 'baseline' - is presented in **Appendix II**.

### Consultation on the scope

- 3.3 The Regulations require that *"When deciding on the scope and level of detail of the information that must be included in the Environmental Report [i.e. the SA scope], the responsible authority shall consult the consultation bodies"*. In Wales, the consultation bodies are the natural Resources Wales and Cadw.<sup>6</sup> A Scoping Report was sent to the statutory consultees for comment from 26<sup>th</sup> October to 30<sup>th</sup> November 2018. The responses received were taken into account and amendments made to the baseline information and draft ISA Objectives where necessary. Since that time, the ISA scope has evolved as new evidence has emerged and there have been some minor refinements to the ISA objectives - however, the scope remains fundamentally similar to that agreed through the dedicated scoping consultation in 2018.

### SA Objectives

- 3.4 **Table 3.1** presents the ISA objectives - grouped under ten theme headings - established through scoping, i.e. in light of context/baseline review, identified key issues and responses from statutory consultees.
- 3.5 Taken together, the ISA themes and objectives presented in **Table 3.1** provide a methodological 'framework' for appraisal.

**Table 3.1: ISA framework**

ISA theme	ISA objective
<b>Economy and Employment</b>	To promote economic growth and maximise the economic contribution of the area to the Cardiff City Region, strengthening and diversifying the economy, promoting tourism, enhancing the vitality and viability of town centres and increasing prosperity for all.
	To increase levels of local employment and ensure distribution of opportunities, whilst improving educational attainment and increasing skill levels
<b>Population and Communities</b>	To provide a sufficient quantity of good quality market and affordable homes in sustainable locations to meet identified needs.
	To enhance design quality to create great places for people.
<b>Health and well-being</b>	To improve the health and well-being of the population including physical and mental health, social well-being and community safety.
<b>Equalities, diversity and social inclusion</b>	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.
<b>Transport and Movement</b>	To improve access for all to the jobs, services and facilities they need whilst supporting a reduction in the use of private transport by promoting active travel and encouraging modal shift to sustainable transport, and improving access to high quality digital communications and utilities.

<sup>6</sup> In accordance with Article 6(3) of the SEA Directive, these consultation bodies were selected because *'by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes.'*



<b>ISA theme</b>	<b>ISA objective</b>
<b>Natural Resources (Air, Land, Minerals and Water)</b>	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting where possible higher grade agricultural land.
	To promote the circular economy by reducing waste generation and maximising reuse and recycling, ensuring the use of natural resources and the provision of an adequate supply of minerals.
	To conserve, protect and enhance the water environment, water quality and water resources.
<b>Biodiversity and Geodiversity</b>	To conserve, protect and enhance biodiversity and geodiversity interests within and surrounding Monmouthshire.
<b>Historic Environment</b>	To conserve and enhance the significance of the County's historic environment, cultural assets (including the use of the Welsh language) and heritage assets and their settings.
<b>Landscape</b>	To protect and enhance the quality and character of the landscape.
<b>Climate Change</b>	To mitigate and adapt to the effects of climate change through increasing energy efficiency and generation and use of low carbon and renewable energy sources.
<b>Flood Risk</b>	To reduce and manage the risk of flooding.

**Part 1: What has Plan-making/  
ISA involved up to this point?**

## 4. Introduction (to Part 1)

- 4.1 The review of the Local Development Plan has been underway since 2018, with a wide range of evidence produced to inform the development of the RLDP. **Table 4.1** sets out the key RLDP and SA Documents published along with dates for consultation. The RLDP documents and the evidence base (including the ISA Reports) can be viewed and downloaded on the Council's website.<sup>7</sup>

**Table 4.1: RLDP and SA stages**

RLDP Documents & Consultation	ISA Documents & Consultation
	ISA Scoping Report Sent to statutory consultees for consultation from 26 <sup>th</sup> October to 30 <sup>th</sup> November 2018.
Issues, Vision and Objectives Paper (January 2019 as amended June 2019 and March 2020)	
Growth and Spatial Options Consultation Paper Public consultation from July to August 2019	
Preferred Strategy Public consultation from 09 March to 22 April 2020	This Initial ISA Report and NTS Public consultation from 09 March to 22 April 2020

- 4.2 This part of the Initial ISA Report sets out the work undertaken in 2018/ 19 that led to the development of the Preferred Strategy document that is currently the focus of appraisal (see Part 2, below) and currently published for consultation. Specifically, in-line with regulatory requirements (Schedule 2 of the SEA Regulations), there is a need to explain how work was undertaken to develop and then appraise reasonable alternatives, and how the Council then took into account appraisal findings when finalising the draft plan for publication.
- 4.3 This part of the report presents information regarding the consideration of reasonable alternatives. This information is important given regulatory requirements.<sup>8</sup>

### Structure of this part of the report

- 4.4 This part of the report is structured as follows:
- **Chapter 5** - explains the context and work undertaken to develop reasonable alternatives at this stage;
  - **Chapter 6** - presents an appraisal of the reasonable alternatives; and
  - **Chapter 7** - explains reasons for selecting the preferred strategy.

<sup>7</sup> <https://www.monmouthshire.gov.uk/planning-policy/local-development-plan-revision/>

<sup>8</sup> There is a requirement for the SA Report to present an appraisal of 'reasonable alternatives' and 'an outline of the reasons for selecting the alternatives dealt with'. Whilst this report is not the SA Report, it is appropriate to present this information nonetheless for the benefit of stakeholders.

# 5. Establishing the Reasonable Alternatives

## Introduction

5.1 This chapter explains the evidence and work carried out at this stage to identify strategic options. In order to deliver the vision and objectives identified in Chapter 2, the Council explored how much growth (housing and employment) is required over the plan period (2018-2033) and where this growth could be located in the County. Each of these issues are discussed in turn below.

## Level of growth

5.2 Monmouthshire, Torfaen and Blaenau Gwent County Councils jointly commissioned Edge Analytics to prepare a range of demographic, housing and employment growth scenarios to inform the Replacement Local Development Plan (RLDP). A total of 20 different demographic-led, housing-led and employment-led scenarios were generated for Monmouthshire (these are set out in detail in the Edge Demographic Report).<sup>9</sup> From these, eight growth options were selected for consultation, comprising of 2 low, 3 mid and 3 high growth options, as set out in the Growth and Spatial Options Paper (June 2019), which was published for consultation from July to August 2019.

5.3 In light of the consultation responses received, informal feedback from Welsh Government officials, which indicated a lack of confidence in economic-led projections and a concern regarding ambitious LDPs, and the Council's further consideration of the options, a decision was taken to commission Edge Analytics to model an additional demographic-led scenario to address two of the key issues/ challenges facing the County in relation to retaining/ attracting younger adult population age groups and improving labour force retention. Growth Option 5A therefore provided a helpful confirmation of housing and employment growth levels that will achieve the Council's ambitions and RLDP vision with confidence in the level of growth being sufficiently ambitious and robustly justified.

5.4 Whilst Option 5A addresses the key issues relating to the reducing working age population and levels of out commuting in the County, the resultant growth level offers little scope, due to the high levels of existing commitments in the housing land supply, to address affordable housing need, which is another key issue for the County. As noted in the Issues, Vision and Objectives Paper, high average house prices and high prices in relation to earnings has resulted in a pressing need for affordable housing in the County to assist in ensuring a balanced demography. Another additional option was therefore modelled, Option 5A+, which sought to address the issue of affordability in the County. Option 5A+ retained the underlying assumptions from Option 5A but in addition incorporates a policy led element which seeks to address the issue of affordability.

5.5 The eight growth options identified in the June 2019 Consultation Paper together with the additional scenarios modelled (Growth Option 5A and Option 5A+) are presented in **Table 5.1** below.

<sup>9</sup> <https://www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base/>

**Table 5.1: Summary of selected growth options**

Options (type)		Assumptions	Additional homes by 2033	Additional jobs by 2033
<b>Low Growth Options</b>				
Option 1 (Demographic)	Net Nil Migration	Internal and international migration flows are balanced between in- and out-flows, resulting in zero net migration.	-164 homes	-3,990 jobs
Option 2 (Demographic)	WG 2014-based Principal	Replicates the WG 2014-based population projection. Migration assumptions are based on the five-year period prior to 2014 (i.e. 2009/10–2013/14).	+1,725 homes	-1,499 jobs
<b>Mid Growth Options</b>				
Option 3 (Dwelling)	Dwelling-led 15 year average	Annual dwelling growth is applied from 2019/20 onward, based on the last fifteen years of completions (2004/05–2018/19). This gives an average annual dwelling growth of +287 pa in Monmouthshire.	+4,305 homes	+1,389 jobs
Option 4 (Employment)	Matching UK Growth Rates	Incorporates uplifts in identified underperforming sectors to match UK growth levels. Estimates employment growth of +2,265 jobs (+151 pa) over the plan period.	+5,055 homes	+2,265 jobs
Option 5 (Employment)	Radical Structural Change* Lower (CR reducing)	Commuting ratio reduces from 2011 Census value (1.12) to 2001 Census value (1.10) over the plan period. Economic activity rate adjustments in line with the OBR forecast, unemployment rate remains at current value (3.0%).	+5,790 homes	+3,870 jobs
Option 5A (Demographic)	PG Long Term (reconfigured)	Return to higher rates of 'household formation' in young adult age-groups over the plan period; Changes to the county's commuting ratio, with a reduced net outflow balance over the plan period.	+5,835 homes	+3,765 jobs
Option 5A+ (Demographic & dwelling-led)	PG Long Term (reconfigured) & Policy-led	Uses to the same assumptions as Option 5A. Additional affordable housing policy-led provision applied.	+7,483 homes	+4,695 jobs
<b>High Growth Options</b>				
Option 6 (Demographic)	PG Long Term (adjusted)	Internal in-migration rates are adjusted to reflect higher in-migration (based on the last 5-years) from Bristol and South Gloucestershire, following the removal of the Severn Bridge tolls. All other migration flow assumptions are consistent with the PG Long Term scenario.	+8,010 homes	+6,709 jobs
Option 7 (Employment)	Radical Structural Change Higher (CR reducing)	Commuting ratio reduces from 2011 Census value (1.12) to 2001 Census value (1.10) over the plan period. Economic activity rate adjustments in line with the OBR forecast, unemployment rate remains at current value (3.0%).	+9,465 homes	+8,280 jobs

Options (type)		Assumptions	Additional homes by 2033	Additional jobs by 2033
Option 8 (Employment)	Radical Structural Change <sup>10</sup> Higher	Assumes no change in the commuting ratio balance and unemployment rate.	+10,155 homes	+8,280 jobs

<sup>10</sup> 'Radical Structural Change' (RSC) scenarios consider the potential impact of substantial economic changes in Monmouthshire's economy, resulting in a significantly higher employment growth range than under the 'Baseline' and UK Growth equivalent. Under these scenarios, employment growth ranges from +3,870 to +8,280 jobs over the plan period, averaging +258 and +552 pa respectively.

- 5.6 It should be noted that the growth options identified in **Table 5.1** above include an allowance for the Brecon Beacons National Park Authority (BBNPA) which equates to 42 dwellings per annum within the National Park area. However, given that the majority of future development in the National Park is to be directed towards other areas of the BBNPA (i.e. outside of the Monmouthshire administrative settlements of Gilwern, Govilon and Llanvihangel Crucorney), it is not considered necessary to make an allowance in the housing requirement for that part of Monmouthshire within the National Park. It is proposed that the allowance of 42 dwellings will be met within the Monmouthshire planning area. Further detail on this matter is provided in the Housing Background Paper.
- 5.7 For the purposes of the ISA process, the ten growth options identified and set out in more detail in the Growth and Spatial Options Background Paper (March 2020), were grouped together into three distinct options to allow for a proportionate and meaningful appraisal to be carried out.

**Table 5.2: Growth options for consideration through the ISA process**

<b>Growth option</b>	<b>Level of housing and employment</b>
<p><b>Option 1 - Low growth</b> Low growth options include:</p> <ul style="list-style-type: none"> <li>• Net Nil Migration</li> <li>• WG 2014-based Principal</li> </ul>	<p><b>Population:</b> decline of 4,136 to 726 gain (4.4% loss to 0.8% growth) <b>Housing:</b> decline of 12 to 115 gain per annum (Total: -164 to 1,725 dwellings) <b>Employment:</b> -266 to -100 per annum (Total -3,990 to -1,499 jobs)</p>
<p><b>Option 2 - Medium growth</b> Medium growth options include:</p> <ul style="list-style-type: none"> <li>• Dwelling led projections (15 yr average)</li> <li>• Matching UK Growth Rates</li> <li>• Radical Structural Change<sup>11</sup> Lower (CR Reducing)</li> <li>• PG Long Term (reconfigured) (Option 5A)</li> <li>• PG Long Term (reconfigured) &amp; Policy-led (Option 5A+)</li> </ul>	<p><b>Population:</b> 6,800 to 11,389 gain (7.2% to 12.1% growth) <b>Housing:</b> 287 - 499 per annum (Total 4,305 - 7,485 dwellings) <b>Employment:</b> 93 to 313 per annum (Total 1,389 to 4,695 jobs)</p>
<p><b>Option 3 - High growth</b> High growth options include:</p> <ul style="list-style-type: none"> <li>• PG Long Term (adjusted)</li> <li>• Radical Structural Change<sup>12</sup> (CR Reducing)</li> <li>• Radical Structural Change<sup>13</sup> Higher</li> </ul>	<p><b>Population:</b> 16,825 to 21,009 gain (17.8% to 22.0% growth) <b>Housing:</b> 534 to 677 per annum (Total 8,010 to 10,155 dwellings) <b>Employment:</b> 447 to 552 per annum (Total 6,705 to 8,280 jobs)</p>

## Location of growth

- 5.8 A total of 8 Spatial Options were initially considered and included in the long list of spatial options (set out in Appendix 4 of the Growth and Spatial Options Consultation Paper, July 2019) but 3 were discounted prior to consultation as they were not considered to be genuinely realistic options. Accordingly, five spatial options were consulted on as part of the Growth and Spatial Options Consultation. Subsequent to this, as with the growth options, two additional spatial options have now been considered and assessed. The decision to consider the first of these additional spatial options, with growth to be predominantly located in Higher Tier Settlements within the North of the County, was taken in light of the consultation responses and

<sup>11</sup> 'Radical Structural Change' (RSC) scenarios consider the potential impact of substantial economic changes in Monmouthshire's economy, resulting in a significantly higher employment growth range than under the 'Baseline' and UK Growth equivalent. Under these scenarios, employment growth ranges from +3,870 to +8,280 jobs over the plan period, averaging +258 and +552 pa respectively.

<sup>12</sup> Ibid.

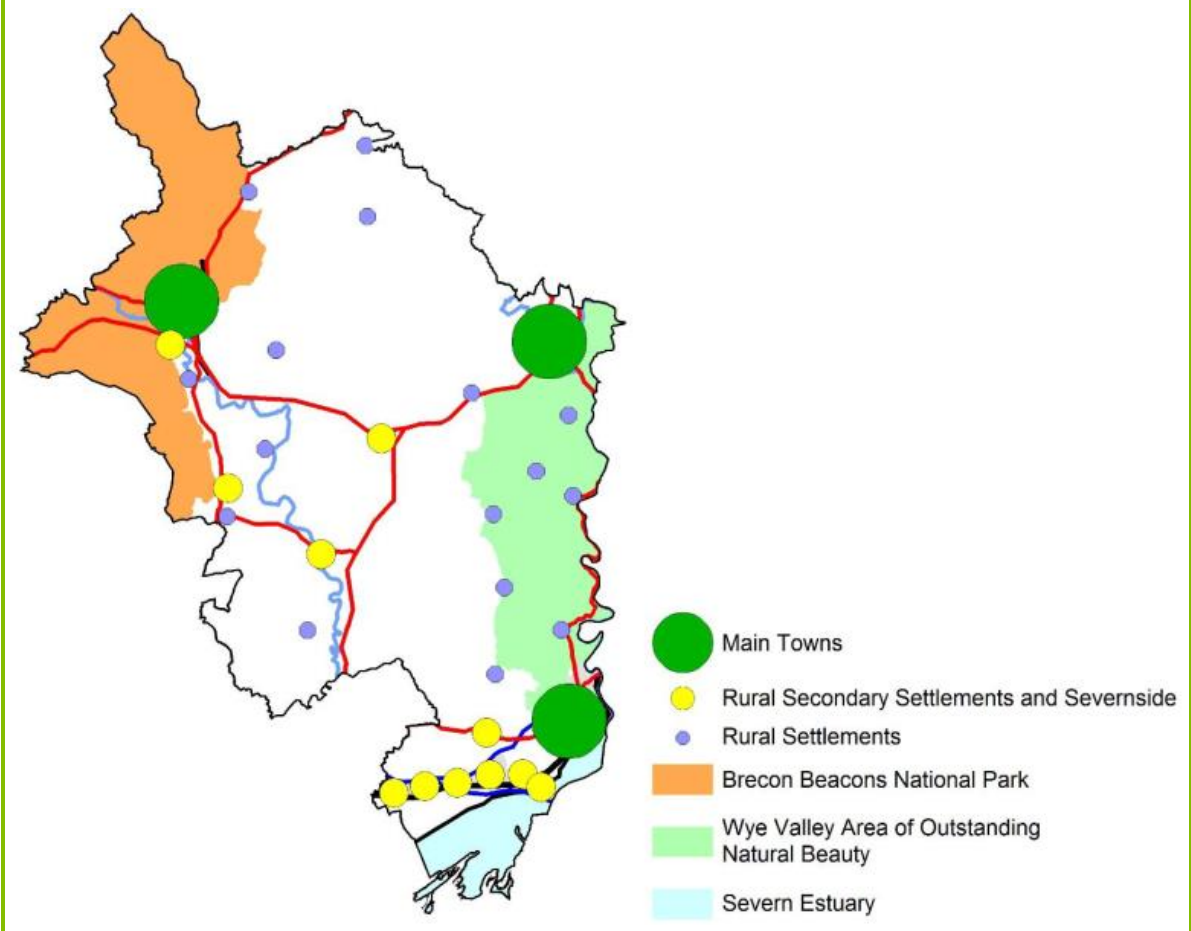
<sup>13</sup> Ibid.

with regard to the potential implications of the consultation draft National Development Framework which indicates a desire to designate a Green Belt over a significant area of south-mid Monmouthshire which, if implemented, would significantly constrain long-term future growth in this part of the County.

- 5.9 The second of the additional spatial options considered arises due to the need to assess the spatial implications of growth option 5A+. The housing provision associated with the Affordable Housing Policy-led strand of this option will be spatially distributed according to where there is an identified need as evidenced by the Local Housing Market Assessment and the most up to date waiting list information available. As this is an additional strand to the strategy the impact of this spatial strategy needs to be assessed in combination with the preferred spatial strategy from those consulted on.
- 5.10 The five Spatial Options considered for consultation purposes in 2019 together with the two additional spatial options are set out below.

**Option 1: Continuation of the existing LDP Strategy** - Distribute development around the County with a particular focus on Main Towns, some development in Severnside and some development in the most sustainable rural areas to enable provision of affordable housing throughout the County. New residential development to be accompanied by new employment opportunities, where possible.

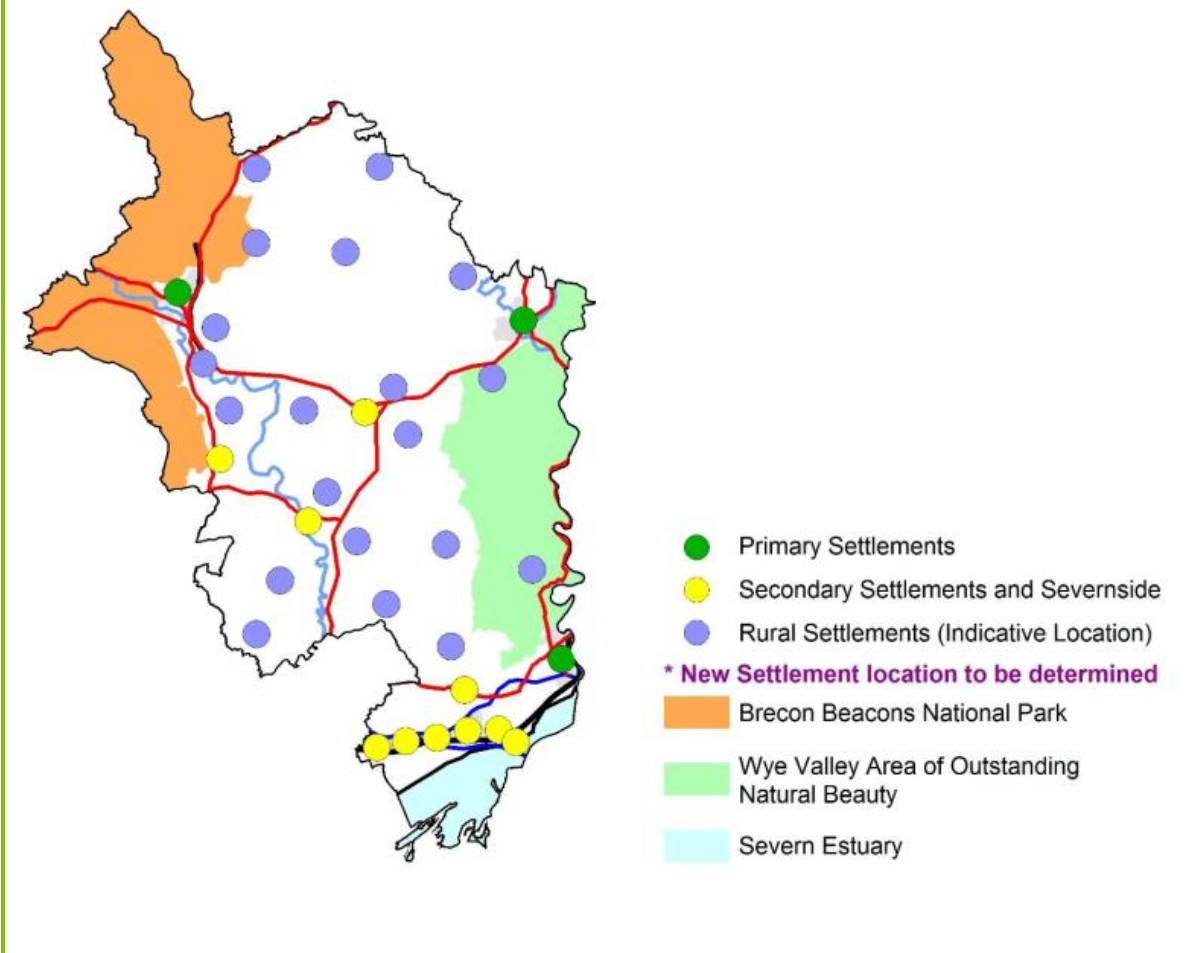
**Figure 5.1: Option 1**





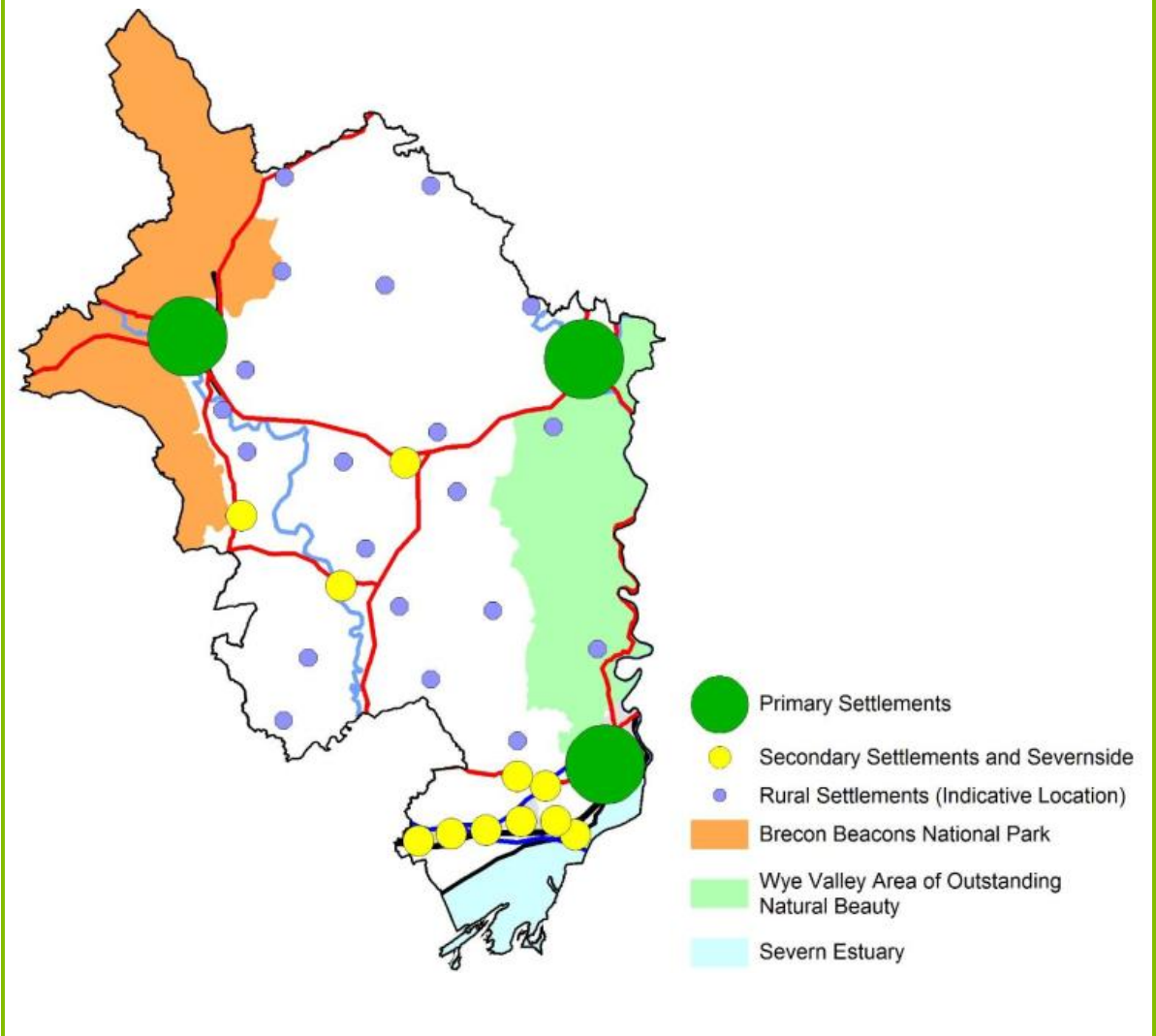
**Option 2: Dispersed growth and New Settlement** - Distribute growth across Primary Settlements, Secondary Settlements, Severnside and those Rural Settlements identified as having capacity for growth and/or in need of development to sustain them, including, a small amount of development in the most sustainable Rural Settlements to bring forward affordable housing. Inclusion of a New Settlement within the County to deliver longer term growth providing housing, employment, retail and associated infrastructure. It is recognised a New Settlement will take a long time to progress and cross over into next plan period, hence additional dispersed growth is required to account for the identified need.

**Figure 5.2: Option 2**



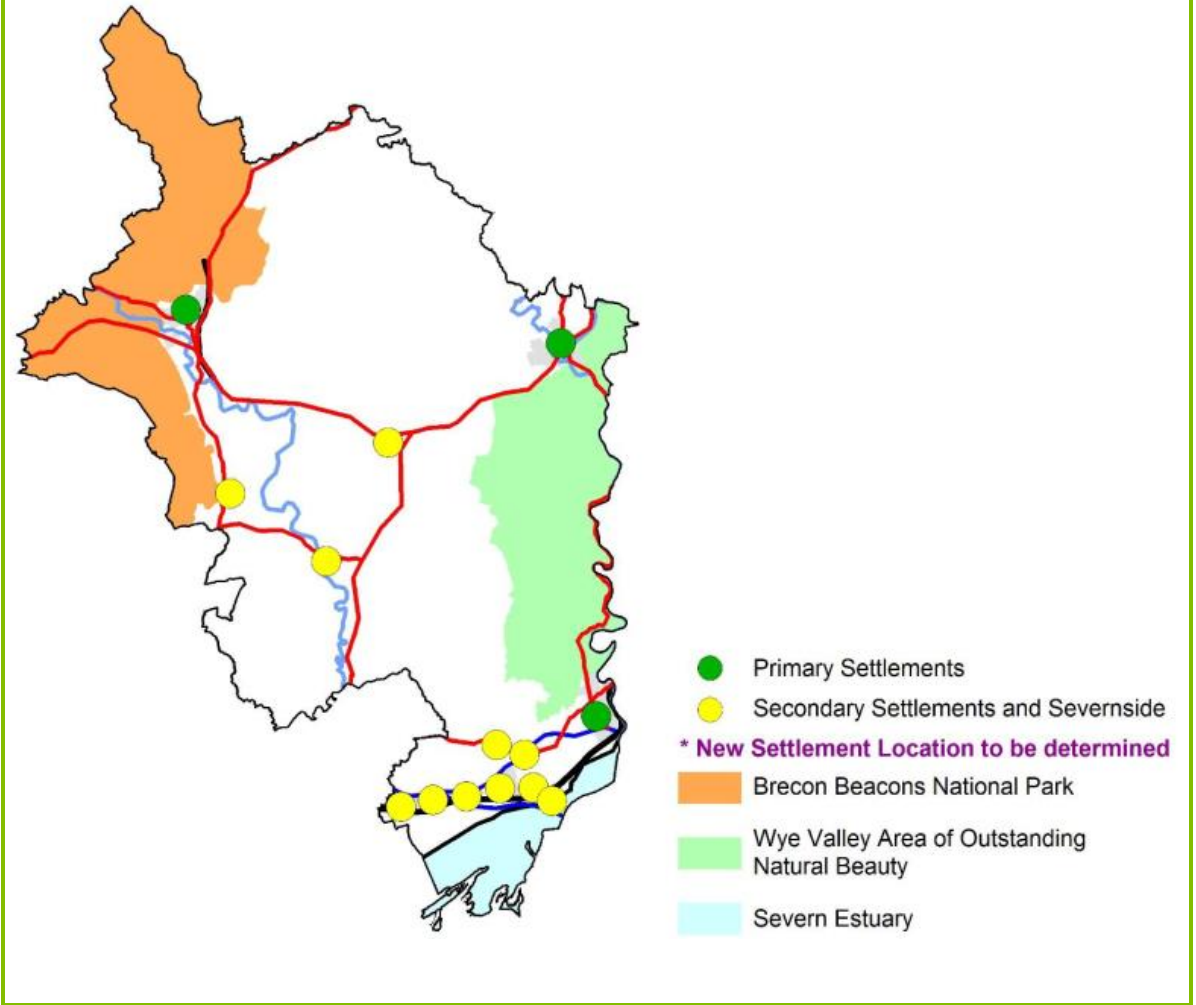
**Option 3: Distribute growth proportionately across rural and urban areas** - Distribute growth proportionately across Primary Settlements, Secondary Settlements, Severnside and those Rural Settlements identified as having capacity for growth and/or in need of development to sustain them, including, a small amount of development in the most sustainable Rural Settlements to bring forward affordable housing.

**Figure 5.3: Option 3**



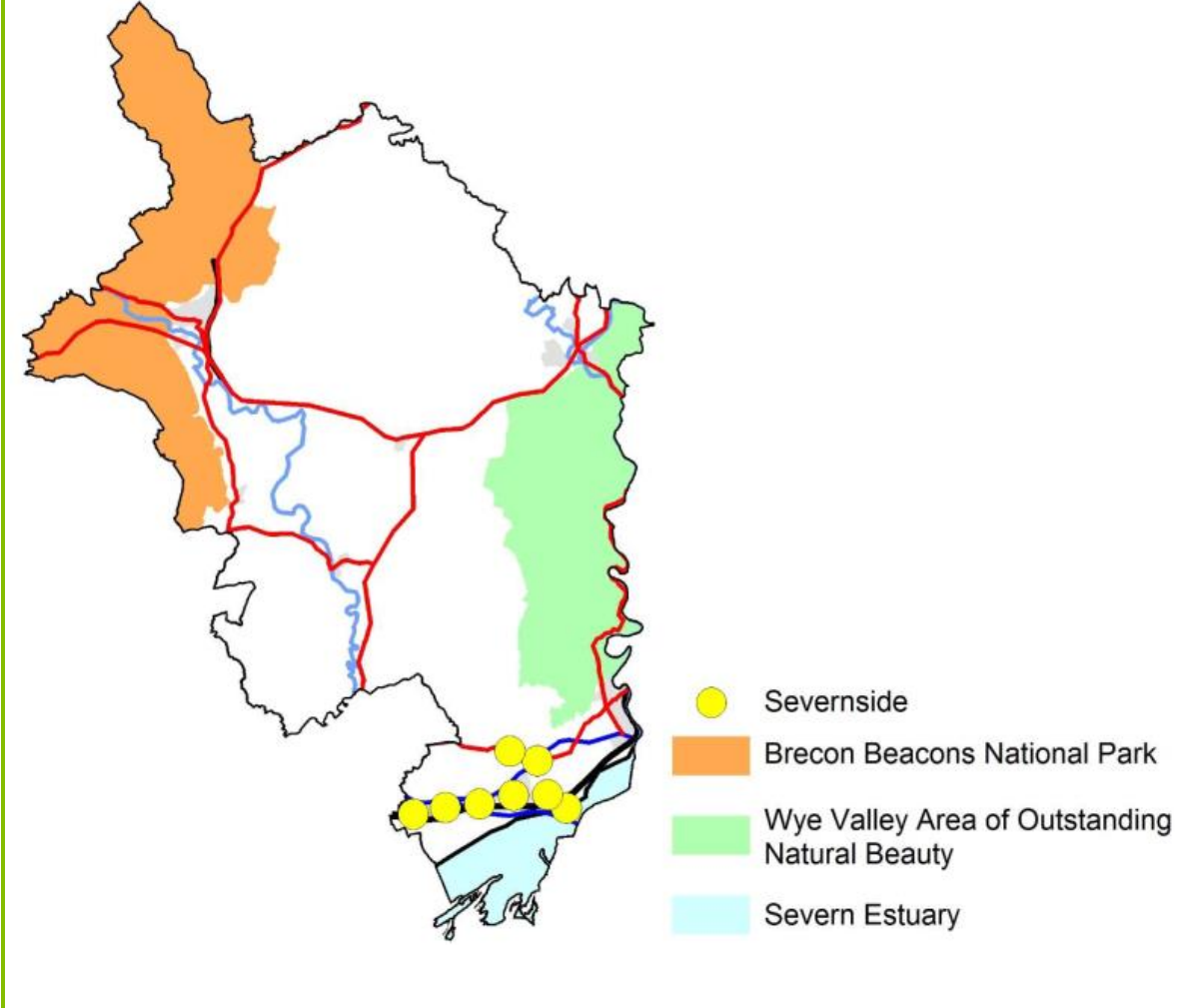
**Option 4: New Settlement with limited growth in Primary Settlements, Secondary Settlements and Severnside only** - Growth to be predominantly accommodated in a New Settlement. Limited growth in Primary Settlements, Secondary Settlements and Severnside to meet some of the identified need prior to progression of a New Settlement.

**Figure 5.4: Option 4**



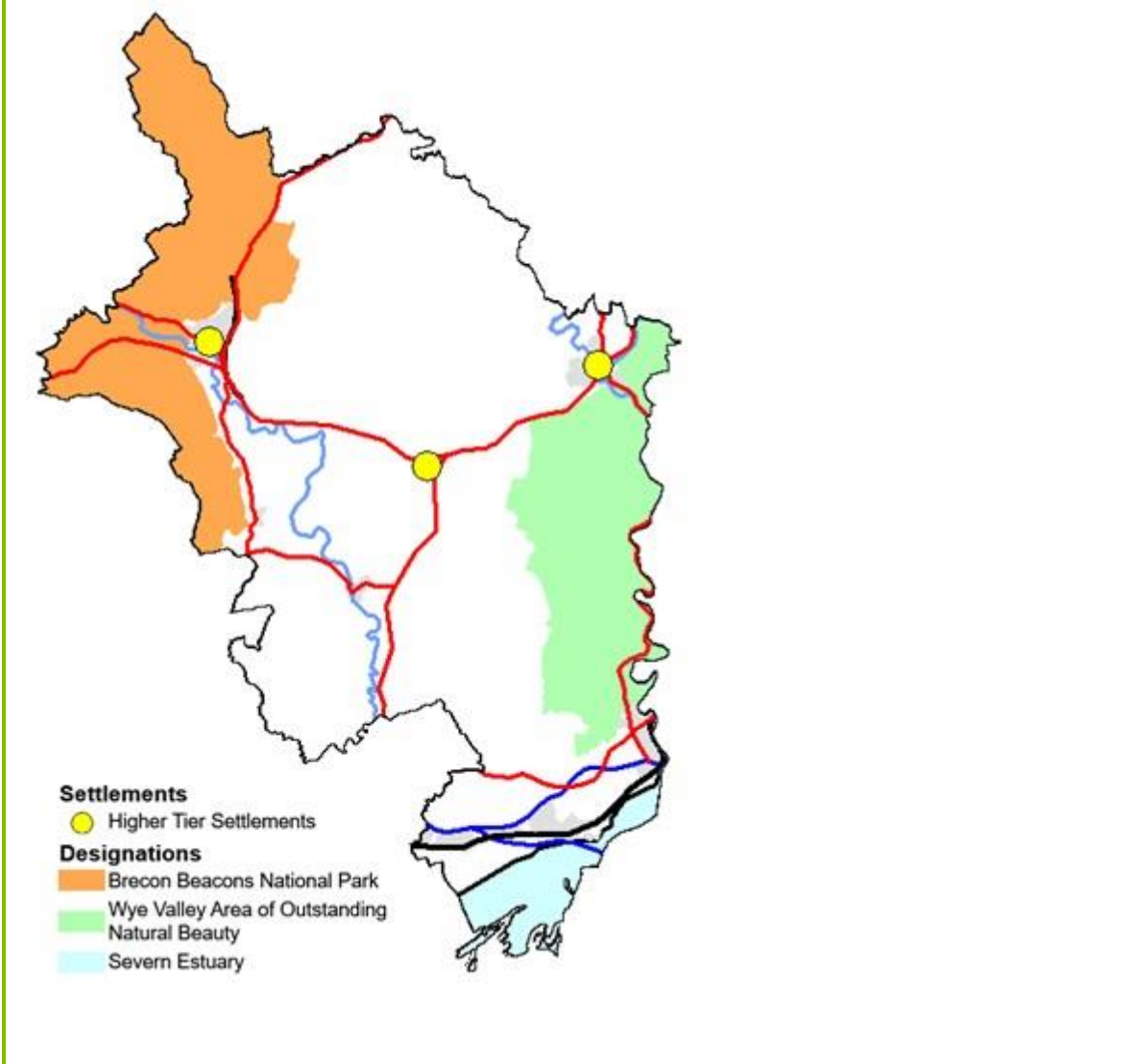
**Option 5: Focus on M4 corridor** - Growth to be predominantly located in the South of the County in the Severnside area close to the M4/M48, to capitalise on its strategic links to the Cardiff Capital Region and South West England, existing economic opportunities and regional infrastructure connections.

**Figure 5.5: Option 5**



**Option 6: Focus on the North of the County** – Growth to be predominantly located in Higher Tier Settlements within the North of the County to capitalise on its strategic links to the Heads of the Valleys and wider Cardiff Capital Region via the A465 and north towards Herefordshire/ the Midlands via the A449 and A40 and railway connections.

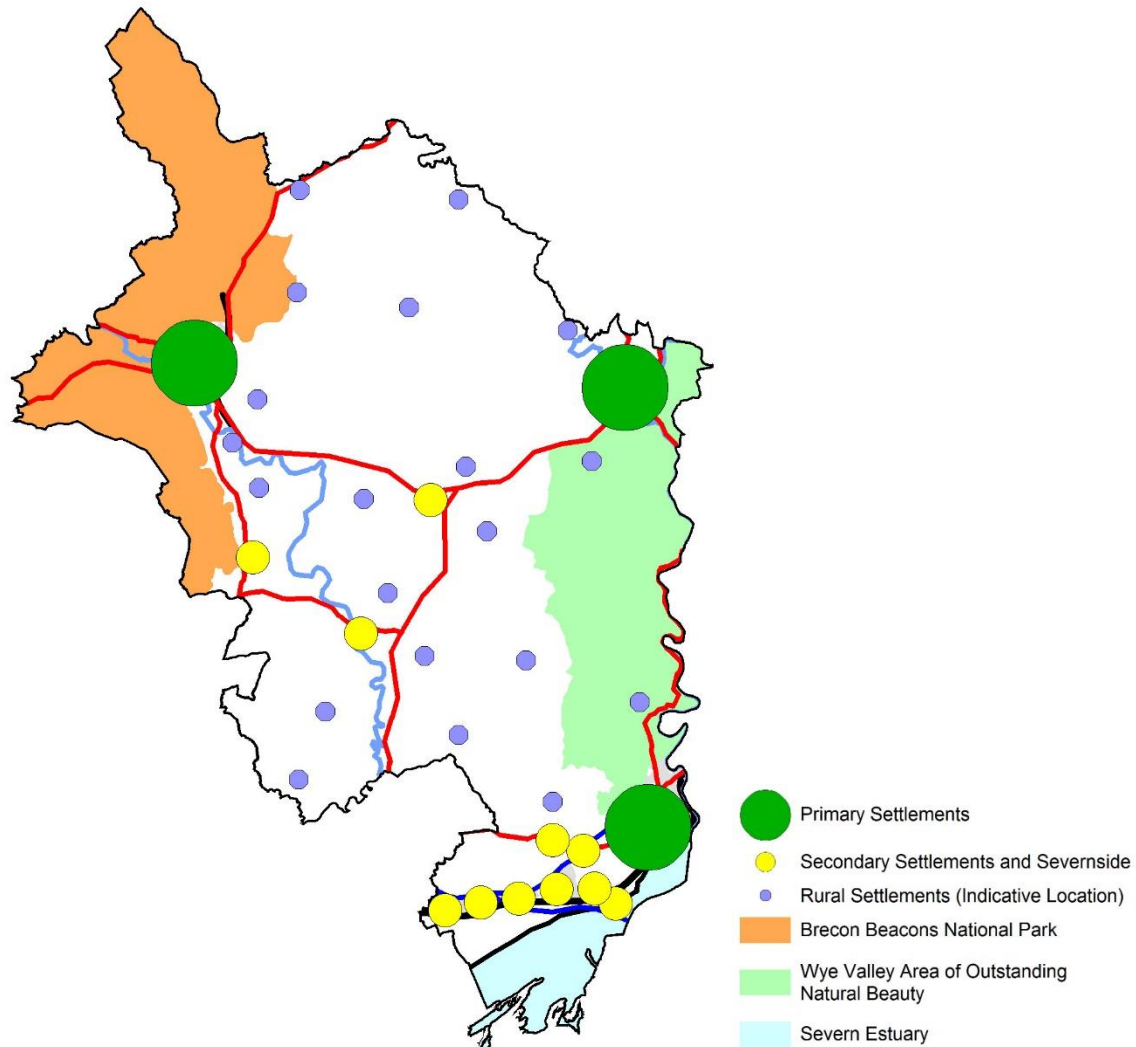
**Figure 5.6: Option 6**



**Option 7: Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution -**

Distribute growth proportionately across the most sustainable urban and rural settlements to deliver the Demographic-led strand of the growth strategy and distribute growth by housing market area to reflect the need for intermediate affordable housing to deliver the Affordable Housing Policy-led strand of the growth strategy.

**Figure 5.7: Option 7**



5.11 The identified options assume that housing development without employment opportunities in the same broad locations (and vice versa) is less sustainable and should be avoided, albeit given the predominantly rural nature of the County this will not always be achievable. Similarly, infrastructure improvements must be aligned with new developments, including improvements to transport networks, green infrastructure, utilities, health, education and social facilities. Therefore, the terms ‘growth and development’ refer to the balance of housing, employment opportunities and accompanying infrastructure.

## Strategic growth areas

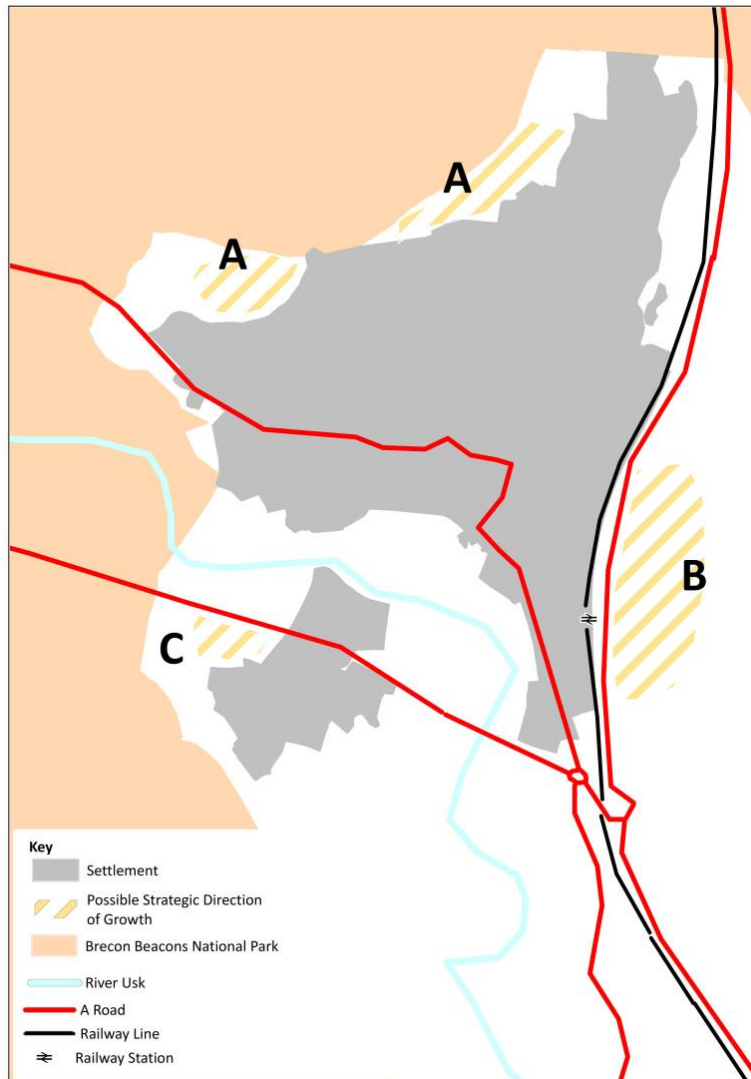
- 5.12 The Council has identified a number of potential strategic growth areas for each of the Primary Settlements and Severnside. To inform these possible strategic growth areas a high level assessment of sites submitted during the Initial Call for Candidate Sites was undertaken by the Council to identify those sites which could contribute to delivering the level of growth (housing and jobs) required to deliver the Preferred Strategy. At the present time only strategic sites and sustainable urban extensions of around 8ha in size and above have been considered.
- 5.13 The identified strategic growth areas are considered by the Council in theory to have the potential to underpin the Spatial Strategy, by accommodating growth and focusing development within those settlements and areas which are identified as the most sustainable locations. It is important to note that at this stage no decision has been made by the Council in terms of preferred strategic growth areas or sites. A second Call for Candidate Sites will be undertaken alongside the publication of the Preferred Strategy and further site options which are compatible with the Preferred Strategy could be submitted at this time. The final selection of sites for the Deposit Plan will be dependent on further detailed assessment work, including:
- The ability to deliver the level of supporting infrastructure required;
  - A masterplanning process to ensure they create sustainable, cohesive, well-designed places delivered through a strong placemaking approach; and
  - A financial viability assessment to ensure sites are deliverable within the Plan period.
- 5.14 The potential strategic growth options are identified below.

## Abergavenny and Llanfoist

5.15 Three possible strategic growth areas/ options for Abergavenny and Llanfoist have been identified at this stage and are set out below and illustrated in **Figure 5.8**:

- A. Land north of Abergavenny;
- B. Land to the east of the A465; and
- C. Land between the B4246 and Heads of the Valleys Road.

**Figure 5.8: Abergavenny strategic growth options**



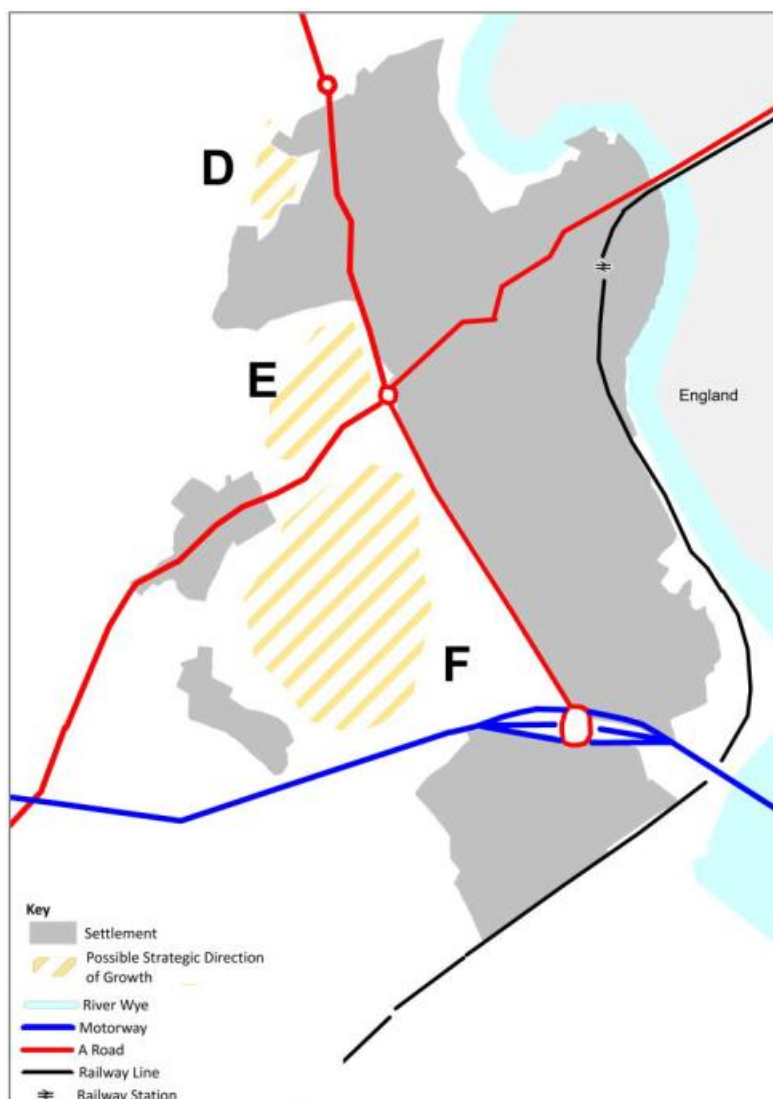


## Chepstow

5.16 Three possible strategic growth areas/ options for Chepstow have been identified at this stage and are set out below and illustrated in **Figure 5.9**:

- D. Land north of the Bayfield Estate;
- E. Land between the Bayfield Estate and A48; and
- F. Land between the A48 and M48.

**Figure 5.9: Chepstow strategic growth options**



## Monmouth

5.17 Three possible strategic growth areas/ options for Monmouth have been identified at this stage and are set out below and illustrated in **Figure 5.10**:

- G. Land west of Monmouth;
- H. Land central Monmouth; and
- I. Land north east of Monmouth.

**Figure 5.10: Monmouth strategic growth options**

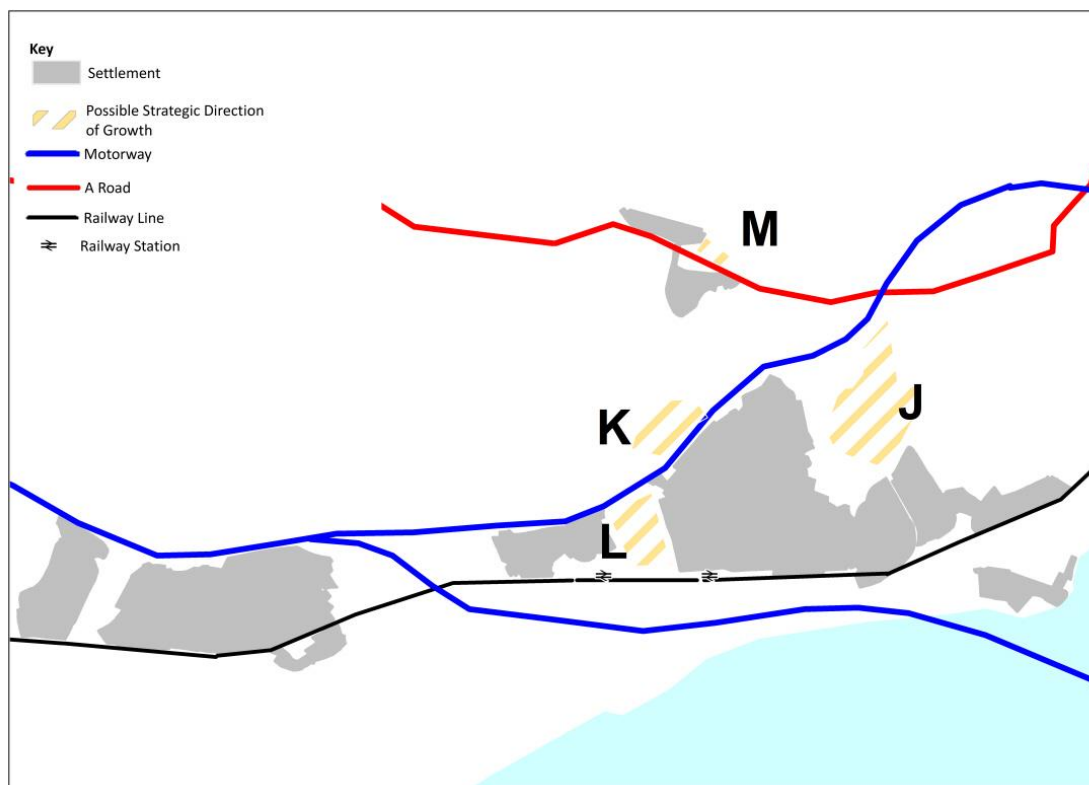


## Severnside

5.18 Four possible strategic growth areas/ options for Severnside have been identified at this stage and are set out below and illustrated in **Figure 5.11**:

- J. Land north east of Caldicot;
- K. Land north west of Caldicot;
- L. Land west of Caldicot/ east of Rogiet; and
- M. Land east of Caerwent.

**Figure 5.11: Severnside strategic growth options**



## 6. Appraising the Reasonable Alternatives

### Introduction

6.1 This chapter presents the summary findings of the appraisal of the strategic options.

### Method

- 6.2 The strategic options identified in Chapter 5 were subject to a comparative appraisal under each ISA theme and the detailed findings are presented in **Appendix III**.
- 6.3 For each of the strategic options, the assessment examined likely significant effects on the baseline, drawing on the sustainability objectives and themes identified through scoping (see **Table 3.1**) as a methodological framework.
- 6.4 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the options under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how scenarios will be implemented 'on the ground' and what the effect on particular receptors would be. Where there is a need to rely on assumptions in order to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.
- 6.5 It is important to note that effects are predicted taking into account the criteria presented within Regulations. So, for example, account is taken of the duration, frequency and reversibility of effects. Cumulative effects are also considered (i.e. where the effects of the plan in combination with the effects of other planned or on-going activity that is outside the control of the Monmouthshire County Council).
- 6.6 Based on the evidence available a judgement is made if there is likely to be a significant effect. Where it is not possible to predict likely significant effects on the basis of reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. The number indicates the rank and does not have any bearing on likely significant effects. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. For example, if an option is ranked as 1 then it is judged to perform better against that ISA theme compared to an option that is ranked 2.

## Summary appraisal findings for strategic options

### Level of growth

6.7 The options for the level of growth identified in Chapter 5 were subject to a comparative appraisal under each ISA theme. The detailed findings are presented in **Appendix III** and summary findings provided below.

**Table 6.1: Summary appraisal findings for growth level options**

ISA Themes	Rank/ significant effect	Categorisation and rank		
		Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
Economy and Employment	Rank	3	1	2
	Significant effect?	No	Yes - Positive	Yes - Positive
Population and Communities	Rank	3	1	2
	Significant effect?	No	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	3	1	2
	Significant effect?	Uncertain	Uncertain	Uncertain
Equalities, diversity and social inclusion	Rank	3	1	2
	Significant effect?	No	Yes - Positive	Yes - Positive
Transport and movement	Rank	3	1	2
	Significant effect?	No	Uncertain	Uncertain
Natural Resources	Rank	1	2	3
	Significant effect?	No	Uncertain	Uncertain
Biodiversity and geodiversity	Rank	1	2	3
	Significant effect?	No	Uncertain	Uncertain
Historic Environment	Rank	1	2	3
	Significant effect?	No	Uncertain	Uncertain
Landscape	Rank	1	2	3
	Significant effect?	No	Uncertain	Uncertain
Climate Change	Rank	1	2	3
	Significant effect?	No	No	No

6.8 For ISA themes relating to biodiversity, the landscape and historic environment; the nature and significance of effects will be dependent on where growth is located and how development is designed/ implemented. As the level of growth increases so does the likelihood that impacts will arise and that there is the potential for negative effects. As a result, Option 3 performs less well against these ISA themes compared to Options 1 and 2. However, it is recognised that there is the opportunity for development to deliver mitigation to reduce the significance of residual negative effects as well as the potential to deliver environmental enhancements/ improvements that could have a positive effect. The nature and significance of effects is dependent on the precise location and scale of development. At this stage there is no evidence to conclude that the higher levels of growth would result in a significant negative effect on biodiversity/ geodiversity, the landscape and historic environment.

- 6.9 Similarly, for the transport ISA theme, options proposing a higher level of growth are more likely to result impacts on the local highway network through increased traffic; however, they also provide an opportunity to deliver greater infrastructure improvements and therefore result in more self-contained communities which will help to reduce the need for the private vehicle. As above, the nature and significance of effects will be dependent on the precise location and implementation of development.
- 6.10 The higher growth options (2 and 3) are identified as performing better against ISA themes relating to the economy and employment, population and communities, health/ wellbeing and equalities as the additional growth provides an opportunity to deliver a greater range of new housing, employment opportunities and community infrastructure to meet the needs of the County. However, it is recognised that Option 3 proposes a higher level of growth than has been delivered over the past 15 years and that is significantly higher than the current LDP requirement. It could therefore be argued that Option 3 is not realistic as it is unlikely to be delivered during the Plan period, as a result the positive effects may not materialise or their significance might be reduced. Option 2 is predicted to perform better against ISA themes relating to population/ communities, economy/ employment, equalities and health as the lower level of growth under this option reflects past delivery rates and is therefore realistic, while the higher level of growth under the option supports the economic ambitions and aspirations of the County and wider region. Option 1 is less likely to have a residual significant positive effect on these themes as it would only deliver a small level of additional growth during the Plan period. It is therefore less likely to deliver a diverse range of new homes, employment opportunities or community infrastructure.
- 6.11 The appraisal found that as the level of growth increases so does the likelihood for impacts on natural resources and climate change through the potential increased loss of greenfield/ agricultural land and mineral resources as well as increased carbon emissions. Options 2 and 3 are predicted to have an uncertain effect against the natural resources theme at this stage as the precise location of development is not known. Given the limited brownfield resource in the County, development is likely to be primarily delivered on greenfield land, with residual negative effects likely. The significance of this effect will increase as the level of growth increases. There is currently uncertainty in terms of impact on important mineral resources.

## Spatial strategy

6.12 Each of the seven spatial strategy options identified in Chapter 5 were subject to a comparative appraisal under each ISA theme. The detailed findings are presented in **Appendix III** and summary findings provided below.

**Table 6.2: Summary appraisal findings for the spatial strategy options**

### Summary findings and conclusions for spatial strategy options

ISA Themes	Rank/ Significant effects	Categorisation and rank						
		Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Economy and Employment	Rank	1	4	1	2	3	3	1
	Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Population and Communities	Rank	1	3	1	2	2	2	1
	Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Health and wellbeing	Rank	1	5	1	2	4	3	1
	Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Equalities, diversity and social inclusion	Rank	1	3	1	2	4	4	1
	Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Transport and movement	Rank	1	4	1	3	2	3	1
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
	Rank	1	4	1	3	5	2	1

**Summary findings and conclusions for spatial strategy options**

<b>Natural Resources</b>	Significant effect?	<b>Yes - Negative</b>	<b>Yes - Negative</b>	<b>Yes - Negative</b>	<b>Yes - Negative</b>	<b>Yes - Negative</b>	<b>Yes - Negative</b>	<b>Yes - Negative</b>
<b>Biodiversity and geodiversity</b>	Rank	=	=	=	=	=	=	=
	Significant effect?	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Historic Environment</b>	Rank	=	=	=	=	=	=	=
	Significant effect?	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Landscape</b>	Rank	<b>4</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>4</b>
	Significant effect?	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Climate Change</b>	Rank	<b>4</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>
	Significant effect?	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>



- 6.13 The appraisal found that there is little to differentiate between the options at this stage with regard to the historic environment and biodiversity ISA themes. This is given that all options have the potential to result in negative effects by directing development to areas that are sensitive in terms of heritage and biodiversity constraints; albeit in different areas of the County. However, it is recognised that mitigation could be provided and that development also has the potential to deliver positive effects environmental improvement/ enhancement measures secured at the project scale. The nature and significance of effects will be dependent on the precise scale and location of development.
- 6.14 In terms of the landscape and climate change themes, Option 5 directs development to areas of lower flood risk and that are less sensitive in landscape terms and is therefore considered to perform better compared to the other options. All other options focus development in areas there are areas of high flood risk and landscape designations and are therefore more likely to result in a negative effect. Given that the precise location of growth is not known and further evidence base work is being carried out around landscape sensitivity, all of the options are found to have an uncertain effects in relation to the landscape and climate change themes.
- 6.15 In terms of natural resources, it is difficult to identify any significant differences between the options in relation to water resources and quality. Options 1, 3 and 7, followed by Option 6, are best performing in terms of utilising brownfield land and protecting Best and Most Versatile (BMV) agricultural land, and ensuring that air quality is not reduced throughout the County. However, it is recognised that there are limited opportunities for the regeneration of brownfield land so ultimately the majority of growth will be on greenfield and potentially agricultural land. Options 2 and 4 perform less well through the delivery of a New Settlement, which is likely to result in significant loss of greenfield/ BMV land, and may require additional waste infrastructure. Option 5 performs least well given it may also lead to the loss of significant greenfield/BMV land and has the potential to adversely impact upon the Limestone Mineral Safeguarding Area present to the south of the County. All the Options have the potential for a significant negative effect against the natural resources theme through the potential loss of BMV agricultural land, although it is acknowledged that there is an element of uncertainty at this stage until the precise location of development is known.
- 6.16 Options 1, 3 and 7 perform more positively and are found to have the potential for significant long term positive effects against ISA themes relating to population/ communities, health/ wellbeing, economy/ employment, transport and equalities compared to the other options. They focus growth at the Higher Tier Settlements where there is greater need and better access to public transport, existing employment and facilities/ services. It should be noted that there are some small differences between Options 1, 3 and 7 in terms of how growth is distributed during the plan period, but these differences are not significant enough to warrant one option being ranked higher or lower than the other against the ISA themes referred to earlier in this paragraph.
- 6.17 Options 2 and 4 through the delivery of a New Settlement, present an opportunity for creating self-contained communities, enabling the delivery of significant new social and physical infrastructure when compared to the smaller scale development proposed under Options 1, 3, 5, 6 and 7. However, the New Settlement would not deliver any new homes, employment or infrastructure until late in the Plan period and it is highly unlikely it would be fully built out until after the Plan period. This could delay the infrastructure/ employment land benefits associated with this large-scale scheme. This would further increase pressure on existing centres until the New Settlement is delivered. Other options therefore perform more positively in relation to the socio-economic ISA themes, given they would deliver a level of growth to meet local needs throughout the whole of the Plan period.
- 6.18 Option 5 capitalises upon opportunities associated with the Cardiff Capital Region City Deal, the South East Wales Metro, and the continuing economic growth of the Bristol/ South West region. Whereas, Option 6 focuses growth to the Higher Tier Settlements to the North of the County capitalising upon opportunities associated with the Cardiff Capital Region City Deal; notably the wider region via the A465, and towards Herefordshire via the A449 and A40. However, limited growth to the rest of the County under Option 5 and Option 6 would restrict economic growth in the wider County, and would not assist in sustaining Monmouthshire's existing communities; exacerbating existing demographic issues and levels of out-commuting.

6.19 Consideration is also given throughout the appraisal to the recent publication of a consultation draft of the National Development Framework (NDF) which indicates a desire to designate a Green Belt “around Newport and eastern parts of the region”. This is anticipated to include a large part of South Monmouthshire which, if implemented would significantly constrain future growth in this part of the County. Option 6 would accord with the direction of the Draft NDF, and therefore performs positively in terms of facilitating growth consistent with emerging National policy. Conversely the delivery of Option 5 would lead to negative effects; conflicting substantially with the Draft NDF through directing growth to the south where the Green Belt has been proposed. As all other options seek to disperse growth throughout the County, and a defined location has not yet been established for the Green Belt, it is difficult to make any definitive conclusions on the nature and significance of effects at this stage.

## Strategic growth areas

6.20 Each of the potential strategic growth options identified in Chapter 5 were subject to a comparative appraisal under each ISA theme. The detailed findings are presented in **Appendix III** and summary findings provided below. It should be noted that in order to allow for a fair and comparative appraisal it was assumed that each strategic growth option could deliver the same quantum and type of development.

## Abergavenny

**Table 6.3: Summary appraisal findings for the strategic growth areas around Abergavenny**

ISA Themes	Rank/ significant effect	Categorisation and rank		
		Option A	Option B	Option C
Economy and Employment	Rank	1	2	3
	Significant effect?	No	No	No
Population and Communities	Rank	1	2	3
	Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	1	2	2
	Significant effect?	No	No	No
Equalities, diversity and social inclusion	Rank	2	3	1
	Significant effect?	No	No	No
Transport and movement	Rank	=	=	=
	Significant effect?	No	No	No
Natural Resources	Rank	1	2	3
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
Biodiversity and geodiversity	Rank	1	1	2
	Significant effect?	Uncertain	Uncertain	Uncertain
Historic Environment	Rank	2	1	3
	Significant effect?	Uncertain	Uncertain	Uncertain
Landscape	Rank	3	1	2
	Significant effect?	Yes - Negative	Yes - Negative	Uncertain
Climate Change	Rank	2	1	3
	Significant effect?	Uncertain	Uncertain	Uncertain

6.21 No significant differences have been identified between Options for the Transport and Movement ISA theme.

- 6.22 All Options perform positively against the Population and Communities, Health and Wellbeing, Equalities, Diversity and Social Inclusion, and Transport and Movement ISA themes, given Options are connected with reasonable distance to Abergavenny town centre, its services and facilities, and sustainable travel. Option A performs most positively of the Options for the majority of ISA Themes discussed above given this Option is most well located in this respect; with Options B and C dissected from the town centre by the A465. However, Option C performs most positively against the Equalities diversity and social inclusion as this Option best supports deprived communities to the west of the town.
- 6.23 All Options perform negatively against the Natural Resources ISA theme given all Options would result in the loss of greenfield and BMV agricultural land, and would not contribute towards promoting the use of brownfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. Option A is best performing against this ISA theme as it has the greatest access to the town centre.
- 6.24 In terms of the Biodiversity, Landscape, and Historic Environment ISA themes; Options are constrained in terms of internationally/ nationally/ designated assets/ sites, with the potential for significant long term negative effects. Option C is the worst performing against the Biodiversity ISA theme as it is within 200m of the River Usk SAC/ SSSI; however, given the impact pathways identified through the HRA for the SAC, it is considered that Options A and B also have the potential to impact upon this European designated site. Option C is also worst performing against the Historic Environment ISA theme given its proximity to the Blaenavon Industrial WHS and potential to affect internationally and nationally designated heritage landscapes. Option A also has the potential to lead to negative effects in this respect. In terms of Landscape, Option A is worst performing due to the potential impact on the BBNP, its open character and hillside setting. Option A is also worst performing given its 'low' capacity for development; as set out in the Monmouthshire Landscape Sensitivity and Capacity Study (2009). Option B is also identified as having 'low' capacity for development. However, it is noted that further landscape sensitivity work is being carried out to inform the RLDP and this will inform the next stage of the ISA.
- 6.25 The potential for Options to lead to significant effects against the Biodiversity, Landscape, and Historic Environment ISA themes is uncertain at this stage, and will be dependent on the design/ layout and implementation of specific mitigation measures. It is also noted that there is the potential for positive effects to be delivered; i.e. through biodiversity net-gain, and the enhancement of designated heritage assets.
- 6.26 Option C is worst performing of the Options in relation to the Climate Change ISA theme, given that a significant proportion of Option C is located within Flood Zones B/C, with the potential for long term negative effects. However as above, for all Options, effects against Climate Change are uncertain at this stage.

## Chepstow

**Table 6.4: Summary appraisal findings for the strategic growth areas around Chepstow**

ISA Themes	Rank/ significant effect	Categorisation and rank		
		Option D	Option E	Option F
Economy and Employment	Rank	3	2	1
	Significant effect?	No	No	No
Population and Communities	Rank	=	=	=
	Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	=	=	=
	Significant effect?	No	No	No
Equalities, diversity and social inclusion	Rank	2	1	3
	Significant effect?	No	No	No
Transport and movement	Rank	=	=	=
	Significant effect?	No	No	No
Natural Resources	Rank	=	=	=
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
Biodiversity and geodiversity	Rank	1	2	3
	Significant effect?	Uncertain	Uncertain	Uncertain
Historic Environment	Rank	1	1	2
	Significant effect?	Uncertain	Uncertain	Yes - Negative
Landscape	Rank	2	1	3
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
Climate Change	Rank	=	=	=
	Significant effect?	No	No	No

- 6.28 No significant differences have been identified between Options for the Population and Communities, Transport and Movement, Health and Wellbeing, Natural Resources, and Climate Change ISA themes.
- 6.29 All Options perform positively against the Economy and Employment ISA theme, Population and Communities, Health and Wellbeing, Equalities, Diversity and Social Inclusion and Transport and Movement ISA theme. In terms of Economy and Employment, Option F performs most positively given it is well connected with the M4 corridor, the Severn Bridge, and employment opportunities to the south of the town. In terms of Equalities, Diversity and Social Inclusion, Option E is best performing as it provides improved access for vulnerable groups to the town centre; supporting improved levels of deprivation.
- 6.30 All Options perform negatively against the Natural Resources ISA theme given all Options would result in increased vehicular use within Chepstow AQMA, and the permeant loss of BMV agricultural land /greenfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land.

- 6.31 In terms of the Biodiversity, Landscape, and Historic Environment ISA themes; all Options are constrained in terms of internationally/ nationally/ designated assets/ sites, with the potential for significant long term negative effects. In terms of biodiversity, given the impact pathways identified through the HRA (2019), all Options perform equally in terms of impact on the Wye Valley Woodland SAC/ SSSI/ National Nature Reserve and the River Wye SAC/ SSSI. Option F is the worst performing against the Biodiversity ISA theme as there are areas of Ancient Woodland (and other habitats and associated species) present within the Option, with the potential for long term negative effects.
- 6.32 Option F is also worst performing against the Historic Environment and Landscape ISA themes given the Option falls within a conservation area and contains 16 listed buildings; and like all options, has the potential impact on the Wye Valley AONB, with a 'low' capacity for development identified through the Landscape Sensitivity and Capacity Study (2009). Options D and E are identified as having 'medium/low' capacity for development. However, it is noted that further landscape sensitivity work is being carried out to inform the RLDP and this will inform the next stage of the ISA.
- 6.33 The potential for Options to lead to significant effects against the biodiversity/ landscape/ historic environment ISA themes is uncertain at this stage, and will be dependent on the design/ layout and implementation of specific mitigation measures. It is also noted that there is the potential for positive effects to be delivered; i.e. through biodiversity net-gain, and the enhancement of designated assets.
- 6.34 For all Options, effects against Climate Change are uncertain at this stage.

## Monmouth

**Table 6.5: Summary appraisal findings for the strategic growth areas around Monmouth**

ISA Themes	Rank/ significant effect	Categorisation and rank		
		Option G	Option H	Option I
Economy and Employment	Rank	2	1	3
	Significant effect?	No	No	No
Population and Communities	Rank	2	1	1
	Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	1	1	1
	Significant effect?	No	No	No
Equalities, diversity and social inclusion	Rank	=	=	=
	Significant effect?	No	No	No
Transport and movement	Rank	=	=	=
	Significant effect?	No	No	No
Natural Resources	Rank	1	2	3
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
Biodiversity and geodiversity	Rank	1	1	2
	Significant effect?	Uncertain	Uncertain	Uncertain
Historic Environment	Rank	1	2	3
	Significant effect?	Uncertain	Uncertain	Uncertain
Landscape	Rank	1	2	3
	Significant effect?	Uncertain	Uncertain	Yes - Negative
Climate Change	Rank	=	=	=
	Significant effect?	Uncertain	Uncertain	Uncertain

- 6.35 No significant differences have been identified between Options for the Equalities, Diversity and Social Inclusion, Transport and Movement, and Climate Change ISA themes.
- 6.36 All Options perform positively against the Economy and Employment ISA theme, Population and Communities, Health and Wellbeing, Equalities, Diversity and Social Inclusion, and Transport and Movement ISA themes, given Options are connected with reasonable distance to Monmouth town centre, its services and facilities, and sustainable travel. Option H performs most positively of the Options for Economy and Employment, Population and Communities, and Health and Wellbeing ISA Themes given this Option is most well located in this respect. Option G also performs well due to its location adjacent to the Wonastow Estate employment site.
- 6.37 All Options perform negatively against the Natural Resources ISA theme given all Options would result in the loss of greenfield and BMV agricultural land, and would not contribute towards promoting the use of brownfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. Option G is best performing in this respect as it is the least constrained Option in terms of BMV agricultural land coverage. Option I is worst performing given it would result in the loss of higher quality agricultural land in comparison with Option H.
- 6.38 In terms of the Biodiversity, Landscape, and Historic Environment ISA themes; all Options are constrained in terms of internationally/ nationally/ designated assets/ sites, with the potential for

significant long term negative effects. In terms of biodiversity, given the proximity of Option I to the River Wye SAC/ SSSI and the Wye Valley Woodland SAC/ SSSI/ National Nature Reserve, and the biodiversity present at the Option itself, Option I is worst performing of the Options.

- 6.39 Option I is also worst performing against the Historic Environment and Landscape ISA themes as there are numerous heritage assets present in close proximity to the Option (Monmouth (Dixton) Conservation Area to the south east of the Option (which contains two scheduled monuments and five listed buildings), and the listed buildings to the north west of the Option on the other side of the A466); and the Option is located adjacent to a Landscapes of Outstanding or Special Historic Interest, with a 'low' capacity for development identified through the Landscape Sensitivity and Capacity Study (2009). Notably Option H is identified as having 'medium/low' capacity for development, while Option G is identified as having 'medium' capacity. However, it is noted that further landscape sensitivity work is being carried out to inform the RLDP and this will inform the next stage of the ISA.
- 6.40 The potential for Options to lead to significant effects against the biodiversity/ landscape/ historic environment ISA themes is uncertain at this stage, and will be dependent on the design/ layout and implementation of specific mitigation measures. It is also noted that there is the potential for positive effects to be delivered; i.e. through biodiversity net-gain, and the enhancement of designated assets.
- 6.41 For all Options, effects against Climate Change are uncertain at this stage.

## Sevenside

**Table 6.6: Summary appraisal findings for the strategic growth areas around Sevenside**

ISA Themes	Rank/ Significant effects	Categorisation and rank			
		Option J	Option K	Option L	Option M
Economy and Employment	Rank	2	2	1	3
	Significant effect?	No	No	No	No
Population and Communities	Rank	1	2	1	3
	Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	2	2	1	3
	Significant effect?	No	No	No	No
Equalities, diversity and social inclusion	Rank	2	3	1	4
	Significant effect?	No	No	No	No
Transport and movement	Rank	2	2	1	3
	Significant effect?	No	No	No	No
Natural Resources	Rank	2	2	1	2
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative
Biodiversity and geodiversity	Rank	3	2	3	1
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain
Historic Environment	Rank	3	2	1	2
	Significant effect?	Uncertain	Uncertain	No	Uncertain
Landscape	Rank	2	3	4	1
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain
Climate Change	Rank	1	1	3	2
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain

6.42 All Options perform positively against the Population and Communities, Health and Wellbeing, Equalities, Diversity and Social Inclusion, and Transport and Movement ISA themes, given Options have good to reasonable access to services and facilities throughout the Sevenside area (notably Caldicot town centre), and access to the strategic transport network. Options have the potential to capitalise upon sustainable travel opportunities in the key Sevenside settlements (namely Caldicot and the Severn Tunnel Junction rail station in Rogiet), in addition to utilising the M4 corridor. This will provide access to wider employment markets, including opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. While positive effects are anticipated through all Options, Option M performs least well of the Options given its comparatively poor access to Sevenside centres, services and facilities; and relatively limited potential to capitalise upon the strategic road network.

6.43 In terms of differentiating between Options J-L for the above ISA themes, Option L is best performing given its location along the M4 corridor, nestled between Caldicot and Rogiet, and its ability to capitalise upon sustainable transport infrastructure and encourage modal shift. Option J and K perform relatively on a par, given reasonable access to services, facilities and the strategic road network/ sustainable transport opportunities.



- 6.44 All Options perform negatively against the Natural Resources ISA theme given all Options would result in the loss of greenfield and BMV agricultural land, and would not contribute towards promoting the use of brownfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. Option L is best performing against this ISA theme as it is well located in terms of potential to utilise sustainable travel and improve air quality; is the least constrained in terms of Grade 1 agricultural land coverage.
- 6.45 In terms of the Biodiversity, Landscape, and Historic Environment ISA themes; Options are constrained in terms of internationally/ nationally/ designated assets/ sites, with the potential for significant long term negative effects. Options J and L are worst performing against the Biodiversity ISA theme given the presence of the Severn Estuary SPA/ SAC/ Ramsar site/ SSSI within 900m and 1.2km of the Options, respectively. Option M is identified as best performing, given it is the least constrained of the Options in terms of potential impact on biodiversity designated sites, and overall biodiversity value.
- 6.46 Option J is also worst performing against the Historic Environment ISA theme given it may lead to some development within the Caldicot Conservation Area, which also contains Caldicot Castle Grade I listed building and Scheduled Monument; and would result in the loss of large areas of greenfield/ open space in the setting of the castle which is also a Country Park. Option L is the least sensitive in terms of the historic environment. Option L followed by K is worst performing in terms of landscape, given both have been identified through the Landscape Sensitivity and Capacity Study (2009) as having 'low' capacity for housing and are of 'medium/ high' landscape sensitivity. However, it is noted that further landscape sensitivity work is being carried out to inform the RLDP and this will inform the next stage of the ISA. Option K would extend development northwest of the M48 into the open landscape; while Option L would lead to coalescence between Caldicot and Rogiet, resulting in the loss of a multi-functional open space and designated 'Green Wedge'. Option M is best performing in this respect, although there remains the potential for residual minor negative effects.
- 6.47 The potential for Options to lead to significant effects against the Biodiversity, Landscape, and Historic Environment ISA themes is uncertain at this stage, and will be dependent on the design/ layout and implementation of specific mitigation measures. It is also noted that there is the potential for positive effects to be delivered; i.e. through biodiversity net-gain, and the enhancement of designated assets.
- 6.48 Option L is worst performing of the Options in relation to the Climate Change ISA theme, given that a significant proportion of Option L is located within Flood Zones B/C, with the potential for long term negative effects. However as above, for all Options, effects against Climate Change are uncertain at this stage.

# 7. Developing the Preferred Strategy

## Introduction

7.1 This Chapter presents the Council's response to the alternatives appraisal and the Council's reasons for selecting its preferred approach in light of alternatives appraisal and other factors.

## The Council's outline reasons for choosing the preferred strategy

7.2 It should be noted that the Council's reasons for progressing or rejecting strategic options are presented in the Growth and Spatial Options Background Paper (March 2020) that is published alongside the Preferred Strategy. These outline reasons are repeated in **Tables 7.1 and 7.2** below. A decision in terms of preferred strategic growth areas has not yet been made, as a result outline reasons for the selection or rejection of strategic growth areas are not presented in this Chapter.

## Level of growth

**Table 7.1: Outline reasons for choosing preferred growth option**

Options (type)		Outline reasons
<b>Low Growth Options</b>		
Option 1 (Demographic)	Net Nil Migration	Using this scenario as the growth strategy for the RLDP would result in a negative residual dwelling requirement and adversely impact upon the Council's strategic ambitions from both an economic and social perspective and would be in conflict with proposed key elements of the RLDP objectives. The combination of the decrease in the population of the workforce cohorts and an increase in the 60+ age cohort would not drive job creation; rather it would result in an outflow of workers and residents from the County. This would result in implications in terms of retaining younger people within the County to live and work. The lack of new homes would also impact negatively on the provision of affordable housing. The unbalanced demographic and lack of opportunities would impact on the ability of the Council to build sustainable and resilient communities that support the well-being of current and future generations. In view of these negative impacts it is not considered prudent to take this forward as the preferred growth option for the RLDP.
Option 2 (Demographic)	WG 2014-based Principal	Planning Policy Wales Edition 10 (December 2018) states that the latest Welsh Government local authority level Household Projections for Wales, alongside the latest Local Housing Market Assessment (LHMA) and the Well-being plan for a Plan area, will form a fundamental part of the evidence base for development plans and that these should be considered together with other key evidence in relation to issues such as what the Plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations and the deliverability of the Plan, in order to identify an appropriate strategy for the delivery of housing in the Plan area. It goes on to say that appropriate consideration must also be given to the wider social, economic, environmental and cultural factors in a plan area in order to ensure the creation

**Options (type)**

**Outline reasons**

of sustainable places and cohesive communities. Planning authorities are tasked with assessing whether the various elements of the projections are appropriate for their area, and if not, should undertake modelling, based on robust evidence, to identify alternative options. The 2014-based projections were used to prepare this particular option. However, as with Growth Option 1, using this scenario as the growth strategy for the RLDP would result in a negative residual dwelling requirement and adversely impact upon the Council's strategic ambitions, from both an economic and social perspective, and be in conflict with proposed key elements of the RLDP objectives. The combination of the decrease in the population of the workforce cohorts and an increase in the 60+ age cohort would not drive job creation; rather it would result in an outflow of workers and residents from the County. This would result in implications in terms of retaining younger people within the County to live and work. The lack of new homes would also impact negatively on the provision of affordable housing. The unbalanced demographic and lack of opportunities would impact on the ability of the County to build sustainable resilient communities that support the well-being of current and future generations. In view of these negative impacts it is not considered prudent to take this forward as the preferred growth option for the RLDP.

**Mid Growth Options**

Option 3 (Dwelling)	Dwelling-led 15 year average	This option represents 'business as usual', that is maintaining the past average 15-year build rate, a continuation of the trend towards an ageing demographic, albeit with a small uplift in the 35-44 age group and some growth in job numbers. As with the previous scenarios, adopting this scenario as the growth strategy for the RLDP would fail to address the Council's strategic ambitions from both an economic and social perspective and be in conflict with proposed key elements of the RLDP objectives. The combination of the decrease in the population of sections of the workforce cohorts and an increase in the 60+ age cohort would not drive significant job creation; rather it would continue to result in an outflow of workers and residents from the County. This would again result in implications in terms of retaining younger people within the County to live and work. The imbalanced demographic and lack of opportunities would impact on the ability of the County to build sustainable and resilient communities that support the well-being of current and future generations. In view of these negative impacts it is not considered prudent to take this forward as the preferred growth option for the RLDP.
Option 4 (Employment)	UK Growth Rates	This option results in a growth in the County's population and also an uplift on the current dwelling delivery levels, however, it is below the Adopted LDP dwelling requirement. Sitting at the lower end of the mid growth options it also fails to address the ageing demographic of the County despite some uplift in the 35-44 age group. Whilst there is a higher level of job creation than under the previous scenario, the average number of jobs in the County still falls below the average achieved in the 15 years to 2017. As with the previous options, using this scenario as the growth strategy for the RLDP would fail to deliver upon the Council's strategic ambitions from both an economic and social perspective and would be in conflict with proposed key elements of the RLDP objectives, albeit it does result in a positive dwelling requirement and job growth. The combination of the decrease in the population of sections of the workforce cohorts and an increase in the 60+ age cohort would not drive significant job creation; rather it would continue to result in an outflow of workers and residents from the County and do little to reduce levels of out-commuting. This would again result in implications in terms of retaining/attracting younger people within the County to live and work. The unbalanced demographic and lack of opportunities would impact on the ability of the County to build sustainable and resilient communities that support the well-being of current and future generations. There is also a level of uncertainty with regard to the employment-led options given the ambiguity associated with economic forecasts, particularly in the current economic climate surrounding Brexit and its potential future impact on the national and local economy. Whilst the Council has an aspiration for economic growth and is making progress towards this goal' there is more uncertainty around the effects of the employment-led scenarios on population/housing growth than the demographic and housing-led options. In view of the above it is not considered prudent to take this forward as the preferred growth option for the RLDP.

Options (type)	Outline reasons
Option 5 (Employment)      Radical Structural Change* Lower (CR reducing)	<p>This option results in a growth in the County’s population and also an uplift on the current dwelling delivery levels, albeit that the dwelling requirement remains below that in the Adopted LDP. There would continue to be an ageing demographic in the County but this option does make progress in addressing this with an uplift in the 30-44 age group and the 0-14 age group. There is a higher level of job creation than under the previous options but the average number of jobs in the County still falls below the average achieved in the 15 years to 2017. However, it does take account of a reduced level of commuting that this higher level of job creation should foster. This would mean that more of the working-age population are employed in the County. Using this option as the growth strategy for the RLDP would go some way towards meeting the Council’s strategic ambitions from both an economic and social perspective and align with proposed key elements of the RLDP objectives. However, there is a level of uncertainty with regard to the employment-led options given the ambiguity associated with economic forecasts, particularly in the current economic climate surrounding Brexit and its potential future impact on the national and local economy. Whilst the Council has an aspiration for economic growth and is making progress towards this goal there is greater uncertainty around the effects of the employment-led scenarios on population/housing growth than the demographic and housing-led options. In light of this level of uncertainty it is not considered prudent to take this forward as the preferred growth option for the RLDP.</p>
Option 5A (Demographic)      PG Long Term (reconfigured)	<p>This option results in a growth in the County’s population and also an uplift on the current dwelling delivery levels, albeit this remains below the Adopted LDP dwelling requirement. There continues to be an ageing demographic in the County but this option does begin to address this with an uplift in the 35-44 age group and the 0-19 age group. There is a higher level of job creation than under the lower end of the mid growth scenarios but the average number of jobs in the County still falls below the average achieved in the 15 years to 2017. However, it does take account of a reduced level of commuting that this higher level of job creation should foster. This would mean that more of the working-age population are employed in the County. Using this scenario as the growth strategy for the RLDP would go some way towards meeting the Council’s strategic ambitions from both an economic and social perspective and align with proposed key elements of the RLDP objectives. Following the options consultation and informal discussions with Welsh Government, it was felt that a demographic-led option would be a more robust basis for projecting growth than the employment-led options given the uncertainty associated with economic forecasts, particularly in the current economic climate with ambiguity surrounding the impact of Brexit on the national and local economy.</p> <p>Option 5A performs positively against the RLDP objectives as well as against the ISA themes. This option addresses concerns with regard to the employment-led options and is considered to be more robust. It also positively impacts on the demographic and employment issues that the RLDP seeks to address. However, given the level of existing housing commitments, it makes limited impact on the provision of affordable housing (another key issue for the Council). In light of this it is felt that another strand of the growth strategy alongside this strand is needed to specifically address the issue of affordability in the County.</p>
Option 5A+ (Demographic & dwelling-led)      PG Long Term (reconfigured) & Policy-led	<p>This growth option will achieve the Council’s ambitions and RLDP vision with confidence that the level of growth is sufficiently ambitious and robustly justified. Option 5A+, which contains two strands, PG Long Term (reconfigured) (Option 5A) plus Affordable Housing Policy-led Strategy, is the preferred growth option for the RLDP. It is based on what is considered to be a more robust demographic-led scenario which takes account of the Council’s key aims of addressing the unbalanced demographic, addressing the inequality in the housing market by allowing more young people to enter the market and reducing commuting levels whilst providing sufficient jobs to meet the Council’s aspirations for economic growth. In addition by delivering additional dwellings on sites which will deliver 50% intermediate affordable housing it also meets the Council’s policy aspiration to deliver a greater number of affordable homes over the Plan period. By combining the two strategies it will fulfil the Council’s aim of enabling the creation of sustainable and resilient communities throughout Monmouthshire.</p>

**High Growth Options**

Options (type)	Outline reasons
Option 6 (Demographic) PG Long Term (adjusted)	This option results in growth in the County's population and also an uplift on the current dwelling delivery levels, exceeding the Adopted LDP dwelling requirement of 488 dwellings per annum in the Annual Monitoring Report. The scenario addresses the ageing demographic of the County with an uplift in the working age population and the 0-14 age group. There is a high level of job creation although there is no reduction in the commuting levels from those recorded at the time of the 2011 Census so large numbers of the population would still need to leave the County for employment, meaning that a sustainable balance between homes and jobs provision would be unlikely. The assumptions behind this option take account of the removal of the Severn Bridge tolls, however, whilst it is likely that this will increase in-migration to the County it is still unclear how much of an uplift will result from this change. This demographic-led scenario would be ambitious in driving economic aspirations but could result in an unsustainable growth strategy for the County given its poor performance against the ISA themes. In view of the above it is not considered prudent to take this forward as the preferred growth option for the RLDP. Compared to Growth Option 6, Growth Option 5A+ provides a better balance between challenging but realistic levels of growth and positive progress in meeting the objectives with commuting levels and environmental impact.
Option 7 (Employment) Radical Structural Change Higher (CR reducing)	This option results in significant growth in the County's population and would be a significant uplift on the current dwelling delivery levels, exceeding the Adopted LDP dwelling requirement of 488 dwellings per annum in the Annual Monitoring Report. The required delivery under this scenario would be 631 dwellings per annum a level that is significantly higher than has ever been achieved in the County. The scenario addresses the ageing demographic of the County with an uplift in nearly all of the age groups. There is a high level of job creation combined with a reduction in the commuting levels from those recorded at the time of the 2011 Census so an increased amount of the employment generated would be for residents of the County. However, there is a level of ambiguity with regard to the employment-led options given the uncertainty associated with economic forecasts, particularly in the current economic climate surrounding Brexit and its potential future impact on the national and local economy. Whilst the Council has an aspiration for economic growth and is making progress towards this goal there is greater uncertainty around the effects of the employment-led scenarios on population/housing growth than the demographic and housing-led options. This employment-led scenario would be extremely ambitious in driving economic aspirations but could result in an undeliverable growth strategy for the County. In view of the above it is not considered prudent to take this forward as the preferred growth option for the RLDP.
Option 8 (Employment) Radical Structural Change* Higher	This scenario results in a significant growth in the County's population and also an uplift on the current dwelling delivery levels, exceeding the Adopted LDP dwelling requirement of 488 dwellings per annum in the Annual Monitoring Report. The required delivery under this scenario would be 677 dwellings per annum a level that has never been achieved in the County. The scenario addresses the ageing demographic of the County with an uplift in nearly all of the age groups. There is a high level of job creation although there is no reduction in the commuting levels from those recorded at the time of the 2011 Census so large numbers of the population would still need to leave the County for employment, meaning that a sustainable balance between homes and jobs provision would be unlikely. There is also a level of ambiguity with regard to the employment-led options given the uncertainty associated with economic forecasts, particularly in the current economic climate surrounding Brexit and its potential future impact on the national and local economy. Whilst the Council has an aspiration for economic growth and is making progress towards this goal there is greater uncertainty around the effects of the employment-led scenarios on population/housing growth than the demographic and housing-led options. This employment-led scenario would be extremely ambitious in driving economic aspirations but could result in an undeliverable growth strategy for the County. In view of the above it is not considered prudent to take this forward as the preferred growth option for the RLDP.

7.3 It is clear from the analysis that whilst there was some support for the low growth options during the consultation they do not perform well against the RLDP objectives nor do they perform well against some of the key ISA themes as they would not address the unbalanced demography of the County or the housing, both affordable and market, and employment needed for both current and future residents. Whilst the higher growth options had a high level of support during

the consultation they also have significant disadvantages when assessed against the RLDP objectives and ISA themes with regard to natural resources, landscape and climate change. Although many of the adverse effects arising from these higher levels of growth could be mitigated against and these options would more effectively address the Council's strategic economic and social growth aspirations.

- 7.4 The options at the higher end of the mid-growth options offer the most positive impacts, with options 5, 5A and 5A+ most likely to meet the needs of Monmouthshire with all performing well in relation to the RLDP objectives and the Integrated Sustainability Appraisal. Options 5A and 5A+ were not subject to consultation, with Option 5A modelled in response to consultation responses and informal feedback from Welsh Government officials which indicated a lack of confidence in economic-led projections and a concern regarding ambitious LDPs, and Option 5A+ modelled to specifically address another key objective of the Council, the delivery of affordable housing to meet the intermediate need in the County.
- 7.5 On the whole it is considered that Option 5A+, which contains two strands, PG Long Term (reconfigured) (Option 5A) plus Affordable Housing Policy-led Strategy, is the preferred growth option. It is based on what is considered to be a more robust demographic-led scenario which takes account of the Council's key aims of addressing the unbalanced demographic, addressing the inequality in the housing market by allowing more young people to enter the market and reducing commuting levels whilst providing sufficient jobs to meet the Council's aspirations for economic growth. In addition by adding additional dwellings on sites which will deliver 50% affordable housing it also meets the Council's policy aspiration to deliver a greater number of affordable homes over the Plan period. By combining the two strategies it will fulfil the Council's aim of promoting sustainable and resilient communities.

## Location of growth

**Table 7.2: Outline reasons for choosing preferred spatial option**

Options (type)	Outline reasons
Option 1: Continuation of the Existing LDP Strategy	A continuation of the existing strategy performs well against both the RLDP objectives and the ISA themes and it is considered that the existing LDP Strategy is working well, as demonstrated in the LDP Annual Monitoring Reports. However, it is recognised that there has been slower than anticipated progress/delivery of allocated strategic housing sites since the Plan's adoption, although the sites are now coming forward. While growth would be primarily directed towards the Main Towns which are the County's most sustainable settlements, any infrastructure capacity issues and potential environmental impacts would need to be addressed as part of the Plan preparation process. Whilst working well in terms of delivery in the main settlements it is recognised that the proposed level of growth in rural areas to address affordable housing need has not been fully achieved and the overall delivery of affordable housing has not been sufficient to meet the backlog of need, something that will need to be addressed through the preferred spatial strategy for the RLDP. In addition, although housing is being delivered on the strategic sites, the provision of employment opportunities on these sites has not been fulfilled for all of the Strategic Mixed-use sites, with only Wonastow Road delivering employment uses on site to date, and future provision at Mabey Bridge and Rockfield Farm. It is recognised that there is a need to link housing and employment growth and any future employment allocations will be based on the findings of employment evidence base studies including the Employment Land Review.
Option 2: Dispersed Growth and New Settlement	In the long term, it is considered that a new settlement offers numerous benefits and opportunities. However, while national planning policy contained in PPW10 states that new settlement proposals should (not must) be proposed via either a Joint LDP or a Strategic Development Plan, Welsh Government officials have categorically advised that they would consider the RLDP to be unsound if it proceeded with a new settlement strategy, meaning that this spatial option is no longer a feasible option for the RLDP. While this is extremely disappointing, the Council is committed to being part of the South East Wales Strategic Development Plan and will therefore have an opportunity to reconsider the potential for a new settlement via that process.
Option 3: Distribute Growth Proportionately Across Rural and Urban Areas	This option provides growth in the most sustainable areas of Monmouthshire in both urban and rural areas. It will provide the opportunity to distribute housing proportionately to meet housing needs across all housing market areas, which would assist in ensuring a more balanced demography. Whilst growth would be focused in the Primary and Secondary Settlements and Severnside, it would provide opportunities for specific rural areas to become more sustainable by helping support facilities in existing settlements, particularly in those areas where facilities are struggling/declining. It could also attract additional facilities to these areas. This spatial option is considered the most appropriate option to deliver the demographic-led strand of the preferred growth strategy as it will deliver the Council's ambitions and RLDP vision with regard to demography and its economic ambitions in the most sustainable locations as evidenced by the Sustainable Settlement Appraisal.
Option 4: New Settlement with Limited Growth in Primary Settlements, Secondary Settlements and Severnside only	This option would focus development on the Primary and Secondary Settlements and Severnside area in the short term, until a new settlement is progressed. There would be a significant negative impact on rural communities as no development would be directed to these areas. However, while in the long term, it is considered that a new settlement offers numerous benefits and opportunities national planning policy contained in PPW10 states that new settlement proposals should (not must) be proposed via either a Joint LDP or a Strategic Development Plan, Welsh Government officials have categorically advised that they would consider the RLDP to be unsound if it proceeded with a new settlement strategy, meaning that this spatial option is no longer a feasible option for the RLDP. While this is extremely disappointing, the Council is committed to being part of the South East Wales Strategic Development Plan and will therefore have an opportunity to reconsider the potential for a new settlement via that process.
Option 5: Focus on M4 Corridor	While the focus of growth on the M4 corridor would provide an opportunity for building more sustainable communities and infrastructure improvements in the South of the County, it would not address market and affordable housing need across all housing market areas as growth would be focused in the Severnside

Options (type)	Outline reasons
	<p>housing market area only. This option would have a wider negative impact on sustaining communities in other areas of the County due to the lack of growth in these areas.</p> <p>In addition to this, the Draft National Development Framework (August 2019) proposes a green belt to manage urban form and growth in South East Wales, particularly around Newport and the eastern part of the region. It notes the Strategic Development Plan must identify a green belt that includes the area to the north of the M4 from the Severn Crossings to North Cardiff. The option to focus all development along the M4 corridor would therefore unlikely be a feasible option should a green belt proposal progress via the NDF and SDP.</p>
Option 6: Focus the North of the County	<p>While the focus of growth on the higher tier settlements in the north of the County would provide an opportunity for building more sustainable communities and infrastructure improvements in this area, it would not address market and affordable housing need across all housing market areas as growth would be focused in the northern housing market area only. This option would also have a wider impact on sustaining rural communities, particularly due to the lack of growth in these areas.</p>
Option 7: Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution	<p>This option provides growth in the most sustainable areas of Monmouthshire in both urban and rural areas. It will provide the opportunity to distribute housing proportionately to meet housing needs across all Housing Market Areas, and will deliver intermediate affordable housing in those Housing Market Areas with the greatest need. Whilst growth would be focused in the Primary and Secondary Settlements and Severnside, it would provide opportunities for specific rural areas to become more sustainable by helping to support facilities in existing settlements, particularly in those areas where facilities are struggling/declining. It could also attract additional facilities to these areas. By concentrating housing and employment growth in the most sustainable locations where transport infrastructure and opportunities for active travel are greatest, this option will address the Council's key RLDP objectives relating to demography and affordability and its economic growth ambitions whilst at the same time encouraging a modal shift in travel. This spatial option is considered the most appropriate option to deliver the Council's ambitions and RLDP vision and key objectives with regard to the economy and demography, and will deliver sufficient homes located in the most sustainable areas and where there is greatest need.</p>

- 7.6 It is clear from the analysis of the spatial options that Options 2 and 4 are no longer feasible as they include a New Settlement, which would not be supported for the RLDP by the Welsh Government. There are also concerns in relation to Option 5 as the focus of growth along the M4 corridor would not address the issues in the County as a whole nor would it be appropriate given the potential implications of the consultation draft National Development Framework which indicates a desire to designate a Green Belt over a significant area of south-mid Monmouthshire which, if implemented, would significantly constrain long-term future growth in this part of the County. Due to the possible inclusion of a Green Belt in the south/mid of the County a decision was made to assess a further spatial option, Option 6, with growth focused in higher tier settlements in the north of the County. However, the assessment of this spatial option indicates that this option would also not be appropriate as it would not address housing and employment need in the rest of the County and could exacerbate out-commuting in the south of the County.
- 7.7 Both Option 1 and 3 would likely meet the needs of Monmouthshire and were the most supported options in response to the consultation as well as performing well in relation to the RLDP objectives and Integrated Sustainability Appraisal. On the whole it is considered that Option 3 (Distribute Growth Proportionately across Urban and Rural Areas) is preferential to deliver the demographic-led strand of the growth strategy. This option provides growth in the most sustainable areas of Monmouthshire in both urban and rural areas. It will provide the opportunity to distribute housing proportionately to meet housing needs across all housing market areas, which would assist in ensuring a more balanced demography. Whilst growth would be primarily in the Primary and Secondary Settlements



and Severnside at the same time it would provide opportunities for specific rural areas to become more sustainable, by helping support facilities in existing settlements, particularly in those areas where facilities are struggling/declining. It could also result in attracting additional facilities in these areas.

- 7.8 In terms of the affordable-housing policy-led element of the growth strategy it is deemed most appropriate to distribute this depending on the identified intermediate affordable housing need, which will be established from local waiting lists for the three housing market areas in the County. Combined the two strands of the spatial strategy (Option 7) will ensure that the proposed level of growth will be met in the most sustainable locations and where there is an identified need thus fulfilling the Council's aim of promoting sustainable and resilient communities.

**Part 2: What are the ISA findings at this stage?**

## 8. Introduction (to Part 2)

8.1 The aim of this chapter is to present an appraisal of the RLDP, as currently presented in the Preferred Strategy.

### Methodology

8.2 The appraisal identifies and evaluates 'likely significant effects' of the plan on the baseline, drawing on the ISA objectives identified through scoping (see **Table 3.1**) as a methodological framework. In total, there are ten ISA themes as follows:

- Economy and employment;
- Population and communities;
- Health and wellbeing;
- Equalities, diversity and social inclusion;
- Transport and movement;
- Natural resources (air, land, minerals and water);
- Biodiversity and geodiversity;
- Historic environment;
- Landscape; and
- Climate change.

8.3 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policies under consideration, and understanding of the baseline (now and in the future under a 'no plan' scenario) that is inevitably limited. Given uncertainties there is a need to make assumptions, e.g. in relation to plan implementation and aspects of the baseline that might be impacted. Assumptions are made cautiously, and explained within the text (with the aim to strike a balance between comprehensiveness and conciseness/ accessibility). In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is nonetheless possible and helpful to comment on merits (or otherwise) of the Plan in more general terms.

8.4 Finally, it is important to note that effects are predicted taking account of the effect characteristics and 'significance criteria' presented within Schedules 1 and 2 of the SEA Regulations.<sup>14</sup> So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e. the potential for the Plan to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. Explicit reference is made within the appraisal as appropriate (given the need to balance the desire of systematic appraisal with a desire to ensure conciseness/ accessibility).

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<sup>14</sup> Environmental Assessment of Plans and Programmes Regulations 2004

# 9. Appraisal of the Preferred Strategy

## Introduction

- 9.1 As introduced above, the aim of this chapter is to present an appraisal of the Preferred Strategy under the ISA themes/ framework.

## Overview of the Preferred Strategy

- 9.2 Strategic Policy S1 (Strategic Sustainable Growth) and Strategic Policy S2 (Spatial Distribution of Development - Settlement Hierarchy) set the spatial strategy for housing and employment growth in Monmouthshire during the plan period. It's important to note that at this stage the strategy remains high level, with no specific sites allocated to deliver the growth during the plan period.
- 9.3 Policy S1 states that the RLDP will make provision for 8,232 homes (to meet a housing requirement of 7,483 homes, including a 10% buffer) and 4,695 jobs over the Plan period 2018-2033. Development will be focussed in accordance with the two strands of the preferred spatial strategy, which is to distribute growth proportionately<sup>15</sup> across urban and rural areas and to those housing market areas with the greatest proportion of intermediate affordable housing need. The level of housing growth under the two strands and how it is distributed according to the settlement hierarchy through Policy S2 is set out below in **Table 9.1**.

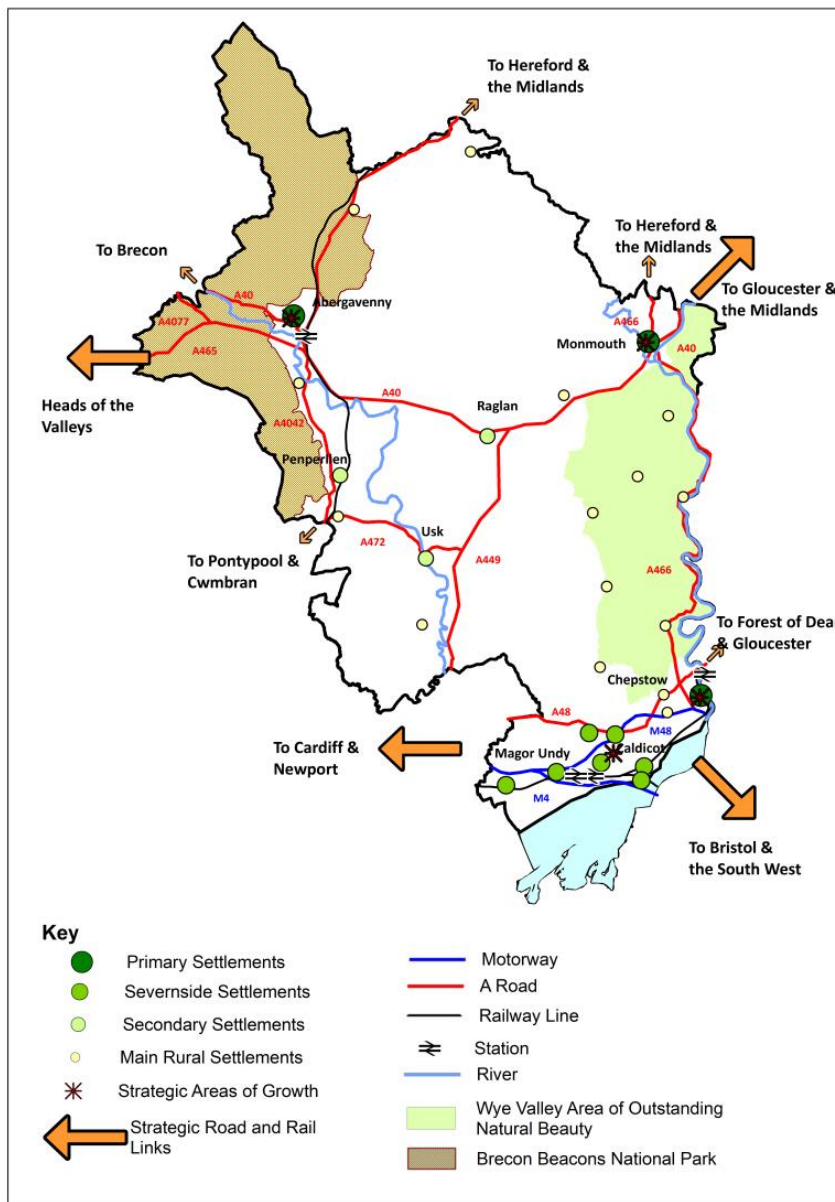
**Table 9.1: Preferred indicative distribution of residential growth**

Settlement hierarchy	Strand 1: Demographic-led proportionate distribution		Strand 2: Affordable housing Policy-led distribution	
	Indicative % of distribution	Indicative No. of homes	Indicative % of distribution	Indicative No. of homes
<b>Tier 1: Primary Settlements</b>				
Abergavenny (inc. Llanfoist)	21%	1,348	32%	580
Chepstow	17%	1,091	23%	417
Monmouth (inc. Wyesham)	15%	963	21%	381
<b>Total at Primary Settlements</b>	<b>53%</b>	<b>3,402</b>	<b>76%</b>	<b>1,378</b>
<b>Tier 2: Severnside Area</b>				
Caldicot, Caerwent, Crick, Magor Undy, Portskwett, Rogiet & Sudbrook	29%	1,862	24%	435
<b>Tier 3: Secondary Settlements</b>				
Penperlleni, Raglan & Usk	7%	449	N/A	N/A
<b>Tiers 4 and 5 (Main and Minor Rural Settlements)</b>				
See Policy S2 for the list of settlements	11%	706	N/A	N/A
<b>Tier 6: Open Countryside</b>				
	Open countryside policies will apply where planning permission will only be allowed for certain types of development		N/A	N/A

<sup>15</sup> 'Proportionately' is deemed to mean that the level of growth directed toward a settlement will be proportionate to its population size – further details on this are provided in the Housing Background Paper.

- 9.4 The proposed distribution of employment growth will be set out at the next stage in plan-making (Deposit RLDP); however, Policy S2 notes that employment growth will be consistent with the spatial strategy and commensurate to the level of housing growth. It can therefore be assumed that the majority of new employment land will be focussed at the Primary Settlements.
- 9.5 Existing land supply commitments include: 2018-19 completions (443 dwellings); sites where construction is already underway or they have planning permission subject to signing of a S106 agreement as at 01<sup>st</sup> April 2019 (2,159 dwellings), windfall allowance for sites that will deliver more than 10 dwellings (558 dwellings); small site allowance for sites that will deliver less than 10 dwellings (1,204 dwellings) and LDP rollover allocations (300 dwellings). Taking the existing land supply commitments from the housing provision of 8,232 dwellings leaves a residual requirement during the plan period of 1,755 dwellings. This also needs to be considered alongside the additional housing requirement under the affordable housing policy-led strategy at 1,813 dwellings.
- 9.6 The Preferred Strategy key diagram is provided below in **Figure 9.1**.

**Figure 9.12: Preferred Strategy Key Diagram**



## Economy and employment

### Appraisal of the Preferred Strategy

- 9.7 Strategic Policy S1 (Strategic Sustainable Growth) and Strategic Policy S2 (Spatial Distribution of Development – Settlement Hierarchy) and Strategic Policy S8 (Strategic Development Sites) collectively set the spatial strategy for housing and employment growth in Monmouthshire during the plan period. It is important to note that at this stage the strategy remains high level and no specific sites are allocated to deliver the growth.
- 9.8 Policy S1 states that the RLDP will make provision for 8,232 homes (to meet a housing requirement of 7,483 homes) and 4,695 jobs over the Plan period 2018-2033. The proposed distribution of these homes is set out in Policy S2 and discussed earlier in this Chapter. The proposed distribution of employment growth will be set out at the next stage in plan-making (Deposit RLDP); however, Policy S2 notes that employment growth will be consistent with the spatial strategy and commensurate to the level of housing growth. It can therefore be assumed that the majority of new employment land will be focussed at the Primary Settlements.
- 9.9 The spatial strategy performs positively in relation to the ISA objective to maximise the economic contribution of the area to the Cardiff City, Bristol and wider South West Region, particularly in respect of directing housing growth to locations from which key regional employment hubs can be accessed. Abergavenny and Chepstow each have existing rail connections to both Newport and Cardiff, with services to Cardiff taking around 40-45 minutes from Abergavenny and around 40 minutes from Chepstow. Monmouth does not have a rail connection, though is around an hour's drive to central Cardiff. All three settlements are currently proposed to be served by future phases of the South East Wales Metro, a multi-modal transport network with services fulfilled by a combination of heavy rail, light rail and bus rapid transit. It is unlikely that all three main settlements will be served by the same transport mode given the absence of an existing rail connection to Monmouth, though all modes will likely increase capacity and frequency of services to Newport and Cardiff and will reduce journey times. This will enable workers to access key employment centres and jobs markets more quickly and more frequently, boosting the local and regional economy.
- 9.10 Distributing housing and employment growth between the three Primary Settlements will help ensure growth is dispersed across the plan area and not simply concentrated towards the M4 corridor in the south. For example, despite being accessible to Cardiff, Abergavenny is sufficiently far north that it serves as the regional centre for a number of smaller settlements at the north of the plan area. By delivering substantial growth at Abergavenny the spatial strategy will help sustain the rural economy of the smaller rural settlements which Abergavenny services.
- 9.11 By also distributing a substantial proportion of growth to the Severnside settlements the spatial strategy is likely to deliver further positive effects in relation to the economy and employment. The Severnside settlements (Caldicot, Caerwent, Crick, Magor Undy, Portskewett, Rogiet and Sudbrook) are strategically located for access to the M4/ M48 corridors and to rail services between Cardiff and Bristol. Growth at these settlements would have strong potential to make an economic contribution to the Cardiff City Region by locating housing and employment growth in close proximity to regional economic opportunities, particularly at Cardiff and Newport. Severnside is already well served by public transport via Caldicot and Severn Tunnel Junction stations and, as with the Tier 1 settlements, public transport connectivity is likely to be enhanced later in the plan period as the rollout of the SE Wales Metro progresses. Additionally, the Severnside settlement cluster already represents a key employment hub in its own right and delivering housing growth will help ensure the continued vitality of key employment sites such as Castle Gate Business Park at Caldicot and the AB InBev brewery at Magor. However, housing growth at the south of the County is likely to also prove an attractive location for workers who commute to employment hubs outside the Cardiff City Region, particularly those who commute to Bristol which is a short drive or train journey away.

- 9.12 Strategic Policy S8 establishes a commitment to meeting an unspecified proportion of Monmouthshire's housing and employment need at strategic development sites. The Preferred Strategy sets out indicative strategic growth areas in the main towns of Abergavenny, Chepstow, Monmouth, and the Severnside area, which have been considered through the ISA process, see Part 1 of this Report. However, the Preferred Strategy does not identify preferred options for strategic sites at this stage and does not assign a quantum of growth to be met through them. Strategic and non-strategic site options will be considered further in due course through the ISA process and inform the development of the Deposit Plan.
- 9.13 Policy S13 sets out the quantum of employment land to be delivered throughout the Plan period, in accordance with the Spatial Strategy and the recommendations of the Employment Land Review (ELR) (2020). In line with Policy S13, provision will be made for a minimum of 42 ha of land on a suitable range and choice of sites for industrial and business development (classes B1, B2 and B8). This minimum requirement reflects a forecast scenario based on past take-up rates, and includes a five-year buffer to allow for choice and uncertainty in forecasting. The ELR (2020) breaks this down by individual land use types as follows: B1: 5ha, B2: 12ha and B8: 25ha.
- 9.14 Policy S13 also seeks to protect existing employment land from conversion to "*alternative forms of development*". When considering the existing employment land supply, it is recognised that two large existing employment allocations - Quay Point and Gwent Europark, account for approximately 27ha or 59% of the available supply of employment land. Whilst the ELR concludes that these sites should form part of the realistic supply of employment land, it also notes that it may be prudent of the RLDP to identify an increased level of employment allocations to enable further flexibility in the market and reduce reliance on these two sites. Further analysis is currently being undertaken in this respect, and will inform the deposit RLDP in relation to existing adopted LDP employment allocations and the employment allocations made in the Deposit RLDP.
- 9.15 It also establishes support in principle for small units and workshops throughout the County, seeking to provide robust support for small and medium sized enterprises (SMEs). It is considered that protecting existing employment sites whilst also delivering new employment land to meet needs will help maintain the vibrancy of Monmouthshire's economy as well as the Cardiff Capital Region's economy as a whole.
- 9.16 The other strategic policies likely to have a direct effect in relation to economy and employment are Strategic Policy S14 (Rural Enterprise) and Strategic Policy S15 (Visitor Economy). Policy S14 seeks to sustain and enhance the economy of the County's rural settlements to ensure their continued viability, which is likely to have a long term positive effect on this theme. Policy S15 recognises the significance of tourism to the Monmouthshire economy, with the supporting text of the policy stating that "*in rural areas tourism related development is considered to be an essential element in providing for a healthy diverse local economy*". By establishing support in principle for development which provides or enhances sustainable tourism Policy S15 will help support and grow the tourism sector which has the additional benefit of distributing employment opportunities throughout small settlements and rural areas of the County. Collectively, this suite of policies is considered to perform positively in relation to the ISA objectives of contributing to the regional economy, strengthening and diversifying the economy and ensuring a distribution of employment opportunities throughout the plan area.
- 9.17 Employment and economy are cross-cutting topics and a number of additional policies have potential for effects. Policy S11 (Retail and Commercial Centres Hierarchy) establishes a three-tier retail hierarchy, with the broad retail offer of the four 'County towns' of Abergavenny, Caldicot, Chepstow and Monmouth recognised as being of significance not just to the towns themselves but also their wider rural hinterlands. The local centres of Magor, Raglan and Usk are located at the second tier and are recognised as serving a more local convenience function, whilst the third tier applies to local centres within larger settlements. By focussing growth at the highest tier settlements the Preferred Strategy will help to support the vitality of existing centres. The policy intention is to protect town and local centre vitality and sustain the County's main settlements as "*vibrant and attractive centres*" to ensure that they "*remain attractive places to live and visit*". This is considered to perform positively in relation to the ISA objective to enhance the viability and vitality of town centres.

- 9.18 In terms of supporting the rural economy and tourist economy, Policy S18 (Green Infrastructure, Landscape and Nature Conservation) could have potential for indirect positive effects by protecting natural and built heritage attractions and thereby encouraging tourism development and tourist spend. For example, S18 seeks the protection of landscape and townscape character to protect and enhance “*landscape setting and quality of place*”. Additionally, S18(iii) highlights the importance of resilient ecosystems; requiring development to “*protect, positively manage and enhance biodiversity and geological interests.*”
- 9.19 The policies of the Preferred Strategy do not explicitly focus on the issue of digital exclusion which the plan itself identifies as an existing issue that the RLDP has potential to address. There could be potential to seek a more explicit link between future development, particularly in rural areas and minor rural settlements, and the delivery of enhanced digital infrastructure. However, it is recognised that in some instances enhanced digital infrastructure may be delivered as a secondary effect of the development process.
- 9.20 The policies are also largely silent on skills and training, though Policy S6 does recognise the importance of securing education facilities through the development process where required. Skills and training are important considerations in terms of aligning the RLDP with current and emerging economic opportunities at both a local and regional scale and the Preferred Strategy would be strengthened by establishing a policy position on delivering high quality skills and training.
- 9.21 At this stage, the quantum of new employment land and number of jobs to be delivered during the plan period is known but the precise distribution of this growth is not. The proposed distribution of employment growth will be set out at the next stage in plan-making (Deposit RLDP) and considered through the ISA process.

## Summary appraisal of the Preferred Strategy

- 9.22 The Preferred Strategy proposes the delivery of new employment land and homes to meet identified needs and provide flexibility during the plan period. Growth is being distributed according to the settlement hierarchy with the majority of development directed towards the higher tier settlements where there is greater need and better access to sustainable transport modes and wider infrastructure. The Preferred Strategy looks to capitalise on Monmouthshire’s strategic location within the Cardiff City Region, links to the SW/ Bristol Region, and its access to the M4, M48 and mainline rail corridors to take advantage of local and regional economic opportunities. Alongside supporting the development of new employment in job growth sectors (new technologies and advanced manufacturing, IT and cyber security, tourism and low carbon sustainable technologies) it will be vitally important to support and enhance education and skills related infrastructure in these areas to ensure that people have the right skills for these roles.

Overall, the Preferred Strategy is predicted to have a significant long term positive effect on the economy and employment theme. It supports the growth aspirations of the Council as well as takes advantage of opportunities arising from the strategic location between the Great Western Cities (Cardiff, Newport and Bristol); utilising links with SW/ Bristol Region, the Cardiff Capital Region City Deal and South East Wales Metro proposals. As a result, it should help to consolidate the existing high activity rate, further increase economic activity and potentially reduce out-commuting, though the County’s proximity to the Bristol City Region and the recent removal of Severn Bridge tolls will continue to be significant influences on commuting patterns.

## Appraisal of cumulative effects

- 9.23 Monmouthshire’s location within the ten-authority Cardiff City Region gives it a broad regional context, and its location at the eastern edge of the region means it is also within the influence of economic hubs in England, particularly the Bristol City Region and local economic hubs in Gloucestershire and Herefordshire. In this context there are potential cumulative effects on the regional economy from development in the plan area and vice versa.



- 9.24 The Cardiff Capital Region City Deal identifies regional economic challenges and opportunities for the ten authorities which comprise the Cardiff Capital Region. Addressing economic challenges and maximising opportunities are right at the heart of the rationale behind the City Deal and there is likely to be significant potential for positive cumulative effects in relation to economy and employment in this context.
- 9.25 Development proposals in Newport are likely to be of particular significance in terms of cumulative effects from growth in Monmouthshire as Newport is a significant employment hub and population centre adjacent to Monmouthshire's southern boundary. The Newport LDP was adopted in January 2015 and proposes the delivery of 11,623 dwellings and 172ha of new employment land by 2026. An Eastern Expansion Area is proposed, a strategic mixed-use development, which will deliver 5,400 new homes and 39.5 ha of employment. This additional employment land could provide additional regional employment opportunities for workers from Monmouthshire and could potentially further bolster the business case for the eastward expansion of the South East Wales Metro. There could be particular cross boundary significance in relation to housing growth at the Severnside settlements as this could directly support the vitality of employment hubs along the M4 corridor. This will help maximise regional economic opportunities and is considered likely to have significant long term positive effects in relation to Monmouthshire and the Cardiff Capital Region more broadly. The Newport LDP also safeguards land for major road schemes including improvements to the M4 Motorway Junction 28, western extension of the Southern Distributor Road as the Duffryn Link Road between Maesglas and Coedkernew and the North South Link - Llanwern. Proposed development could increase traffic along the M4, A4042 and A449. However, in time the SE Wales Metro will be likely to relieve some of this additional traffic burden, particularly in relation to radial commuting between Monmouth/ Abergavenny/ Chepstow and employment hubs at Newport and Cardiff.
- 9.26 The visitor economy is significant in Monmouthshire and the Brecon Beacons National Park is a key component of this in terms of visitor accommodation and associated services. The Brecon Beacons National Park Authority is its own LPA and therefore is able to propose development within Monmouthshire but outside the Monmouthshire LDP plan area. However, the adopted Brecon Beacons National Park Local Plan (2013) proposes no significant growth during the plan period or in close proximity to the Monmouthshire administrative boundary. A revision of the LDP is currently being carried out and a Preferred Strategy Document was published for consultation in July 2019. The level of growth being proposed (approx 1,500 dwellings over the plan period) and where it is being focussed (primarily at Brecon, Crickhowell, Hay-on-Wye and Talgarth) is not likely to result in any significant interactions with development being proposed through the Monmouthshire RLDP. Therefore, no significant effects are anticipated in relation to economy and employment.
- 9.27 There is also potential for cumulative effects in relation to development proposed west of the plan area in Torfaen and Blaenau Gwent, particularly given Abergavenny's strategic location on the A456 Heads of the Valleys Road, which links the Brecon Beacons and Monmouthshire with key settlements and employment sites in the north of the Cardiff Capital Region. In this context the replacement Blaenau Gwent LDP proposes two expansions of the Rassau Industrial Estate in the Ebbw Vale Enterprise Zone and an entirely new employment allocation at Rhyd-y-Blew, also in the Ebbw Vale Enterprise Zone. It is considered that cumulative positive effects are likely in relation to economy and employment from growth at Abergavenny and growth along the Heads of the Valleys corridor as this will continue to support and grow the regional economy.
- 9.28 The two English LPAs of Herefordshire Council and Forest of Dean District Council are adjacent to the plan area's eastern boundary, with much of the boundary of both comprising the Wye Valley Area of Outstanding Natural Beauty (AONB). There are key settlements in both authorities which have strong functional links with Monmouthshire as both Ross-on-Wye in Herefordshire and Coleford in Gloucestershire are located a short distance from Monmouth along the A40 and A4136 respectively. Housing and employment growth are proposed at both settlements through the adopted Herefordshire Local Plan (2015) and adopted Forest of Dean Allocations Plan (2018). There could be potential to increase traffic on key roads into and out of Monmouth in particular, though positive effects are considered likely overall by virtue of supporting the wider regional economy.

## Population and communities

### Appraisal of the Preferred Strategy

- 9.29 A key consideration under the population and communities ISA theme is the provision of the right number of homes in the right places, including delivering a sufficient mix of housing types and tenures to meet different identified needs within the community.
- 9.30 Strategic Policy S1 (Strategic Sustainable Growth) sets the total quantum of housing need in Monmouthshire over the plan period at 7,483 dwellings, or 499 dwellings per annum. The level of housing need is based on a hybrid of a demographic-led population growth scenario and an affordable housing policy-led scenario, modelled by Edge Analytics. This is considered to be the most appropriate growth strategy for the County over the Plan period to deliver the Council's core purpose of helping to build sustainable and resilient communities that support the well-being of current and future generations. Policy S1 identifies a total housing target of 8,232 dwellings over the plan period based on a 10% flexibility allowance which will be subject to further consideration and refinement at Deposit Plan stage. On this basis, Policy S1 is considered to have a significant long term positive effect as it proposes the delivery of enough new homes to meet identified needs, including affordable housing need, and includes some flexibility should any sites not come forward.
- 9.31 In terms of the location of new housing and employment, the Preferred Strategy sets out indicative strategic growth areas in the main towns of Abergavenny, Chepstow, Monmouth, and the Severnside area, which have been considered through the ISA process, please refer to Part 1 of this ISA Report. While specific development sites are not currently proposed, these detailed elements will be set out in the Deposit RLDP.
- 9.32 Consideration will be given to the two strategy strands to ensure growth aligns with the different, but interrelated, growth strategy objectives of firstly supporting demographic change and reducing out commuting throughout the County, and secondly more specific distribution based on identified intermediate affordable housing need, as set out in Policy S2. In terms of the level of growth attributed to each strategy strand, it is noted that the demographic-led option accounts for 78% of growth, while the affordable housing policy-led option accounts for just 22% of growth.
- 9.33 Looking specifically at the demographic-led strategy strand, a "*proportionate*" distribution of housing growth is proposed across the plan area through Strategic Policies S1 and S2 (Spatial Distribution of Development - Settlement Hierarchy). The supporting text of Policy S2 defines this as "*a level of growth directed towards a settlement will be proportionate to its population size*". As a starting point this is considered to represent a reasonable approach to the distribution of growth as it will ensure that the delivery of new homes is focussed at the most sustainable locations and where there is greater need, i.e. the larger settlements which offer the broadest range of services, facilities and transport options. Under this distribution, Abergavenny is allocated 21% of growth over the plan period, Chepstow 17% and Monmouth 15%. This translates to around 1,348 new dwellings at Abergavenny, 1,091 at Chepstow and 963 at Monmouth. The Severnside settlements would collectively deliver 1,862 dwellings, whilst the three Tier 3 settlements would average 150 dwellings each. The remaining dwellings would be distributed between the main and minor rural settlements. The strengths of this approach are that smaller settlements all receive some allocated housing growth, helping to meet local housing need where it arises and ensuring the benefits of growth, such as the provision of new community infrastructure, are not simply directed to the highest tier settlements.
- 9.34 The affordable housing policy-led strand of the spatial strategy seeks to ensure that a level of growth is distributed by Housing Market Areas (HMAs), targeting sustainable settlements with the highest levels of intermediate housing need, as evidenced by the Local Housing Market Assessment (LHMA). In line with Policy S2 Abergavenny is allocated 32% over the plan period, Chepstow 23% and Monmouth 21%. This translates to around 580 new dwellings at Abergavenny, 417 at Chepstow and 381 at Monmouth; contributing positively towards meeting the affordable housing target set out in Policy S7 (Affordable Housing). The strengths of this approach are fundamentally assisting in addressing the demographic and affordability

- challenges facing the County. The supporting text of the policy notes that affordable housing is a key issue for the RLDP and will address issues associated with the County's high house prices (relative to the Welsh average and relative to earnings) such as difficulties attracting and retaining younger age groups and anticipated increased demand for housing in Monmouthshire related to the removal of the Severn Bridge Tolls.
- 9.35 The second key population and communities ISA objective is to enhance design quality to create great places. However, it is considered that design quality is not a spatial matter and therefore is not meaningfully influenced by spatial strategy. Neutral effects are therefore anticipated in relation to this objective.
- 9.36 On balance it is considered that the preferred strategy performs broadly positively in relation to the population and communities ISA theme given it will deliver above the level of objectively assessed housing need. Growth will be distributed across the County in a manner that reflects and addresses the aims of the two strands of the Sustainable and Resilient Communities Growth Strategy, to meet needs broadly where they are likely to arise.
- 9.37 Other strategic policies likely to have a direct effect in relation to population and communities are Policy S3 (Sustainable Placemaking & High Quality Design), Policy S5 (Infrastructure Provision), and Policy S12 (Community and Recreation Facilities).
- 9.38 Policy S3 (Sustainable Placemaking) establishes a range of criteria by which development will be expected to contribute to *“high quality, attractive and sustainable places that support the well-being of the community”*. This includes safe and inclusive design, co-locating different land uses to maximise public transport accessibility, incorporating Green Infrastructure and leveraging the natural, historic and built character of a site to contribute to quality placemaking.
- 9.39 Policy S5 (Infrastructure Provision) emphasises the importance of infrastructure in ensuring the sustainability of new development. The policy presents a comprehensive approach to seeking suitable new infrastructure through the development process, effectively establishing a hierarchy of mechanisms for infrastructure delivery. It also sets an expectation that adequate infrastructure *“must be in place or provided in phase with proposed development”*, though where existing infrastructure is not adequate to serve the development, *“new or improved infrastructure and facilities”* must be provided. Finally, in instances where on site infrastructure provision is not appropriate or not possible then the policy seeks a financial contribution towards off site provision. An expansive list of potential planning obligations is also presented which will be sought where infrastructure improvements are *“necessary to make development acceptable”*.
- 9.40 Policy S12 (Community and Recreation Facilities) focusses on ensuring provision or enhancement of community and recreation facilities, defined in the supporting text as *“facilities used by the local communities for leisure, social, health, education and cultural purposes”*. The Policy also establishes a presumption against the unjustified loss of such facilities.
- 9.41 It is important that RLDP plans for the needs of the gypsy and travellers as well as the settled community. Policy S9 (Gypsy and Travellers) seeks to address this through a high-level commitment that *“land will be made available to accommodate future unmet gypsy and traveller accommodation needs”* where such need is supported by recent evidence. Specific criteria based policies to assess the development of Gypsy and Traveller Accommodation will be considered within the Deposit RLDP.
- 9.42 This suite of policies is considered to perform positively in relation to the population and communities ISA theme on the basis that they provide detailed and robust policy support for the provision of sustainable development by seeking that adequate community infrastructure accompanies new development either directly or via off site contributions. The policies collectively protect existing facilities and look to deliver high quality placemaking through the development process, including a requirement that new development seeks to ensure that services and facilities are accessible by public transport where possible.

## Summary appraisal of the Preferred Strategy

- 9.43 The Preferred Strategy proposes the delivery of new housing and employment land which meets and exceeds Monmouthshire's objectively assessed housing need of 8,232 dwellings (including a 10% buffer) and delivers 4,695 net new jobs. By taking a combined 'settlement hierarchy' and 'affordable housing' led approach to distributing housing growth the Preferred Strategy reflects and addresses the aims of the two strands of the Sustainable and Resilient Communities Growth Strategy. Distributing growth proportionately across rural and urban areas will accommodate the level of housing provision to deliver the Demographic-led strand of the preferred growth strategy, while also allocating affordable housing-led sites aligned with the identified intermediate affordable housing need, to deliver the Affordable Housing Policy-led strand of the preferred growth strategy.
- 9.44 Focussing growth at locations which are best served by existing services, facilities and community infrastructure; will help ensure that the majority of growth is located in reasonably close proximity to shops, schools, employment and healthcare whilst also providing opportunities to deliver new community infrastructure on or off site as necessary. The proportionate distribution of growth means that whilst the majority of growth is delivered at the most sustainable settlements, the smaller rural and remote settlements still receive some new growth and the associated benefits, particularly by introducing additional housing choice for first time buyers and elderly rural residents who may otherwise have found it challenging to remain living in their communities.
- 9.45 Overall, the Preferred Strategy is predicted to have a significant long term positive effect in relation to the population and communities ISA theme. It supports the Council's core objective of building sustainable and resilient communities across Monmouthshire, and tackling the County's pressing intermediate affordable housing challenge, in the long term. By doing so it is considered that the Preferred Strategy will have associated benefits for the Council's social objectives, including building the housing needs of different groups within the community, providing a wide range of choice of housing types and tenures in both urban and rural areas.

## Appraisal of cumulative effects

- 9.46 Development proposed within the Preferred Strategy has the potential for cumulative effects with growth proposed by other authorities within and beyond the Cardiff Capital Region, particularly in relation to the supply of a sufficient quantity of the new homes in sustainable locations.
- 9.47 The adopted and emerging development plans of all the surrounding local authorities propose meeting or exceeding their housing need. This means that the Preferred Strategy's proposed housing delivery is contributing to a regional position of housing and infrastructure needs being met where it arises, which is a significant positive cumulative effect in relation to the population and communities ISA theme.
- 9.48 In this context there are likely to be positive effects in relation to accessibility to services and facilities from the in-combination effects of proposed enhancements to cross-boundary public transport through the Cardiff City Deal. This could help make it easier to access existing services and facilities available at higher tier settlements, including those further afield at Newport and Cardiff, even in locations where the level of growth proposed may not support widespread provision of new local facilities.

## Health and wellbeing

### Appraisal of the Preferred Strategy

- 9.49 A key aspect of achieving positive health and wellbeing outcomes through new development is the extent to which residents are able to make healthy travel choices for accessing key services, facilities and employment. In practice this means locating development within reasonable walking or cycling distance of such facilities and linking it with suitable walking and cycling infrastructure to connect new development with existing services. In the absence of a strategy underpinned by specific site options it is challenging to draw detailed conclusions in this respect.
- 9.50 However, it is recognised that the RLDP will deliver the aims of the Sustainable and Resilient Communities Strategy; promoting an appropriate level and spatial distribution of housing and employment growth for the County which assists in addressing local demographic and affordability challenges. By virtue of directing the majority of growth to settlements in the two highest tiers of the settlement hierarchy the preferred strategy is likely to focus growth at locations which offer the potential for sustainable access to local services and facilities. For example, much of the growth directed to Abergavenny will likely be delivered within around 1.5 miles of the town centre, which is considered to be a reasonable cycling distance. Correspondingly, by directing a proportionately small amount of growth to the Tier 3, 4 and 5 the preferred strategy avoids significant growth at smaller settlements which are likely to have a higher rate of car dependency. This is consistent with the RLDP objective of enabling healthier lifestyles.
- 9.51 Therefore, while the actual degree of walking and cycling connectivity will partly be determined by detailed matters of design and layout, it is considered that in spatial terms the Preferred Strategy will direct growth to locations with good potential for accessing services via healthy transport options and therefore performs broadly positively in relation to health and wellbeing.
- 9.52 Other strategic policies likely to have a direct effect in relation to health and wellbeing are Policy S3 (Sustainable Placemaking & High Quality Design), Policy S10 (Sustainable Transport), Policy S12 (Community and Recreation Facilities) and S18 (Green Infrastructure, Landscape and Nature Conservation).
- 9.53 Of these, Policy S10 (Sustainable Transport) stands out as being of particular significance in relation to health and wellbeing as it includes an explicit requirement for development proposals to “*reduce the need to travel*” and “*increase provision for walking and cycling*”. The policy identifies that the existing Active Travel Network in Monmouthshire will need enhancing and expanding to ensure that walking and cycling are effectively promoted. The Active Travel Network is established by the Active Travel (Wales) Act 2013 and requires authorities to seek continuous improvement in cycling and pedestrian infrastructure. This means the policy is underpinned by a strong legislative platform which could act as an effective hook for ensuring developers design-in walking and cycling connectivity to the existing network when delivering new developments. Delivery and enhancement of Green Infrastructure through the development process as per Policy S18 is likely to be an important element of boosting walking and cycling.
- 9.54 Policy S12 (Community and Recreation Facilities) offers support in principle for development proposals which provide or enhance community facilities, the definition of which includes GP surgeries and health centres. Similarly, the policy establishes a presumption against the unjustified loss of such facilities. It is considered that the policy is relatively passive, i.e. simply supports such facilities coming forward rather than actively seeks their provision. However, in the context of Monmouthshire, where the need for growth is not acute, this is considered a proportionate approach.
- 9.55 Policy S3 (Sustainable Placemaking & High Quality Design) could help support health and wellbeing by promoting the “*co-location of uses in order to maximise opportunities for active travel*”. This is understood to mean delivering mixed a range of services and facilities across the different use classes at the same accessible location so that residents only need to walk or cycle to one place to access retail, employment, leisure and so on.

- 9.56 However, it is recognised that Monmouthshire is a largely rural plan area and in practice there will likely continue to be a degree of car dependency for many residents to reach some higher tier services and employment where these are not available locally. Collectively, it is considered that the preferred strategy will have minor positive effect in relation to health and wellbeing.

## Summary appraisal of the Preferred Strategy

- 9.57 The Preferred Strategy proposes a combined 'settlement hierarchy' and 'affordable housing' led approach to distributing housing growth, reflecting and addressing the aims of the two strands of the Sustainable and Resilient Communities Growth Strategy. Distributing growth proportionately across rural and urban areas will enable the provision of market and affordable housing in both urban and rural areas and, importantly, provide the opportunity to address the unbalanced demography, improve labour force retention by retaining/ attracting younger adult population age groups, and assists in addressing the County's housing affordability challenge.
- 9.58 Proposing growth according to the settlement hierarchy is positive as the majority of development directed towards the higher tier settlements where there is greater need and better access to sustainable transport modes and wider infrastructure. This will likely present opportunities to link new development with the existing walking, cycling and Green Infrastructure networks at each of the settlements, whilst also offering potential to secure enhancements to these networks through the development process. It is recognised that Monmouthshire is a largely rural plan area and in this context many of the smaller settlements which are allocated a small proportion of growth are unlikely to support walking and cycling access to services. Despite this it is important that such settlements receive the benefits of modest growth to sustain their vitality and although the Tier 3, 4 and 5 settlements are unlikely to support healthy travel options or access to healthcare facilities, collectively they are allocated only 18% of the residential growth. In light of this it is considered appropriate that some growth is directed to the rural settlements.
- 9.59 Where possible the Preferred Strategy supports growth at locations from which goods, services and local employment could potentially be reached via healthy travel options, subject to detailed matters of site design and layout. It also directs the majority of housing growth to settlements with the widest range of healthcare facilities and requires that such facilities are enhanced as necessary through the development process to continue to provide a high quality service. While it is likely that the Preferred Strategy will have a long term positive effect on health and wellbeing, it is not possible to conclude it will be significant at this stage. The precise location and scale of development is not currently known and will influence the significance of residual effects.

## Appraisal of cumulative effects

- 9.60 The rural nature and substantial size of Monmouthshire contribute to its key settlements having a high degree of self-containment in terms of walking and cycling infrastructure, though some indirect inter-settlement connectivity exists through long distance rights of way and bridleways which crisscross the County. In this context there are limited strategic opportunities to seek cross boundary Active Travel Network infrastructure or to leverage the networks of other regional authorities to build a coherent consolidated network. However, in the context of the Welsh Government's support for active travel and modal shift it is evident that individual authorities are increasingly seeking to incentivise walking and cycling. These efforts will likely contribute to a positive cumulative effect on the overall health outcomes of residents in the Cardiff Capital Region.
- 9.61 The adopted Brecon Beacons National Park LDP (2013) reiterates the role of the National Park as a sought-after destination for accessing the natural environment and growth within the Monmouthshire plan area will enable a greater number of people to access the Park for recreation and leisure with associated health and wellbeing benefits. For example, the Monmouthshire Preferred Strategy will deliver a substantial proportion of new residential development at Abergavenny from which access to the popular walking trails of Sugarloaf Mountain is easily achievable.

## Equalities, diversity and social inclusion

### Appraisal of the Preferred Strategy

- 9.62 The focus of the equalities, diversity and social inclusion ISA theme is reducing poverty and inequality, tackling social exclusion and promoting community cohesion. Many aspects of equalities, diversity and social inclusion do not have a spatial dimension and are unlikely to be directly affected by the spatial distribution of growth through the Preferred Strategy. For example, promoting community cohesion is likely to be most directly influenced through detailed policies which have the granularity to deliver focused responses at specific locations.
- 9.63 However, it is considered that distributing growth across the County in a manner that reflects and addresses the aims of the two strands of the Sustainable and Resilient Communities Growth Strategy, will help to support and sustain a hierarchy of vibrant centres across the County. Housing and employment growth will be focused primarily at the high tier settlements; with an appropriate level also channelled to the County's most sustainable rural settlements to facilitate the creation of sustainable and resilient communities throughout Monmouthshire. This can be significant in enabling local people to remain in their communities rather than have to seek opportunities for housing and employment elsewhere.
- 9.64 At a broad conceptual level this is considered a positive approach to reducing inequalities between rural and urban settlements where these exist. In principle the Preferred Strategy may have potential for a long term minor positive effect. However, it is difficult to conclude that growth in rural settlements and rural areas will address existing deprivation in terms of access to jobs, healthcare and opportunities as the proportionate approach to distribution means growth will be unlikely of a scale which unlocks significant investment or enhancement in these areas. On balance, it is considered that the scale and distribution of growth is likely to have a minor positive effect in relation to equalities, diversity and social inclusion.
- 9.65 The affordable housing policy-led strand of the spatial strategy seeks to ensure that a level of growth is distributed by HMAs, targeting sustainable settlements with the highest levels of intermediate housing need. This will have a long term positive effect on this ISA theme by helping to address the demographic and affordability challenges facing the County. The supporting text of the policy notes that affordable housing is a key issue for the RLDP and will address issues associated with the County's high house prices (relative to the Welsh average and relative to earnings) such as difficulties attracting and retaining younger age groups and anticipated increased demand for housing in Monmouthshire related to the removal of the Severn Bridge Tolls.
- 9.66 Other strategic policies most likely to have indirect effects on equalities, diversity and social inclusion are Policies S3 (Sustainable Placemaking & High Quality Design), S5 (Infrastructure and Facilities) and S7 (Affordable Housing).
- 9.67 There is clearly an economic and educational dimension to tackling poverty and exclusion as it is critical that people are given the opportunity to acquire skills and education which empowers them to enter the workplace and find stable, high quality employment. In this sense Policy S5 (Infrastructure and Facilities) could potentially play a role through the requirement to provide "*new or improved infrastructure and facilities to remedy deficiencies*" given that this includes education facilities. However, where deficiencies in provision currently exist it is not clear whether the policy would be effective in addressing the existing shortfall as well as providing additional capacity for new development, or whether this simply means existing provision would be deficient once additional growth is added. Effects are uncertain in this respect.
- 9.68 Placemaking can play a role in tackling social exclusion through well designed, barrier-free environments which can be entered and used safely and with dignity by all members of the community. Policy S3 (Sustainable Placemaking & High Quality Design) seeks sustainable places which support community wellbeing, including through the implementation of "*safe and inclusive design that offers ease of access for all*" and could have potential for minor positive effects.

9.69 Access to a range of types and tenures of genuinely affordable housing is an important element of tackling poverty and social exclusion. Policy S7 (Affordable Housing) will therefore be a key lever by which affordable housing is delivered in Monmouthshire. The supporting text of the policy recognises that certain groups within the community are often particularly in need of affordable housing, such as elderly people and younger age groups who may otherwise not be able to afford to continue living locally. In the context of Monmouthshire where average house prices are significantly above the average for Wales it will be of great importance that a sufficient range and choice of affordable housing is delivered which enables people to remain living in their community if they wish to do so. In principle, long term positive effects are considered likely.

## Summary appraisal of the Preferred Strategy

9.70 The Preferred Strategy's proportionate distribution of growth in accordance with the aims of the two strands of the Sustainable and Resilient Communities Growth Strategy means that small rural communities will see some of the benefits of development, including the potential for delivering affordable housing in rural areas which could help to sustain the vitality and viability of rural settlements. A thriving hierarchy of settlements across the plan area will be an important aspect of tackling inequalities and deprivation within Monmouthshire in terms of ensuring access to employment, education and services at or near where the need for them arises. The Preferred Strategy also includes policy requirements which could help to deliver new or enhanced infrastructure, including education and training, across the plan area to help address deficiencies in provision. Additional policy requirements could help to create and sustain accessible, inclusive places through the development process which promote social inclusion and remove barriers to access.

9.71 However, at this stage of plan making details on some key aspects of tackling inequality remain uncertain. It is difficult to measure the potential effects of the Preferred Strategy on protected characteristics<sup>16</sup> who are particularly affected by poverty, inequality and social exclusion as the degree of effect could vary between these groups. Nevertheless, the principle of a proportionate distribution of growth and a greater focus of housing development at the settlements with the highest levels of intermediate housing need is considered to be positive. While it is likely that the Preferred Strategy will have a long term positive effect on equalities, diversity and social inclusion, it is not possible to conclude it will be significant at this stage. The precise location and scale of development at sites is not currently known and will influence the significance of residual effects.

## Appraisal of cumulative effects

9.72 Addressing the equalities, diversity and social inclusion objectives is not considered to be a primarily spatial matter. In this sense there are unlikely to be significant cumulative effects from development proposed in the Preferred Strategy and development in surrounding authorities.

9.73 However, there is a degree of cross-cutting between the equalities theme and other ISA themes, particularly in relation to the role of affordable housing and educational opportunities in tackling entrenched poverty and deprivation. In this sense the fact that Monmouthshire and its regional partners are all proposing meeting or exceeding their housing need could be perceived as a positive, as it could offer opportunities to meet complex housing needs within particularly deprived communities, particularly in post-industrial settlements which have struggled over time to develop their economic vitality.

9.74 Additionally, it is recognised that the proposed enhancements to regional public transport through the Cardiff Capital Region City Deal and SE Wales Metro rollout will have potential to ease access to employment and training opportunities as well as services more broadly. Increased accessibility could have potential to reduce social exclusion and reduce some dimensions of deprivation.

<sup>16</sup> The following are protected characteristics under the Equality Act 2010: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.



- 9.75 It is considered that cumulative effects in relation to equalities, diversity and social exclusion are likely to a minor positive effect overall. Although elements of tackling entrenched deprivation and inequality are likely to be influenced by targeted action addressing specific needs at a local level, the collective action of authorities at a regional scale is likely to deliver similar benefit, or potentially even greater benefit, from all the investment being stimulated through the Cardiff City Deal and other regional LDPs.

## Transport and movement

### Appraisal of the Preferred Strategy

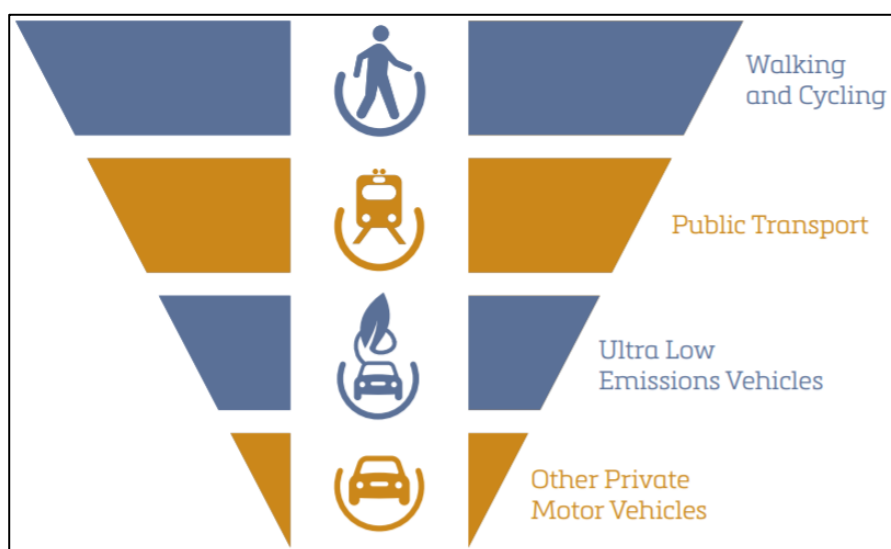
- 9.76 The transport and movement ISA objectives include improving access to jobs and services, reducing private vehicle use through promoting active travel and encouraging modal shift, and improving access to high speed digital infrastructure to enable working from home.
- 9.77 The distribution of growth proposed by the Preferred Strategy (as set out earlier in this Chapter) performs reasonably positively in relation to the first of these objectives as it capitalises on existing transport links at the higher tier settlements to direct growth to locations served by transport hubs. By directing the majority of housing growth to the Tier 1 settlements the strategy ensures that new residential development will be at locations with the strongest public transport links to other regional employment hubs, particularly Cardiff, Bristol and Newport. Similarly, new employment growth in the Tier 1 settlements will be accessible by train or, in the case of Monmouth, by bus. However, in the absence of specific sites underpinning the strategy it is challenging to draw detailed conclusions in terms of improving access to specific jobs and services opportunities. For example, although Abergavenny and Chepstow benefit from train stations served by frequent services, Abergavenny station is at the far south of the settlement. New development at the far north of the settlement may therefore find the station less accessible than new development at the south. Similarly, growth focussed at the Severnside settlement cluster is positive in transport terms given that the area is served by two train stations. Both stations are within close proximity of each other at Rogiet and Caldicot, leaving Magor at the far west of the cluster without any practical walking or cycling option for accessing either station. However while there are no existing sustainable transport links at Magor it is noted that bus links are possible, and that the new South Wales Metro plan designates Magor as a location for a rail station (Magor Walkway Station). Again, detailed conclusions are not possible in the absence of specific development sites, though the principle of directing growth here as opposed to locations with no public transport is clearly positive.
- 9.78 The Active Travel (Wales) Act (2013) requires all local authorities in Wales to deliver improvements to their network of active travel routes and facilities. Monmouthshire's Active Travel Network includes walking and cycling paths within each of the principal settlements though inter-settlement connectivity is limited outside of the Severnside settlements (which are close enough for active travel to be a viable option, though this may be partly on-road). In this context new development through the Preferred Strategy performs well at a localised scale, offering good potential for new development to link with and enhance the existing network within settlements. However, the rural nature of the County and the distances between most of the higher tier settlements mean that the Preferred Strategy is unlikely to have a positive effect in relation to the majority of inter-settlement travel.
- 9.79 In 2017 the proportion of CO<sub>2</sub> emissions from road transport in Monmouthshire was 52% which is notably high in relation to the Wales average of 25%.<sup>17</sup> This likely reflects the existing high rate of car dependency associated with the County's rurality and the distances between the main settlements. In the context of this high baseline for emissions, and on the understanding that the Preferred Strategy is delivering low growth in absolute terms, it is unlikely that the Preferred Strategy will facilitate modal shift of a significance which appreciably reduces emissions. However, the Sustainable Settlement Appraisal (2019) identifies that Abergavenny, Caldicot, Chepstow and Monmouth score most strongly in terms of sustainability, with transport and accessibility a key consideration. Therefore, as noted above, the principle of directing

<sup>17</sup> Department for Business, Energy & Industrial Strategy (2019), 'UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2017' [online], available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>

growth to the higher tier settlements performs positively in relation to the transport and movement theme.

- 9.80 Other strategic policies most likely to have an effect in relation to the transport and movement ISA theme are S3 (Sustainable Placemaking & High Quality Design), S6 (Infrastructure Provision), S10 (Sustainable Transport), S11 (Retail and Commercial Centres Hierarchy) and S13 (Employment Sites Provision).
- 9.81 Of these, Policy S10 (Sustainable Transport) is likely to have the most direct positive effects in relation to transport and movement. The policy establishes a presumption in favour of development which accords with the PPW's Sustainable Transport Hierarchy (see below). Where sites are available to support this approach, this will help embed sustainability and accessibility into new development by integrating walking and cycling and public transport access into the location, design and layout of new schemes. This principle is supported by other strands of the policy. Bullet point 3 says that development proposals should promote active travel through "*safeguarding, enhancing and expanding on the Active Travel Network*", whilst bullet points 5 and 6 state that development should help improve road safety and minimise the adverse effects of parking, both of which could play a role in incentivising and enabling more widespread take up of walking and cycling.
- 9.82 Although Policy S10 does not in itself form part of the spatial strategy, the final bullet point of the policy has spatial implications in that it identifies the potential for developing "*high capacity transport links*" at the three Tier 1 settlements. This reinforces the benefits of directing the majority of growth to Abergavenny, Chepstow and Monmouth.

**Figure 9.1 The Sustainable Transport Hierarchy for Planning<sup>18</sup>**



- 9.83 Policy S4 (Sustainable Placemaking & High Quality Design) recognises the importance of locating different facilities together in an accessible location to maximise the amount of services which can be accessed from public transport hubs and the Active Travel Network. In practice this would require new development to integrate effectively with the existing Active Travel Network and potentially enhance it depending on the size and location of the scheme within a settlement.
- 9.84 Policy S6 (Infrastructure Provision) includes 'broadband infrastructure' within its indicative list of planning obligations which may be sought through the development process. The supporting text of the policy also notes that the term 'infrastructure' has a broad definition which includes digital infrastructure and telecommunications. Supporting the delivery of high speed broadband can have substantial benefits in relation to transport as it can facilitate working from home, removing the need to travel.

<sup>18</sup> Welsh Government (2018), 'Planning Policy Wales: Edition 10' [online], available at: <https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf>

## Summary appraisal of the Preferred Strategy

- 9.85 The Preferred Strategy gives great weight to the Active Travel Network and the importance of directing growth to locations which can either integrate with the existing network or enhance and extend the existing network in order to link with services and facilities. Growth is being distributed according to the settlement hierarchy with the majority of development directed towards the higher tier settlements where there is better access to sustainable transport modes and wider infrastructure. The distribution of growth also enables the Preferred Strategy to take advantage of the proposed South East Wales Metro rollout to Monmouth, Chepstow and Abergavenny, though full integration into the Metro network may not be implemented until later in the plan period. The Preferred Strategy looks to capitalise on Monmouthshire's strategic location within the Cardiff Capital Region, its strategic location between the Great Western Cities and SW/Bristol region, and its access to the M4, M48 and mainline rail corridors which is an important element in ensuring the plan area's continued integration into the Cardiff Capital Region and beyond.
- 9.86 Overall, the Preferred Strategy is predicted to have a significant long term positive effect on the transport and movement. At a strategic scale it takes advantage of opportunities arising from the Cardiff Capital Region City Deal and South East Wales Metro proposals, whilst at a settlement specific scale it provides for opportunities to enhance and extend the Active Travel Network and integrate new development into it.

## Appraisal of cumulative effects

- 9.87 There is potential for both negative and positive cumulative effects in relation to transport and movement, particularly in relation to cross boundary roads and railways which stand to be impacted by development both within Monmouthshire and regionally.
- 9.88 Existing travel patterns in Monmouthshire reflect its rurality, particularly a trend for relatively long travel to work distances, high levels of car ownership and reliance on the private car. The volume of traffic in the County has also continued to increase, up nearly 10% in the seven years to 2017. The primary points of road congestion in the region are on the M4, with regular issues of congestion at Newport tunnels reflecting the high commuter levels to and from Cardiff in particular.<sup>19</sup> The 2019 decision not to progress an M4 relief road<sup>20</sup> circumventing the Newport tunnel bottleneck could have effects in-combination with growth at Monmouthshire, Newport and in the West of England resulting in additional congestion over time. This in turn could increase the duration of car and HGV journeys between south Monmouthshire, Newport and Cardiff.
- 9.89 The adopted Newport LDP (2015) safeguards land for major road schemes including improvements to the M4 Motorway Junction 28, western extension of the Southern Distributor Road and the North South Link. Whilst these proposals will likely contribute to easing localised congestion issues, there could also be potential for increased traffic along the M4, A4042 and A449 as a result of growth within Newport.
- 9.90 Additionally, growth in the Heads of the Valleys, while likely to boost the regional economy, could lead to increased pressure on the road network, particularly the A465. However, it is noted that the A465 has recently undergone significant enhancement, including dualling of the carriageway in places, and capacity has therefore been boosted.
- 9.91 Cumulative effects in relation to public transport are projected to be largely positive, as future growth of the Cardiff City Region is underpinning the business case for the SE Metro rollout. This includes enhanced heavy rail connectivity between Cardiff and Abergavenny and Chepstow, and bus rapid transit between Cardiff and Monmouth. In the context of early uncertainties around the extent the SE Wales Metro rollout, growth proposed in the neighbouring authorities within the Cardiff City Region contribute to this positive cumulative

<sup>19</sup> Monmouthshire County Council (2015) Monmouthshire Local Transport Plan [online] available at: <https://www.monmouthshire.gov.uk/local-transport-plan/>

<sup>20</sup> Welsh Government (2019) 'M4 corridor around Newport: decision letter' [online], available at: <https://gov.wales/m4-corridor-around-newport-decision-letter>

effect through the introduction of additional users of the network to create robust business case for expansion.

## Natural resources (air, land, minerals and water)

### Appraisal of the Preferred Strategy

- 9.92 In terms of air quality, while this is not a significant issue for the County, it is nonetheless recognised that air pollution is a major cause of death and disease globally.<sup>21</sup> The greatest problems associated with air quality in the County are caused by vehicle emissions; evidenced by the two Air Quality Management Areas (AQMAs) declared at Chepstow and Usk for NO<sub>2</sub>.<sup>22</sup> Policy S1 (Strategic Sustainable Growth) sets out the Preferred Strategy approach to distribute growth proportionately across the County, in-combination with the outcome of the Sustainable Settlement Appraisal (2019). The Appraisal established a sustainable settlement hierarchy that reflects those communities best placed to accommodate sustainable growth based on accessibility to sustainable transport, the availability of local services and the level of employment opportunities.
- 9.93 Delivering growth towards the most sustainable communities is likely to lead to positive effects in terms of supporting levels of self-containment in the higher tier settlements, reducing the need to travel where possible, and subsequently reducing levels of NO<sub>2</sub>. However, directing growth in accordance with the settlement hierarchy includes delivering a large proportion of growth to Chepstow, given this is a Tier 1 Settlement. Policy 2 (Spatial Distribution of Development - Settlement Hierarchy) states that around 1,508 dwellings will be directed to Chepstow during the plan period, which has the potential to exacerbate NO<sub>2</sub> levels within the AQMA through increased road users and subsequent increased levels of congestion. Notably, Chepstow AQMA includes the A48, between the roundabout with the A466, which would likely be utilised by commuters. Conversely, it is noted that Policy SP2 identifies Usk as Settlement (along with Raglan and Penperlleni), with only 449 dwellings distributed between these settlements. The Air Quality Action Plans for both areas contain many transport-related measures, and these have been taken account through the development of the LTP (2016), which is due to be updated to inform the Deposit RLDP.<sup>23</sup>
- 9.94 It is noted that the Preferred Strategy, through Policy SP2, directs around 2,297 dwellings to the Severnside Area. Delivering growth to the South of the County has the potential to lead to positive effects through capitalising upon the strategic links to the Great Western Cities, Cardiff Capital Region, and SW/ Bristol region. The Capital Region is committed to a low carbon future, delivering healthier and sustainable travel options, which may provide opportunity for building more sustainable communities and improved air quality in the South of the County.
- 9.95 It is considered that the programme outlined in the LTP (2016) will support sustainable communities across the County; including through the delivery of walking and cycling infrastructure, bus network improvements, station and highways improvements, Cardiff Capital Region Metro schemes, 20mph limits and road safety schemes. This coincides with higher level policy frameworks, and in accordance with Welsh Government guidance it does not contain specific rail service and trunk road proposals. The LTP programme is reflected through the Preferred Strategy policy framework, notably Strategic Policy S10 (Sustainable Transport) states that *“The Deposit Plan will safeguard sites necessary to deliver the key transport measures and schemes identified in the Updated Local Transport Plan.”* Policy SP10 also sets out a list of specific facilitation tasks for development to promote sustainable, safe forms of travel including *“promoting electric vehicle charging infrastructure”*. This will contribute positively towards reducing atmospheric levels of NO<sub>2</sub> and improving air quality within the County.

<sup>21</sup> World Health Organisation (2019) Ambient air pollution: Health impacts <https://www.who.int/airpollution/ambient/health-impacts/en/>

<sup>22</sup> Air Quality in Wales (2019) Air Quality Management Areas <https://airquality.gov.wales/laqm/air-quality-management-areas>

<sup>23</sup> Monmouthshire County Council (2015) Monmouthshire Local Transport Plan [online] available at: <https://www.monmouthshire.gov.uk/local-transport-plan/>

- 9.96 The uptake of sustainable travel to improve air quality is further supported through Policy S6 (Infrastructure Provision) and Policy S3 (Sustainable Placemaking & High Quality Design); which requires development proposals to “*promote the co-location of uses maximising opportunities for active travel and public transport use*”.
- 9.97 Monmouthshire is a predominantly rural County and one of the key issues that has been identified through the RLDP (Issue 17) is that ‘...*there is a significant high percentage of BMV agricultural land with limited Brownfield land development opportunities*’. Looking first at brownfield land supply, it is recognised that limited brownfield opportunities exist in the Tier 1 Settlements; which is therefore capitalised upon through the Preferred Strategy. In line with Policy S2 (Spatial Distribution of Development - Settlement Hierarchy), the majority of growth is being directed to the Tier 1 Settlements, with the intention of utilising brownfield land where possible. This will contribute positively towards meeting the ISA objective to “...*maximise opportunities for development on previously developed land*”.
- 9.98 As highlighted earlier within this Chapter, no specific sites/ allocations are identified at this stage, and it is therefore difficult to predict or draw any definitive conclusions in relation to the nature and significance of effects that are likely to arise in relation to the specific loss of greenfield land. However, given the level of growth proposed and the lack of brownfield supply across the County, a significant proportion of development is therefore likely to be delivered on greenfield land, leading to residual negative effects against this ISA theme. While the focus on re-use/ redevelopment of brownfield sites in the Tier 1 Settlements will support the delivery of positive effects in this respect, there is anticipated to be a net loss of greenfield land overall.
- 9.99 In terms of agricultural land quality throughout Monmouthshire, it is recognised that there is a high percentage of best and most versatile agricultural land (i.e. Grade 1, 2 or 3a). While there is a need to conserve these resources, there are limited opportunities within the County for development on lower grades of agricultural land (i.e. Grade 3b, 4 and 5). The Predictive ALC model for Wales (2017) is based on the principles of the Agricultural Land Classification System of England & Wales, the Revised Guidelines & Criteria for Grading the Quality of Agricultural Land (MAFF 1988). This data model allows you to predict the distribution of BMV land throughout the County, and in relation to key areas as set out in the settlement hierarchy:
- Primary Settlements are predominately urban centres, with areas of Grade 3a land located to the east of Abergavenny and integrated between the main urban area throughout Monmouth. Interspersed areas of high quality Grade 2 land and non-agricultural land are present around Chepstow.
  - Secondary Settlements include significant areas of BMV land; areas of Grade 3a land surround Usk (notably to the south). North east/ and north west of Penperlleni and north/ north east of Raglan are areas of Grade 3a land. Grade 2 and 3b land is dispersed outside of Raglan’s urban area.
  - Severnside is particularly constrained by Grade 2 and Grade 1 land, surrounding the M4. Significantly constrained areas include the entirety of Crick, and large areas within Caerwent, between Rogiet and Magor/ Undy, and north of Sudbrook.
  - Rural settlements have not yet been defined; however, it is recognised that outside of the main settlements there is a significant amount of BMV agricultural land, reflecting the rural nature of the County.
- 9.100 In terms of the Preferred Strategy, it is considered that directing a significant proportion of growth to the Tier 1 settlements (Strategic Policy S2) will protect best and most versatile agricultural land where possible. This is in accordance with PPW 10, which states that “*agricultural land of grades 1, 2 and 3a is the best and most versatile and should be conserved as a finite resource for the future.*”<sup>24</sup> However, as set out in the RLDP, the widespread distribution of BMV agricultural land (surrounding all settlements to some extent) means that development anywhere in the County will likely lead to residual adverse effects.

<sup>24</sup> Welsh Government (2018) Planning Policy Wales Edition 10 para. 3.45  
<https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf>

- 9.101 As discussed above, no specific sites/ allocations are identified at this stage, and it is therefore difficult to predict or draw any definitive conclusions in relation to the nature and significance of effects that are likely to arise in relation to the specific loss of BMV agricultural land. It is however noted that the RLDP states that *“a key consideration in assessing the Candidate Sites will be the high percentage of BMV agricultural land within Monmouthshire.”* An agricultural land classification Background Paper will be produced at the Deposit RLDP stage, adopting a sequential approach to assessing loss of BMV agricultural land as set out by PPW. Every effort will be made to, where possible, protect the higher grades of BMV land; and to avoid/ or minimise the loss of BMV land. This will contribute positively towards meeting the ISA objective to *“promote the efficient use of land”*. As set out in the beginning of this Chapter, consideration will be given to the Candidate Sites in due course.
- 9.102 While there is no specific policy which relates to the use of previously developed land and protection of best and most versatile agricultural land, it is considered that this will be reflected through site specific policies, and is adequately addressed through PPW (2018).
- 9.103 In terms of the County’s mineral resource, the latest South Wales Regional Aggregates Working Party (SWRAWP) Annual Report (2018) establishes that at the end of 2018 Monmouthshire had a greater than 50 year’s supply of crushed rock reserves, which are situated at the inactive limestone quarry at Ifton Quarry, Rogiet.<sup>25</sup> In view of the surplus of existing permitted crushed rock reserves, no further allocations for crushed rock are required to be identified within the RLDP. A revised Regional Technical Statement (RTS) - 2nd Review is currently out to consultation and is due to be published later in 2020.
- 9.104 Whilst it is considered that there would be no negative impact on Monmouthshire’s mineral resource through the Preferred Strategy as mineral landbank obligations can be met, the Preferred Strategy does have the potential to impact upon the Limestone Mineral Safeguarding Area (MSA) present in parts of the south of the County.<sup>26</sup> Strategic Policy S2 (Spatial Distribution of Development – Settlement Hierarchy) directs around 2,297 dwellings towards the Severnside area in the south of the County. The Council will therefore need to be mindful of the potential effect that development could have on the MSA. While no specific sites/ allocations are identified within the Preferred Strategy at this stage, it is considered that in accordance with national and regional policy requirements, a sustainable approach to minerals planning will be adopted. In this context, Policy S17 (Minerals) states that the Council will *“safeguard known / potential sand and gravel and limestone resources for future possible use”* in addition to *“maintaining a minimum 10 year land bank of permitted aggregate resources throughout the plan period in line with national guidance”*.
- 9.105 Water is supplied to Monmouthshire by Dwr Cymru/ Welsh Water (DCWW). They supply water via a large scale, multi-source, integrated network that is typical of many other water company areas. Monmouthshire falls within two Water Resource Zones (WRZs); Monmouth and the South East Wales Conjunctive Use System (SEWCUS). The Monmouth WRZ supplies the market town of Monmouth and the surrounding villages. The WRZ is heavily dependent on the Mayhill abstraction from the River Wye at Monmouth. There is also a spring abstraction at Ffynnon Gaer which supplies a small localised area south of Monmouth. The total demand for water for this WRZ is forecast to remain relatively stable until 2030, with a decline in demand anticipated over the 2030-2050 planning period, and then to just 10% of current demands by 2050. The SEWCUS supplies the majority of the County, and a significant proportion of the South East Wales Region. In total, there are over 40 resources that are used to supply the SEWCUS WRZ, which include a mixture of river abstractions from the larger rivers in the east of the WRZ and relatively small upland reservoir sources with small catchment areas. For both WRZs the total demand for water is forecast to remain relatively stable until 2030, with a decline in demand anticipated over the 2030-2050 planning period, and then to just 10% of current demands by 2050.

<sup>25</sup> South Wales Regional Aggregates Working Party (2019) Annual Report 2018 <http://www.swrawp-wales.org.uk/Html/SWRAWP%20Annual%20Report%202017%20FINAL.pdf>

<sup>26</sup> North Wales and South Wales Regional Aggregates Working Parties (2014) Regional Technical Statement - 1st Review <https://www.merthyr.gov.uk/media/4451/sd44-south-wales-regional-aggregates-working-party-regional-technical-statement-1st-review-august-2014.pdf>

- 9.106 Water companies are legally required to supply water to private consumers and businesses within their area. As set out in the Water Industry Act 1991, they must prepare and maintain a Water Resources Management Plan (WRMP) that sets out how the company intends to maintain the balance between water supply and demand. Water companies update their WRMPs every 5 years to take account of predicted growth and ensure that there are schemes in place to meet future demands.
- 9.107 Given the legal requirements in place for WRMPs, the Preferred Strategy is anticipated to deliver neutral effects in terms of impact on water resources. In accordance with PPW (2018) development coming forward through the Preferred Strategy will be encouraged to be water efficient and may deliver mitigation (for example rain water harvesting measures) to support reduced water use per person per day. PPW (2018) states that *“all new development should be located and its implementation planned in such a way as to allow for sustainable provision of water services, in particular minimising vulnerability to the impacts of climate change. Design approaches and techniques that improve water efficiency and minimise adverse impacts on water resources, are also encouraged.”* This is reinforced through Preferred Strategy Policy S4 (Climate Change) which requires all development proposals to *“Incorporate water efficiency measures and minimise adverse impacts on water resources and quality”*. This will contribute positively towards meeting the ISA objective to *“promote the efficient use of natural resources including providing increased opportunities for water efficiency.”*

## Summary appraisal of the Preferred Strategy

- 9.108 The Preferred Strategy, in accordance with the LTP (2016), seeks to minimise the need to travel, particularly by the private motor car, and capitalise upon opportunities to incorporate active travel modes and routes, directing development to the most sustainable locations which serve to achieve this. Enhanced sustainable transport opportunities such as active travel networks, improved public transport and electric charging point infrastructure will help to reduce the impact of transport-based emissions and improvements in air quality. However, given the rural nature of the County and existing reliance on the car for travel, there is the potential for residual adverse effects.
- 9.109 Where possible, the RLDP will prioritise the re-use/ redevelopment of brownfield land, although it is recognised that such opportunities are limited in Monmouthshire. The Preferred Strategy seeks to protect BMV land and minimise its loss as far as possible through the Preferred Strategy; undertaking a sequential approach to the allocation of candidate sites. However, given the widespread nature of high quality ALC throughout the County, it is considered that the significant loss of soil resource is inevitable.
- 9.110 In terms of mineral and water resources, it is considered that neutral effects are anticipated given there are no existing capacity issues, and the higher level policy frameworks in place respectively.
- 9.111 While there is a need to conserve natural resources, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. It is likely that the Preferred Strategy will have a long term negative effect on natural resources through the loss of greenfield and agricultural land; however, it is not possible to conclude it will be significant at this stage. The precise location of development is not currently known and will influence the significance of residual effects.

## Appraisal of cumulative effects

- 9.112 There is the potential for a cumulative loss of greenfield land and BMV agricultural land as a result of the distribution of housing to meet the need of the wider South Wales region. Development proposed through the Preferred Strategy has the potential to interact with development proposed through neighbouring authority plans to result in cumulative significant loss of greenfield land and BMV agricultural land.

9.113 The County has regional obligations to be met in terms of Minerals planning, forming part of the former Gwent sub-region along with Torfaen, Newport and Blaenau Gwent. In accordance with the RTS (2018) Monmouthshire will work collaboratively with neighbouring authorities to consider options for satisfying regional apportionment. The latest position will be updated in the Deposit Plan.

9.114 There is the potential for development proposed through the Preferred Strategy to interact with development proposed in other plans and programmes to have both a negative and positive cumulative effect on the water environment. Water resources and wastewater treatment capacity are generally managed at a catchment level and there is close working between Natural Resources Wales, Welsh Water, and wastewater service providers to monitor the situation and plan ahead for new infrastructure to meet predicted demands. Given the total demand for water in the County is forecast to remain relatively stable until 2030, with a decline in demand anticipated over the 2030-2050 planning period, and then to just 10% of current demands by 2050, it is considered that the Preferred Strategy will not have a significant negative cumulative effect on this ISA theme.

## Biodiversity and geodiversity

### Appraisal of the Preferred Strategy

9.115 In terms of European sites, the HRA Report (February 2020) for the Preferred Strategy identified the following impact pathways as being relevant for the emerging RLDP:

- Atmospheric pollution (due to an increase in traffic generation);
- Recreational pressure (due to the local population growth);
- Loss of functionally linked land (due to the allocation of greenfield sites for development);
- Water quality (due to increases in sewage effluent and industrial pollutant input); and
- Water quantity, level and flow (due to an increased abstraction of water for dwellings and employment space).

9.116 The screening of the Preferred Strategy policies found that the following European sites within 15km of Monmouthshire and impact pathways need to be considered in more detail through the Appropriate Assessment stage:

- Usk Bat Sites SAC (atmospheric pollution, recreation and loss of functionally linked land);
- Cwm Clydach Woodlands SAC (atmospheric pollution);
- Wye Valley Woodlands SAC (atmospheric pollution);
- Severn Estuary SAC (atmospheric pollution, recreation, water quality and water quantity, level and flow);
- Severn Estuary SPA / Ramsar (atmospheric pollution, recreation, loss of functionally linked land, water quality and water quantity, level and flow);
- River Wye SAC (atmospheric pollution, recreation, water quality and water quantity, level and flow);
- Avon Gorge Woodlands SAC (atmospheric pollution);
- River Usk SAC (recreation, water quality and water quantity, level and flow); and
- Wye Valley and Forest of Dean bat Sites SAC (loss of functionally linked land).

9.117 It should be noted that all of the potential strategic growth areas were also identified as needing to be screened in for further detailed consideration through the HRA process.



- 9.118 The HRA Report found that due to the relatively limited detail available in the Preferred Strategy (e.g. no site allocations and only some policy wording is available) and the lack of key evidence (e.g. no air quality assessment), it was not possible to undertake a fully conclusive Appropriate Assessment at this stage. However, given that some detailed policy wording is already available, the HRA undertook preliminary Appropriate Assessment of some impact pathways and provides initial recommendations on how to mitigate potential adverse effects of the RLDP on European sites through additional policy wording. It also identifies further work to be carried out once the precise location of growth is known, which includes air quality modelling and visitor surveys (at two key access points).
- 9.119 Taking the findings of the HRA Report into account at this stage, it is considered that the likelihood for significant effects on European sites as a result of development proposed through the Preferred Strategy is uncertain. The findings of any future HRA work will inform the next iteration of the ISA Report to accompany the Deposit Plan on consultation.
- 9.120 As explained earlier in this Chapter, the majority of growth during the plan period is being directed towards the main settlements in the County, which includes Abergavenny, Chepstow and Monmouth.
- 9.121 There is a range of nationally and locally designated biodiversity located around these settlements. Some of these designations fall within or have the same boundaries as the European sites considered through the HRA and outline above, although they may have different designated features and sensitivities in some cases. Despite this, the impact pathways identified earlier for European sites are also applicable/ relevant to nationally and locally designated sites and wider biodiversity interests.
- 9.122 The level of development proposed and directed to these areas under Policies S1 and S2 has the potential to result in impacts on the designated sites and wider biodiversity around these settlements. Policy S6 (Delivery of Homes) reiterates the level housing growth to be delivered during the plan period and set out in Policy S1.
- 9.123 Policy S8 proposes that the strategic development sites will contribute to the delivery of the housing and job growth set out in Policy S1. All the strategic growth options identified at this stage have been considered through the ISA process, with summary findings presented in Chapter 6 and detailed appraisals presented in Appendix III.
- 9.124 There are a number of other policies that support or permit a type of development that could have impacts on designated or wider biodiversity interests but that do not specify a quantum or any sites/ locations. These include Policies S4 (Climate Change), S5 (Infrastructure Provision), S9 (Gypsy and Travellers), S12 (Community and Recreation Facilities), S13 (Employment Site Provision), S14 (Rural Enterprise) and S15 (Visitor Economy).
- 9.125 There are also a number of policies that seek to protect or enhance the natural environment and will help to mitigate the impacts of proposed development on biodiversity. Policy S3 (Sustainable Placemaking & High Quality Design) states that development should “*promote a Green Infrastructure led approach and protect and enhance the natural environment*”. Policy S4 (Climate Change) requires development proposals to promote the provision of ultra-low emission vehicle charging infrastructure which will help to encourage their use and therefore indirectly have positive effects on biodiversity by helping to reduce emissions and improve air quality.
- 9.126 The Preferred Strategy states through Policy S5 (Infrastructure Provision) that planning obligations maybe sought to secure improvements in infrastructure where necessary and that such obligations may include green infrastructure and ecological mitigation and enhancement. Policy S14 (Rural Enterprise) permits development outside settlement development boundaries to rural enterprise uses and the diversification of the rural economy, “*where it is of a scale and type compatible with the surrounding area and will cause no unacceptable harm to the surrounding landscape, historic and cultural heritage, biodiversity or local amenity value*”.
- 9.127 Strategic Policy S18 (Green Infrastructure, Landscape and Nature Conservation) requires development to, “Maintain, protect and enhance the integrity and connectivity of Monmouthshire’s green infrastructure, landscape and biodiversity assets”, through five key

functions. This includes “*by protecting, positively managing and enhancing biodiversity and geological interests, including designated and non-designated sites, and habitats and species of importance and the ecological connectivity between them*”. There is also a key function relating to greenspace provision that states that Green Infrastructure assets and opportunities are designed to deliver a multifunctional resource.

## Summary appraisal of the Preferred Strategy

- 9.128 As no specific sites/ allocations are identified at this stage, it is difficult to predict or draw any definitive conclusions in relation to the nature and significance of effects that are likely to arise in relation to the biodiversity and geodiversity theme/ ISA objectives as a result of development proposed in the Preferred Strategy. There are a number of sensitive receptors in close proximity to the main settlements where the majority of growth is being directed. As a result, there is the potential for impacts on these receptors as well as a number that are located further away through various impact pathways. These sensitive receptors will need to be taken into account through the Council’s candidate site appraisal process and inform the allocation of sites in the Deposit Plan.
- 9.129 The Preferred Strategy include policies that seek to protect and where possible enhance the natural environment and seek to mitigate the impacts of proposed development on biodiversity and geodiversity. Taking the above into account, an uncertain effect is identified at this stage. The nature and significance of effects are dependent on the precise location and scale of growth.

## Appraisal of cumulative effects

- 9.130 Development proposed through the Preferred Strategy has the potential to interact with and have cumulative effects on biodiversity with growth proposed in other areas outside the County. This includes development plans in surrounding LAs, such as Torfaen, Newport, Brecon Beacons National Park, Forest of Dean and Herefordshire, and development plans in wider South East Wales and South West England. All of the Local Development Plans include policies which seek to protect and enhance biodiversity.
- 9.131 Further HRA work will be carried out to address the likelihood for adverse effects on the integrity of any European designated sites as a result of development proposed through the RLDP acting in-combination with other plans and projects. The candidate site assessment process will consider the impacts of development at specific sites on biodiversity and this issue will also be considered further through the ISA process.
- 9.132 It will be important for Local Planning Authorities and stakeholders, such as NRW and Natural England, to work closely to identify potential cross-boundary issues and seek to protect and enhance ecological corridors that cross authority boundaries where possible. Where possible, any strategic opportunities to deliver biodiversity net gain should be explored.

## Historic environment

### Appraisal of the Preferred Strategy

- 9.134 As explained earlier in this Chapter, the majority of growth during the plan period is being directed towards the main settlements in the County, which includes Abergavenny, Chepstow and Monmouth. There is a range of nationally designated heritage assets located within and around these settlements. Furthermore, the Blaenavon Industrial Landscape World Heritage Site is located to the south west of Abergavenny.
- 9.135 The level of development proposed and directed to these settlements under Policies S1 and S2 has the potential to result in impacts on the designated heritage assets and wider historic environment within and surrounding these settlements. Policy S6 (Delivery of Homes) reiterates the level of housing growth to be delivered during the plan period as set out in Policy S1.
- 9.136 Given the lack of brownfield sites it is likely that growth will be delivered on greenfield sites, in some cases through large urban extensions at the edge of these settlements. Policy S8 (Strategic Development Sites) proposes that the strategic development sites will contribute to the delivery of the housing and jobs growth set out in Policy S1. All the strategic growth options identified at this stage have been considered through the ISA process, with summary findings presented in Chapter 6 and detailed appraisals presented in Appendix III.
- 9.137 There are also designated heritage assets within and in close proximity to the lower tier settlements where development is proposed. This along with development in the rural areas could have impacts on the historic environment; however, given the scale of growth this is unlikely to be significant. Proposed development at the smaller settlements and in the rural areas may also have impacts on the historic environment but this is uncertain at this stage as the precise location of growth is not known.
- 9.138 There are a number of other policies that support or permit a type of development that could have impacts on the historic environment but that do not specify a quantum or any sites/locations. These include Policies S4 (Climate Change), S5 (Infrastructure Provision), S9 (Gypsy and Travellers), S12 (Community and Recreation Facilities), S13 (Employment Site Provision), S14 (Rural Enterprise) and S15 (Visitor Economy).
- 9.139 In terms of the future well-being of the Welsh language the Preferred Strategy is not likely to have any direct significant effects. This is dependent on a range of factors beyond the planning system, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities. The Preferred Strategy will deliver new homes and employment opportunities as well as associated infrastructure improvements. As most growth is directed to the principal settlement areas, effectively integrated new housing and employment development can support cultural vitality and inclusive communities. This is likely to have a long term indirect positive effect on the future of the Welsh language; however, this is unlikely to be significant.
- 9.140 The Preferred Strategy includes policies that will help to reduce the impact of proposed development on the historic environment. This includes Strategic Policy S3 (Sustainable Placemaking & High Quality Design) which requires development to “*contribute to creating high quality, attractive and sustainable places that support the well-being of the community*”. To achieve this development should, “*protect and enhance the natural, historic and built environments and show an understanding of how these function together to contribute towards the quality of places*”.
- 9.141 Strategic Policy S18 (Green Infrastructure, Landscape and Nature Conservation) states that development proposals must, “*Maintain, protect and enhance the integrity and connectivity of Monmouthshire’s green infrastructure, landscape and biodiversity assets*” through “*Landscape Setting and Quality of Place, by identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character*”.

## Summary appraisal of the Preferred Strategy

- 9.142 As no specific sites/ allocations are identified at this stage, it is difficult to predict or draw any definitive conclusions with regards to the nature and significance of effects that are likely to arise in relation to the historic environment theme/ ISA objectives as a result of development proposed in the Preferred Strategy. There are a number of designated heritage assets within and surrounding the main settlements where the majority of growth is being directed. As a result, there is the potential for impacts on these sensitive receptors, including their setting. The historic environment, including designated heritage assets, will need to be taken into account through the Council's candidate site appraisal process and inform the allocation of sites in the Deposit Plan.
- 9.143 The Preferred Strategy includes policies that seek to protect and where possible enhance the landscape and historic environment. Taking the above into account, an uncertain effect is identified at this stage. The nature and significance of effects are dependent on the precise location and scale of growth.

## Appraisal of cumulative effects

- 9.144 Development proposed through the Preferred Strategy has the potential to interact with development proposed through other plans to have a cumulative effect on the historic environment. Interactions of greatest significance are likely to be those plans, programmes and projects that impact upon the Blaenavon Industrial Landscape World Heritage Site (WHS), as well as historic town centres.
- 9.145 The WHS lies across the County Boundary and also forms part of the County Borough of Torfaen. The south-western boundary of the WHS runs parallel with the boundary of Torfaen/ Blaenau Gwent County Borough's also. Growth proposed through the Preferred Strategy alongside growth proposed through the emerging spatial strategies for the Torfaen and Blaenau Gwent Local Plan has the potential to cumulatively affect the sensitive historic site and its setting. It is recognised however, that all of the Local Development Plans will include policies which seek to protect and enhance the historic environment.
- 9.146 The WHS Management Plan seeks to "*deliver well-being benefits through heritage management and heritage-led regeneration*". The document identifies that Blaenavon has enjoyed successful heritage-led urban and environmental regeneration which has benefitted the historic landscape delivering substantial improvements and promoting continued inward investment. In this respect, growth around the WHS has the potential to support regeneration and townscape improvements that continue to protect and enhance the designated area and the wider setting.
- 9.147 It will be important for Local Planning Authorities and stakeholders, such as Cadw, to work closely to identify potential cross-boundary issues and seek to protect and enhance heritage settings that cross authority boundaries where possible. Where possible, any strategic opportunities to deliver heritage-led regeneration, in line with the WHS Management Plan, should be explored.

## Landscape

### Appraisal of the Preferred Strategy

9.148 Monmouthshire has a rich and diverse landscape stretching from the coastline of the Gwent Levels in the south of the County, to the uplands of the Brecon Beacons in the north, and the river corridor of the Wye Valley in the east. In terms of nationally designated landscapes, the County includes:

- **Wye Valley AONB** located to the east of Monmouthshire. The part of the Wye Valley AONB located within Monmouthshire covers approximately 16% of the Monmouthshire LDP area.
- **Brecon Beacons National Park** located to the north west of Monmouthshire. The portion of the Brecon Beacons National Park (BBNP) located in Monmouthshire covers approximately 17% of the County.

9.149 In line with Planning Policy Wales (2018) it is recognised that the Wye Valley AONB and Brecon Beacons National Park are “valued for their intrinsic contribution to a sense of place, and that their special characteristics should be protected and enhanced.” In addition to national policy requirements, protection is also provided to the Wye Valley through the Wye Valley AONB Management Plan (2016), which sets out five Development Strategic Objectives, underpinning the AONB aim to “Ensure all development within the AONB and its setting is compatible with the aims of AONB designation”. Notably, Objective WV-D2 seeks to “encourage and support high standards of design, materials, energy efficiency, drainage and landscaping in all developments”.<sup>27</sup> In terms of the Brecon Beacons National Park, there is an established Local Development Plan (LDP) in place and development control functions in the correlating part of the County. The LDP “represents and defines the National Park Authority’s approach for ensuring sustainable development is carried out in the National Park.”<sup>28</sup> Additionally, the Brecon Beacons National Park Management Plan (2015) sets out under six Themes, policies and priorities for managing change in the National Park.<sup>29</sup> Notably, Theme five (Building and Maintaining Sustainable Communities, Towns and Villages) considers the environmental capacity approach to spatial development demonstrated in the LDP.

9.150 While protection is provided at the higher level, it is nonetheless considered that development proposed through the Preferred Strategy has the potential to adversely impact upon special landscape features, character, and setting.

9.151 Strategic Policy S1 (Strategic Sustainable Growth) states that the LDP will deliver 8,232 homes over the plan period. However, as explained earlier in this Chapter, the residual housing requirement during the plan period is less than this once existing commitments have been taking into account.

9.152 The Preferred Strategy seeks to distribute growth across the County in a manner that reflects and addresses the aims of the two strands of the Sustainable and Resilient Communities Growth Strategy. This requires distributing growth proportionately across the rural and urban areas; an approach which has been combined with the outcome of the Sustainable Settlement Appraisal (2019) to establish a sustainable settlement hierarchy that reflects those communities best placed to accommodate sustainable growth. As explained earlier in this Chapter, the Preferred Strategy (Strategic Policies 1-3) remains high level, and while indicative strategic growth areas are set out in the main towns of Abergavenny, Chepstow, Monmouth, and the Severnside area; no specific sites/ allocations identified at this stage. It is therefore difficult to predict or draw any definitive conclusions in relation to the nature and significance of effects that are likely to arise in relation to the Landscape theme/ ISA objectives. However, it is possible to highlight where sensitive receptors are located in relation to the development being

<sup>27</sup> Wye Valley AONB Joint Advisory Committee (2016) Wye Valley Area of Outstanding Natural Beauty (AONB) Management Plan 2015 – 2020 <http://www.wyevalleyaonb.org.uk/index.php/publications/>

<sup>28</sup> Brecon Beacons National Park Authority (2019) Brecon Beacons National Park Local Development Plan (2018 – 2033) Preferred Strategy Consultation Document <https://www.beacons-npa.gov.uk/planning/draft-strategy-and-policy/local-development-plan-review/preferred-strategy/>

<sup>29</sup> Brecon Beacons National Park (2020) A Management Plan for the Brecon Beacons National Park 2015-2020 <https://www.beacons-npa.gov.uk/wp-content/uploads/BBNP-Management-Plan-PROOF-03-03-16-English.pdf>

proposed through the Preferred Strategy and suggest potential avoidance or mitigation to reduce the likelihood for adverse effects.

- 9.153 In accordance with Strategic Policy S2 (Spatial Distribution of Development) around 1,928 homes will be directed to Abergavenny which is located adjacent to the National Park; and 1,508 and 1,344 dwellings directed to Chepstow and Monmouth respectively, which are located in close proximity to the AONB. As a result, focussing a significant proportion of development in the Primary Settlements through the Preferred Strategy, has the potential to increase pressure on landscape character, setting, and the intrinsic qualities of the AONB and National Park.
- 9.154 Consideration is also given to the impact of the Preferred Strategy on the wider valued landscape; recognising that Cadw, Natural Resources Wales and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 landscapes of outstanding or special historic interest in Wales. Notably there are four located within Monmouthshire. These mainly relate to the AONB along the east of the County, along the Severn Estuary to the south, and to the west coinciding with the Brecon Beacons National Park.
- 9.155 While the exact location of sites is currently unknown, it is nonetheless considered that directing a significant proportion of growth towards important designated landscapes will ultimately change the landscape setting of these assets to some degree, with both positive and negative effects anticipated. Negative effects are ultimately anticipated due to a loss of greenfield and agricultural land affecting local landscape character, with development also considered likely to affect views from the AONB given the rural nature and topography of the County. Further potential negative effects and potential positive effects are dependent upon the delivery of high-quality design and efficient layout and orientation - these aspects remain uncertain until site proposals are assessed, and are largely guided by policy.
- 9.156 To this effect, Policy S3 (Sustainable Placemaking & High Quality Design) requires that *“development shall contribute to creating high quality, attractive and sustainable places that support the well-being of the community.”* In order to achieve this, in line with Policy S4, all development should:
- iii. *“Promote a Green Infrastructure led approach that respects local distinctiveness and the character of the site and its surroundings; and*
  - iv. *Protect and enhance the natural, historic and built environments and show an understanding of how these function together to contribute towards the quality of places.”*
- 9.157 PPW places the delivery of sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly at the heart of the Plan and notes it as the optimal outcome of development plans. Notably, PPW 10 defines Green Infrastructure as *“the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places”*.<sup>30</sup> The importance of protecting and enhancing Green Infrastructure is a key policy theme within PPW, recognising the multi-functional roles it has in delivering the goals and objectives of the Future Generation and Wellbeing Act.<sup>31</sup>
- 9.158 The Preferred Strategy supports a green infrastructure led approach to the design of new development that will enhance the character and identity of Monmouthshire’s settlements and countryside, encourage sustainable lifestyles and create attractive, safe and accessible places. It is however recognised that the achievement of this will depend largely upon identifying and understanding the local characteristics which are distinctive to an area. To ensure this is delivered, Policy S18 (Green Infrastructure, Landscape and Nature Conservation) requires that development proposals *“Maintain, protect and enhance the integrity and connectivity of Monmouthshire’s green infrastructure, landscape and biodiversity assets through the following key functions:*

<sup>30</sup> Welsh Government (2018) Planning Policy Wales Edition 10 para. 6.2.1  
<https://gov.wales/sites/default/files/publications/2019-02/planning-policy-wales-edition-10.pdf>

<sup>31</sup> Well-being of Future Generations (Wales) Act (2015)

- i. *Landscape Setting and Quality of Place, by identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;*
- iii. *Greenspace Provision, Connectivity and Enjoyment by ensuring that Green Infrastructure assets and opportunities embrace the placemaking approach and are designed and managed to deliver a multifunctional resource; capable of delivering a wide range of social, economic, environmental and health and well-being benefits for local communities and the county as a whole”.*

9.159 This will contribute positively towards meeting the RLDP objective to “*protect, enhance and manage Monmouthshire’s natural environment. This includes, the Wye Valley AONB, the County’s other high quality and distinctive landscapes, along with the connectivity between them by creating new linkages for them to adapt while at the same time maximising benefits for the economy, tourism, health and well-being.*” In this context, in accordance with Strategic Policy S5 (Infrastructure Provision) development may be required to include “*Recreation and Leisure Facilities including formal and informal open space*”, and/ or “*Green Infrastructure*” alongside development, to make development acceptable. Policy S5 further identifies that “*without appropriate investment to enable the provision of improved or new infrastructure, the proposed level of growth will be neither sustainable nor acceptable.*”

9.160 Overall, given Monmouthshire’s rural nature and the landscape assets present, it is considered that the delivery of the Preferred Strategy is predicted to lead to long term negative effects as result of the introduction of development in previously undeveloped areas; despite the specific location of development being currently unknown. It is however noted that Preferred Strategy policies seek to ensure that development, where possible, retains and enhances distinctive landscape features, and the overall landscape character and rural setting, to reduce the extent and significance of the inevitable effects of growth across the County. Residual minor negative effects are therefore predicted against the Landscape ISA theme.

## Summary appraisal of the Preferred Strategy

9.161 The Preferred Strategy proposes the delivery of new employment land and homes to meet identified needs and provide flexibility throughout the plan period. Growth is being distributed according to the settlement hierarchy with the majority of development directed towards the higher tier settlements given the findings of the sustainable settlement study (2019). However, these locations (notably Abergavenny, Chepstow and Monmouth) are constrained in terms of proximity to nationally designated landscapes; the Wye Valley AONB and Brecon Beacons National Park.

9.162 Preferred Strategy policies seek to ensure that development retains and enhances the key landscape areas, and the overall landscape character and rural setting, to reduce the extent and significance of the inevitable effects of the required growth. Notably, Strategic Policy S4 ensures that new development incorporates the principles of sustainable place-making and good design.

9.163 While there is the potential for the Preferred Strategy to have a negative effect on the landscape, it is not possible to conclude it will be significant at this stage. The precise location and scale of development at sites is not currently known and will influence the significance of residual effects.

## Appraisal of cumulative effects

9.164 Development proposed through the Preferred Strategy has the potential to interact with and have cumulative effects on landscape with growth proposed in other areas outside the County. This includes development plans in surrounding LAs, such as Torfaen, Newport, Brecon Beacons National Park, Forest of Dean and Herefordshire, and development plans in wider South East Wales and South West England. All of the Local Development Plans include policies which seek to protect and enhance the landscape.

- 9.165 Development proposed through the Preferred Strategy has the potential to interact with development proposed through these other plans to have a cumulative effect on the landscape. Interactions of greatest significance are likely to be those plans, programmes and projects that impact upon the Wye Valley AONB and Brecon Beacons National Park, given their importance nationally.
- 9.166 When considering cumulative effects of development on the AONB, consideration should be given to the protections provided by the Wye Valley AONB Management Plan (2016). In addition to national policy requirements, the AONB Management Plan sets out Strategic Development Objectives, which aim to “*Ensure all development within the AONB and its setting is compatible with the aims of AONB designation*”.
- 9.167 In terms of the National Park, the Brecon Beacons National Park Local Plan was adopted in 2013 and no significant growth is proposed during the plan period or in close proximity to the Torfaen, Blaenau Gwent or Monmouthshire administrative boundary. A review of the LDP is currently being carried out and a Preferred Strategy Document was published for consultation in July 2019. The level of growth being proposed (approx 1,500 dwellings) and where it is being focussed (primarily at Brecon, Crickhowell, Hay-on-Wye and Talgarth) during the plan period is not likely to result in any significant interactions with development being proposed or likely to come forward through the RLDP.
- 9.168 When considering cumulative effects of development on the BBNP, consideration should be given to the protections provided by the BBNP Management Plan (2015). In addition to national policy requirements, the Management Plan sets out sets out under six Themes, policies and priorities for managing change in the National Park.<sup>32</sup> Notably, Theme five (Building and Maintaining Sustainable Communities, Towns and Villages) considers the environmental capacity approach to spatial development demonstrated in the LDP.
- 9.169 Ultimately the nature and significance of effects will be dependent on the precise location as well as design/ layout of development and the implementation of mitigation measures. It will be important for Local Planning Authorities to work closely with each other as well as Natural Resources Wales/ Natural England and the Wye Valley AONB Partnership, to try and plan at a landscape scale, minimise potential impacts as well as identify opportunities to deliver improvements where possible, including the delivery of new valued landscapes.

## Climate change

### Appraisal of the Preferred Strategy

- 9.170 The Climate Change ISA objectives are to both mitigate and adapt to the effects of climate change through increasing energy efficiency and using low carbon and renewable energy sources where possible. Adapting to the effects of climate change includes the need to adapt to increased flood risk, whilst a key focus of mitigating climate change is the need to reduce CO<sub>2</sub> emissions from the built environment.
- 9.171 The distribution of growth proposed by the Preferred Strategy has potential to perform either positively or negatively in relation to climate change adaptation as the strategy is not supported by a bottom-up understanding of specific sites. This means that detailed conclusions are challenging as flood risk varies within settlements. For example, the Preferred Strategy directs 1,928 dwellings to Abergavenny but does not propose specific sites at which to deliver them. Abergavenny has substantial areas of Flood Zone C2, i.e. the area at greatest risk of fluvial flooding. Therefore, effects in relation to climate change adaptation will be heavily dependent on which sites are proposed for allocation. However, it is recognised that the proposed Strategic Growth Areas at Abergavenny are all outside the areas of C2 fluvial flood risk and that higher tier policy is likely to ensure that areas of high flood risk are avoided through the development process.

<sup>32</sup> Brecon Beacons National Park (2020) A Management Plan for the Brecon Beacons National Park 2015-2020 <https://www.beacons-npa.gov.uk/wp-content/uploads/BBNP-Management-Plan-PROOF-03-03-16-English.pdf>



- 9.172 In terms of climate change mitigation, the Preferred Strategy has a mixed performance. There could be potential to support growth with some potential to reduce greenhouse gas emissions by focusing growth at the higher tier settlements with existing transport links. By directing of the majority of growth to the Tier 1 settlements the strategy ensures that new development will be at locations with the strongest public transport links to other regional employment hubs, particularly Cardiff, Newport, Bristol and the Wider SW Region. Similarly, new employment growth in the Tier 1 settlements will be accessible by train or, in the case of Monmouth, by bus. However, in the absence of specific sites underpinning the strategy it is challenging to draw detailed conclusions in terms of improving access to specific jobs and services opportunities, though the principle of directing growth to such areas as opposed to locations with no public transport is clearly positive.
- 9.173 The Active Travel (Wales) Act (2013) requires all local authorities in Wales to deliver improvements to their network of active travel routes and facilities. Monmouthshire's Active Travel Network includes walking and cycling paths within each of the principal settlements though inter-settlement connectivity is limited outside of the Severnside settlements (which are close enough for active travel to be a viable option, though this may be partly on-road). In this context new development through the Preferred Strategy performs well at a localised scale, offering good potential for new development to link with and enhance the existing network within settlements. However, the rural nature of the County and the distances between most of the higher tier settlements mean that the Preferred Strategy is unlikely to have a positive effect in terms of climate change mitigation in relation to the majority of inter-settlement travel.
- 9.174 In 2017 the proportion of CO<sub>2</sub> emissions in Monmouthshire from the built environment, i.e. from both domestic and industrial/commercial sources, was 48% which is notably low in relation to the Wales average of 75%. However, this is likely to simply reflect that the County has a higher than average proportion of emissions from transport sources, rather than reflecting low built environment emissions per se. On the understanding that the Preferred Strategy is delivering relatively low growth in absolute terms, it is unlikely that it will facilitate significant opportunities for delivering low carbon energy production, such as combined heat and power (CHP) schemes. It is considered unlikely that the distribution of growth through the Preferred Strategy will appreciably reduce emissions from the built environment.
- 9.175 Policy S5 (Climate Change) could lead to positive effects in relation to climate change adaptation and climate change mitigation. The policy has a strong emphasis on the need to embed low carbon concepts into development, saying that all development proposals will be required to "*reduce energy demand and promote energy efficiency*", "*utilise sustainable construction techniques and local supplies*" and "*promote the provision of ultra-low emission vehicle charging infrastructure to reduce emissions*". The policy also requires all development to avoid "*areas at risk of flooding*" and to incorporate "*measures such as Sustainable Urban Drainage Systems*". Collectively this is considered likely to result in minor positive effect in relation to the climate change ISA theme.

## Summary appraisal of the Preferred Strategy

- 9.176 All of the Tier 1 settlements have an element of fluvial and surface water flood risk by virtue of their riverside locations. Abergavenny is located on the River Usk, while Monmouth and Chepstow are located on the River Wye. In this sense, the focussing the majority of growth at these settlements could lead to development in areas of risk; however, without by specific sites it is challenging to draw detailed conclusions in this regard. Despite this, it is important to draw attention to the fact that higher tier planning policy and guidance via the PPW and Technical Advice Note 15 requires development to be directed away from the highest risk areas. Additionally, none of the Strategic Growth Areas fall primarily within Flood Zone C, the highest area of risk. In this context it is reasonable to conclude the Preferred Strategy will likely direct growth towards low risk sites, particularly in the context of Policy S5 (Climate Change) which echoes higher-tier requirements to avoid areas of flood risk. Neutral effects are therefore anticipated in relation to climate change adaptation.
- 9.177 The distribution of growth to the higher tier settlements could theoretically maximise the potential to seek strategic scale opportunities for delivering innovative renewable energy generation, such as combined heat and power (CHP). However, the overall quantum of growth

proposed is relatively low in absolute terms and it is not clear whether there will be meaningful opportunities to seek such schemes in practice. This will likely become clearer once a more definitive position is known in relation to the Strategic Growth Areas and specific site allocations. Uncertain effects are anticipated in relation to climate change mitigation at this stage.

## Appraisal of cumulative effects

- 9.178 In terms of climate change adaptation there does not appear to be notable potential for negative cumulative effects from development in Monmouthshire in combination with development in neighbouring plan areas. Although significant areas of fluvial flood risk permeate the County, in alignment with the major watercourses which flow to the Severn estuary to the south, there is a presumption in the PPW against development in Flood Zone C2, the highest risk zone. This is augmented by Technical Advice Note 15 (TAN15) which emphasises that “*plan allocations should not be made*” in Flood Zone C2. This will help ensure that development in Monmouthshire will be part of a regional and national picture of development which is directed away from areas at high risk. In this sense effects from the Preferred Strategy in combination with surrounding authorities are likely to neutral.
- 9.179 Additionally, the PPW presumption against such development is likely to ensure that development upstream from Monmouthshire in neighbouring authorities will be directed away from high risk areas, thereby minimising interference in the natural flow of watercourses through the County. The Preferred Strategy is similarly unlikely to direct development to locations which could have impacts further downstream in neighbouring plan areas. For example, in the context of the PPW and TAN15 development at Usk will be unlikely to be of a scale or at sites which could impact the River Usk downstream as it flows through Newport.
- 9.180 In terms of climate change mitigation there is greater potential for cumulative effects. As noted in the discussions of air quality and of transport, positive effects are anticipated from proposed expansion of the SE Metro throughout the Cardiff Capital Region, including in Monmouthshire. This includes enhanced rail connectivity between Cardiff and Abergavenny and Chepstow, and bus rapid transit between Cardiff and Monmouth. This will likely contribute to a modal shift away from high emitting transport modes towards sustainable travel. However, regional growth along major road arteries, such as growth in Newport along the M4 corridor and growth in Blaenau Gwent along the A465 corridor, could introduce additional road users as well.
- 9.181 The Cardiff Capital Region City Deal states an ambition for the ten authorities in the Cardiff Capital Region to come together to deliver strategic solutions for the region, including in relation to renewable energy. The City Deal identifies that regional development will present opportunities to deliver “*renewable energy-led regeneration and housing programmes*”. In this context there is theoretical potential for positive in-combination effects, particularly as larger-scale development offers a greater opportunity to incorporate low carbon energy, such as combined heat and power (CHP) schemes to support renewable energy and increased energy efficiency. It is recognised that development proposed through the adopted plans of the Brecon Beacons National Park, Forest of Dean and Herefordshire is unlikely to offer potential to leverage cross-boundary development of a scale suitable to deliver CHP. However, there could be potential to explore strategic CHP from development in the south of Monmouthshire in combination with the strategic Eastern Expansion Area in Newport.

# 10. Summary appraisal findings for the Preferred Strategy

## Introduction

10.1 This chapter provides a summary of the detailed appraisal findings for the Preferred Strategy set out in the preceding chapter.

## Summary appraisal findings

- 10.2 The ISA found that the Preferred Strategy has the potential for significant positive effects in relation to the economy and employment, population and communities and transport and movement ISA themes. It proposes a level of growth to meet the needs of communities during the plan period and distributes it according to the settlement hierarchy, the majority of growth being focussed at settlements where there is good access to sustainable transport modes and existing facilities/ services/ employment opportunities. Where possible, it takes advantage of opportunities being presented through the Cardiff Capital Region City Deal and South East Wales Metro.
- 10.3 The ISA also found that there is the potential for a significant long term positive effect on the transport and movement ISA theme. Growth is being distributed according to the settlement hierarchy with the majority of development directed towards the higher tier settlements where there is better access to sustainable transport modes and wider infrastructure. At a strategic scale it takes advantage of opportunities arising from the Cardiff Capital Region City Deal and South East Wales Metro proposals, whilst at a settlement specific scale it provides for opportunities to enhance and extend the Active Travel Network and integrate new development into it.
- 10.4 As no specific sites/ allocations are identified at this stage, the ISA was not able to predict or draw any definitive conclusions in relation to the nature and significance of effects that are likely to arise in relation to the remaining ISA themes. The appraisal highlighted the potential for both positive and negative effects on the remaining themes depending on the precise location of growth and scale of development at the sites. Candidate sites will be considered through the ISA process in due course and the findings will inform the development of the Deposit Plan.
- 10.5 **Table 10.1** below sets out a summary of the appraisal findings for the Preferred Strategy 'as a whole' against each ISA theme.

**Table 10.1: Summary appraisal findings**

ISA theme	Commentary	Residual significant effect predicted at this stage?
<b>Economy and employment</b>	<p>The Preferred Strategy proposes the delivery of new employment land and homes to meet identified needs and provide flexibility during the plan period. Growth is being distributed according to the settlement hierarchy with the majority of development directed towards the higher tier settlements where there is greater need and better access to sustainable transport modes and wider infrastructure. The Preferred Strategy takes advantage of the proposed South East Wales Metro rollout to Monmouth, Chepstow and Abergavenny (later in the plan period) and it also looks to capitalise on Monmouthshire’s strategic location within the Cardiff Capital Region, between the Great Western Cities and Bristol/ SW region, and its access to the M4, M48 and mainline rail corridors to take advantage of local and regional economic opportunities. As a result, it should help to consolidate the existing high economic rate, further increase economic activity and potentially reduce out-commuting. Alongside supporting the development of new employment in job growth sectors (new technologies and advanced manufacturing, IT and cyber security, tourism and low carbon sustainable technologies) it will be vitally important to support and enhance education and skills related infrastructure in these areas to ensure that people have the right skills for these roles.</p>	<b>Yes - Positive</b>
<b>Population and communities</b>	<p>The Preferred Strategy proposes the delivery of new housing and employment land which meets and exceeds Monmouthshire’s objectively assessed housing need. By taking a settlement hierarchy-led approach to distributing housing growth the Preferred Strategy focuses growth at locations which are best served by existing services, facilities and community infrastructure. This will help ensure that the majority of growth is located in reasonably close proximity to shops, schools, employment and healthcare whilst also providing opportunities to deliver new community infrastructure on or off site as necessary. The proportionate distribution of growth means that whilst the majority of growth is delivered at the most sustainable settlements, the smaller rural and remote settlements still receive some new growth and the associated benefits, particularly by introducing additional housing choice for first time buyers and elderly rural residents who may otherwise have found it challenging to remain living in their communities. By doing so it is considered that the Preferred Strategy will have associated benefits for the Council’s social objectives, including building the housing needs of different groups within the community, building sustainable communities and sustaining rural communities. The affordable housing policy-led strand of the spatial strategy will help to address the demographic and affordability challenges facing the County having a long term positive effect.</p>	<b>Yes - Positive</b>
<b>Health and wellbeing</b>	<p>The Preferred Strategy proposes distributing growth according to the settlement hierarchy with the majority of development directed towards the higher tier settlements where there is greater need and better access to sustainable transport modes and wider infrastructure. This will likely present opportunities to link new development with the existing walking, cycling and Green Infrastructure networks at each of the settlements, whilst also offering potential to secure enhancements to these networks through the development process. It is recognised that Monmouthshire is a largely rural plan area and in this context many of the smaller settlements which are allocated a small proportion of growth are unlikely to support walking and cycling access to services. Despite this it is important that such settlements receive the benefits of some growth to sustain their vitality. The Preferred Strategy directs the majority of housing growth to settlements with the widest range of healthcare facilities and requires that such facilities are enhanced as necessary through the development process to continue to provide a high quality service.</p>	<b>Uncertain</b>
<b>Equalities, diversity and</b>	<p>The Preferred Strategy’s proportionate distribution of growth means that small rural communities will see some of the benefits of development, including the potential for delivering affordable housing in rural areas which could help to sustain the vitality and viability</p>	<b>Uncertain</b>

**Residual significant effect predicted at this stage?**

ISA theme	Commentary	Residual significant effect predicted at this stage?
<b>social inclusion</b>	of rural settlements. A thriving hierarchy of settlements across the plan area will be an important aspect of tackling inequalities and deprivation within Monmouthshire in terms of ensuring access to employment, education and services at or near where the need for them arises. The affordable housing policy-led strand of the spatial strategy will also help to address the demographic and affordability challenges facing the County with a positive effect on this ISA theme. The Preferred Strategy also includes policy requirements which could help to deliver new or enhanced infrastructure, including education and training, across the plan area to help address deficiencies in provision. Additional policy requirements could help to create and sustain accessible, inclusive places through the development process which promote social inclusion and remove barriers to access. However, at this stage of plan making details on some key aspects of tackling inequality remain uncertain.	
<b>Transport and movement</b>	The Preferred Strategy gives great weight to the Active Travel Network and the importance of directing growth to locations which can either integrate with the existing network or enhance and extend the existing network in order to link with services and facilities. Growth is being distributed according to the settlement hierarchy with the majority of development directed towards the higher tier settlements where there is better access to sustainable transport modes and wider infrastructure. The distribution of growth also enables the Preferred Strategy to take advantage of the proposed South East Wales Metro rollout to Monmouth, Chepstow and Abergavenny (later in the plan period). The Preferred Strategy looks to capitalise on Monmouthshire’s strategic location within the Cardiff Capital Region, strategic location between the Great Western Cities and Bristol/ SW region, and its access to the M4, M48 and mainline rail corridors which is an important element in ensuring the plan area’s continued integration into the Cardiff Capital Region and beyond. At a strategic scale it takes advantage of opportunities arising from the Cardiff Capital Region City Deal and South East Wales Metro proposals, whilst at a settlement specific scale it provides for opportunities to enhance and extend the Active Travel Network and integrate new development into it.	<b>Yes - Positive</b>
<b>Natural resources</b>	As no specific sites/ allocations are identified at this stage, it is difficult to predict or draw any definitive conclusions in relation to the nature and significance of effects that are likely to arise in relation to the Natural Resources ISA theme. While there is a need to conserve natural resources, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. The nature and significance of effects are dependent on the precise location and scale of growth.	<b>Uncertain</b>
<b>Biodiversity and geodiversity</b>	As no specific sites/ allocations are identified at this stage, it is difficult to predict or draw any definitive conclusions in relation to the nature and significance of effects that are likely to arise in relation to the biodiversity and geodiversity theme. There are a number of sensitive receptors in close proximity to the main settlements where the majority of growth is being directed. As a result, there is the potential for impacts on these receptors as well as a number that are located further away through various impact pathways. These sensitive receptors will need to be taken into account through the Council’s candidate site appraisal process and inform the allocation of sites in the Deposit Plan. The Preferred Strategy includes policies that seek to protect and where possible enhance the natural environment and seek to mitigate the impacts of proposed development on biodiversity and geodiversity. Taking the above into account, an uncertain effect is identified at this stage. The nature and significance of effects are dependent on the precise location and scale of growth.	<b>Uncertain</b>
<b>Historic environment</b>	As no specific sites/ allocations are identified at this stage, it is difficult to predict or draw any definitive conclusions with regards to the nature and significance of effects that are likely to arise in relation to the historic environment theme. There are a number of designated	<b>Uncertain</b>

**Residual  
significant effect  
predicted at this  
stage?**

ISA theme	Commentary	Residual significant effect predicted at this stage?
	<p>heritage assets within and surrounding the main settlements where the majority of growth is being directed. As a result, there is the potential for impacts on these sensitive receptors, including their setting. The historic environment, including designated heritage assets, will need to be taken into account through the Council's candidate site appraisal process and inform the allocation of sites in the Deposit Plan. The Preferred Strategy includes policies that seek to protect and where possible enhance the landscape and historic environment. Taking the above into account, an uncertain effect is identified at this stage. The nature and significance of effects are dependent on the precise location and scale of growth. The Preferred Strategy is not likely to have any direct or significant effects on the Welsh language - indirectly the proposed delivery of housing and new jobs to meet needs as well as wider infrastructure has the potential for minor positive effects on the Welsh language.</p>	
<b>Landscape</b>	<p>The Preferred Strategy proposes the delivery of new employment land and homes to meet identified needs and provide flexibility throughout the plan period. Growth is being distributed according to the settlement hierarchy with the majority of development directed towards the higher tier settlements given the findings of the Sustainable Settlement Appraisal (2020). However, these locations (notably Abergavenny, Chepstow and Monmouth) are constrained in terms of proximity to nationally designated landscapes; the Wye Valley AONB and Brecon Beacons National Park. Preferred Strategy policies seek to ensure that development retains and enhances the key landscape areas, and the overall landscape character and rural setting, to reduce the extent and significance of the inevitable effects of the required growth. Notably, Strategic Policy S4 ensures that new development incorporates the principles of sustainable place-making and good design. While there is the potential for residual negative effects given that the Preferred Strategy is directing growth to settlements that are close to sensitive receptors, ultimately the nature and significance of effects are dependent on the precise location and scale of growth.</p>	<b>Uncertain</b>
<b>Climate change</b>	<p>The Preferred Strategy directs growth at settlements where there are areas of high fluvial and surface water flood risk; however, it is recognised that national planning policy and guidance via the PPW and Technical Advice Note 15 requires development to be directed away from the highest risk areas. The distribution of growth to the higher tier settlements could theoretically maximise the potential to seek strategic scale opportunities for delivering innovative renewable energy generation, such as combined heat and power (CHP). However, the overall quantum of growth proposed is relatively low in absolute terms, particularly once commitments have been taken into account, as a result it is not clear whether there will be meaningful opportunities to seek such schemes in practice. This will likely become clearer once a more definitive position is known in relation to the Strategic Growth Areas and specific site allocations.</p>	<b>Uncertain</b>

## **Part 3: What happens next?**

## 11. Introduction (to Part 3)

11.1 The aim of this chapter is to explain next steps in the plan-making/ ISA process as well as monitoring.

## 12. Next Steps

12.1 This Initial SA Report will accompany the Preferred Strategy for public consultation from Monday 9<sup>th</sup> March to Wednesday 22<sup>nd</sup> April 2020. Any comments received will be reviewed and then taken into account as part of the iterative plan-making and ISA process.

12.2 The representations received along with further evidence base work, including further ISA work, will inform the development of the Deposit Plan which is scheduled to be published for consultation in early 2021. An updated ISA Report will accompany the Deposit Plan for consultation.

## 13. Monitoring

13.1 Monitoring measures will be established within the next version of the ISA Report to address the potential significant effects associated with the Deposit version of the plan.



# Appendices

# Appendix I: Regulatory requirements

As discussed in Chapter 1 above, Schedule 2 of the Environmental Assessment of Plans (Wales) Regulations 2004 explains the information that must be contained in the ISA Report; however, interpretation of Schedule 2 is not straightforward. Table IA links the structure of this report to an interpretation of Schedule 2 requirements, whilst Table IB explains this interpretation.

**Table IA: Questions answered by the SA Report, in accordance with an interpretation of regulatory requirements**

Questions answered		As per the regulations...the SA Report must include...
Introduction	What's the plan seeking to achieve?	<ul style="list-style-type: none"> <li>An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes</li> </ul>
	What's the SA scope?      What's the sustainability 'context'?	<ul style="list-style-type: none"> <li>Relevant environmental protection objectives, established at international or national level</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
	What's the sustainability 'baseline'?	<ul style="list-style-type: none"> <li>Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan</li> <li>The environmental characteristics of areas likely to be significantly affected</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of particular environmental importance</li> </ul>
	What are the key issues and objectives that should be a focus?	<ul style="list-style-type: none"> <li>Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment</li> </ul>
Part 1	What has plan-making / SA involved up to this point?	<ul style="list-style-type: none"> <li>Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach)</li> <li>The likely significant effects associated with alternatives</li> <li>Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the Plan</li> </ul>
Part 2	What are the SA findings at this current stage?	<ul style="list-style-type: none"> <li>The likely significant effects associated with the Submission Plan</li> <li>The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the Submission Plan</li> </ul>
Part 3	What happens next?	<ul style="list-style-type: none"> <li>A description of the monitoring measures envisaged</li> </ul>

**Table IB: Questions answered by the SA Report, in accordance with regulatory requirements**

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
1. an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>
2. the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>
3. the environmental characteristics of areas likely to be significantly affected;	The relevant environmental protection objectives, established at international or national level	
4. any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	i.e. answer - <i>What's the 'baseline'?</i>
5. the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected	
6. the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What are the key issues &amp; objectives?</i>
7. the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal	
8. an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach')	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]
9. a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]

Whilst Tables A and B signpost broadly how/where this report presents the information required of the ISA Report by the Regulations, as a supplement it is also helpful to present a discussion of more precisely how/where regulatory requirements are met - see Table IC.

**Table IC: ‘Checklist’ of how (throughout the ISA process) and where (within this report) regulatory requirements have been, are and will be met.**

Regulatory requirement	Discussion of how requirement is met
<b>Schedule 2 of the regulations lists the information to be provided within the ISA Report</b>	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 2 (‘What’s the RLDP seeking to achieve?’) presents this information. The relationship with other plans and programmes is also set out in Appendix II (Scoping Information).
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters were considered in detail at the scoping stage, which included consultation on a Scoping Report published in 2018.
3. The environmental characteristics of areas likely to be significantly affected;	The outcome of scoping was an ‘ISA Framework’, and this is presented within Chapter 3 (‘What’s the scope of the SA’).
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	More detailed messages from the Scoping Report - i.e. messages established through context and baseline review - are presented within Appendix II.
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The Scoping Report (2018) presents a detailed context review, and explains how key messages from the context review (and baseline review) were then refined in order to establish an ‘ISA framework’. A summary is provided in Appendix II of this SA Report. The context review informed the development of the ISA framework and themes, presented in Chapter 3, which provide a methodological ‘framework’ for appraisal. With regards to explaining “how... considerations have been taken into account” - <ul style="list-style-type: none"> <li>• Chapters 5 explains how reasonable alternatives were established in 2019 in-light of earlier consultation and evidence.</li> <li>• Chapter 6 sets out the summary findings of the appraisal of the reasonable alternatives, with the detailed appraisal provided in Appendix III.</li> <li>• Chapter 7 explains the Council’s ‘reasons for supporting the preferred approach’, i.e. explains how/why the preferred approach is justified in-light of alternatives appraisal (and other factors).</li> <li>• Chapters 9 and 10 sets out the findings of the appraisal of the draft plan.</li> </ul>
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	<ul style="list-style-type: none"> <li>• Chapter 6 sets out the summary findings of the appraisal of the reasonable alternatives at this stage with the detailed appraisal provided in Appendix III.</li> <li>• Chapters 9 presents the draft plan appraisal and the summary findings are provided in Chapter 10.</li> </ul> As explained within the various methodology sections, as part of appraisal work, consideration has been given to the ISA scope, and the need to consider the potential for various effect characteristics/ dimensions.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Where necessary, the appraisal of the alternatives (Appendix III and Chapter 6) and the Preferred Strategy (Chapters 9 and 10) identify avoidance and/ or mitigation measures to reduce the significance of residual negative effects or to enhance residual positive effects. These will be explored further through the ISA of candidate sites and the Deposit Plan.

<p>8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;</p>	<p>Chapter 7 explains the Council’s ‘reasons for selecting the preferred option’ (in light of alternatives appraisal). Methodology is discussed at various places, ahead of presenting appraisal findings, and limitations/assumptions are also discussed as part of appraisal narratives.</p>
<p>9. Description of measures envisaged concerning monitoring in accordance with Art. 10;</p>	<p>As explained in Chapter 13, monitoring measures will be set out in the ISA Report that accompanies the Deposit Plan.</p>
<p>10. A non-technical summary of the information provided under the above headings</p>	<p>The NTS is provided in a separate document.</p>

**The ISA Report must be published alongside the Draft Plan, in accordance with the following regulations**

<p>Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the Draft Plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</p>	<p>At the current time, this ISA Report is published alongside the Preferred Strategy Document so that representations might be made ahead of the Deposit stage.</p>
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**The ISA Report must be taken into account, alongside consultation responses, when finalising the plan.**

<p>The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.</p>	<p>The Council has taken into account the Initial ISA Report when finalising the Preferred Strategy for publication. Further SA work will be carried out to inform the development of the Deposit Plan.</p>
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## Appendix II: Scoping information

This appendix sets out the scoping information that was initially presented in the ISA Scoping Report (October 2018) and then updated to take account of consultation responses in December 2018. The baseline information is set out first followed by the review of relevant plans and programmes.

### Baseline information

The baseline information is structured around the seven well-being goals<sup>33</sup> and within these goals, the baseline data has been sub-divided into a series of ISA topics. The seven well-being goals are:

- A Prosperous Wales;
- A Resilient Wales;
- A Healthier Wales;
- A More Equal Wales;
- A Wales of Cohesive Communities;
- A Wales of Vibrant Culture & Thriving Welsh Language; and
- A Globally Responsible Wales.

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<sup>33</sup> Well-being of Future Generations (Wales) Act 2015

## 2. A Prosperous Wales

### 2.1 Introduction

This section provides baseline data relating to the following well-being goal:

‘An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.’

The data relates primarily to:

- The Economy, Employment and Income in Monmouthshire; and
- Education in Monmouthshire.

### 2.2 Employment & Economy

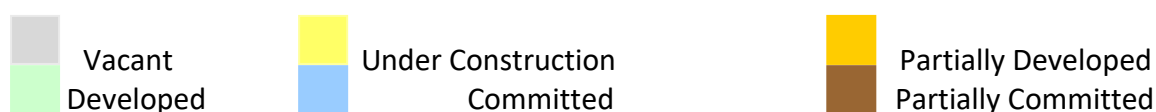
#### 2.2.1 Employment Land & Vacancy Rates

A significant issue for Monmouthshire in the past has been the slow uptake of allocated employment land, which has led to pressure for it to be used for other purposes such as housing and retail. Tables 1 through 3 indicate the current situation across the various industrial and employment sites around the County. Currently 20.4% of the total area of industrial and business sites identified in the adopted LDP are classified as undeveloped in 2018.

**Table 1: SAE1 Identified Industrial and Business Sites**

Site Ref.	Site Name	Area (Ha)	Remaining land at site (approx Ha)	Use Class
SAE1a	Wales One, Magor (West)	4.0	4.0	B1
SAE1b	Quay Point, Magor	19.6	Approx. 13.76	B1, B2, B8
SAE1c	Gwent Europark, Magor	13.3	13.3	B8
SAE1d	Westgate Business Park, Llanfoist	5.0	1.3	B1,B2
SAE1e	Ross Road, Abergavenny	1.5	1.5	B1,B2
SAE1f	Newhouse Farm, Chepstow	4.0	4.0	B2, B8
SAE1g	South Woodside, Usk	1.3	1.3	B1
SAE1h	Pill Row, Severn Bridge Industrial Estate, Caldicot	1.0	1.0	B1,B8
SAE1i	Beaufort Park Chepstow	0.42	0	B1

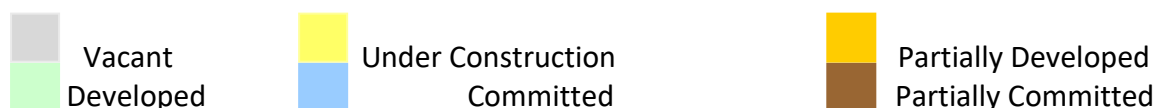
Source: Monmouthshire Employment Land Availability Study 2017-2018



**Table 2: SAE2 Protected Employment Sites**

Site Ref.	Site Name	Area (Ha)	Remaining land at site (approx Ha)	Use Class
SAE2a	Mill, Street, Abergavenny	2.13	0	B1,B2, B8
SAE2b	Lower Monk Street, Abergavenny	1.21	0	B1, B2, B8
SAE2c	Union Road, Abergavenny	3.53	0	B1,B2, B8
SAE2d	Hatherleigh Place, Abergavenny	2.44	0	B1,B2, B8
SAE2e	Ross Road (Junction Yard), Abergavenny	1.03	0	B1,B2, B8
SAE2f	School Hill, Chepstow	0.30	0	B1,B2, B8
SAE2g	Station Road, Chepstow	2.29	0	B1,B2, B8
SAE2h	Job Centre, Chepstow	0.07	0	B1,B2, B8
SAE2i	Bulwark Road, Chepstow	5.46	0	B1,B2, B8
SAE2j	Beaufort Park, Chepstow	2.92	0	B1,B2, B8
SAE2k	Newhouse Farm, Chepstow	60.59	0	B1,B2, B8
SAE2l	Wonastow Road, Monmouth	13.10	Approx. 0.55	B1,B2, B8
SAE2m	Mayhill/ Hadnock Road, Monmouth	7.39	0	B1,B2, B8
SAE2n	Tri-Wall, Wonastow Road, Monmouth	4.08	0	B1,B2, B8
SAE2o	Magor Brewery	21.53	0	B1,B2, B8
SAE2p	Severn Bridge, Caldicot	35.55	0	B1,B2, B8
SAE2q	Cheeseman's Industrial Estate, Rogiet	1.18	0	B1,B2, B8
SAE2r	Progress Industrial Estate, Rogiet	0.75	0	B1,B2, B8
SAE2s	Former Railway Goods Yard, Usk	0.86	0	B1,B2, B8
SAE2t	Cuckoo's Row, Raglan	1.72	0	B1,B2, B8
SAE2u	Raglan Enterprise Park	0.27	0	B1,B2, B8
SAE2v	Mamhilad	3.54	0	B1,B2, B8
SAE2w	Wales One, Magor	3.3	Approx. 0.57	B1,B2, B8
SAE2x	Woodside Industrial Estate, Usk	2.22	0	B1,B2, B8
SAE2y	Cranberry Foods, Abergavenny	4.43	0	B1,B2, B8

Source: Monmouthshire Employment Land Availability Study 2017-2018

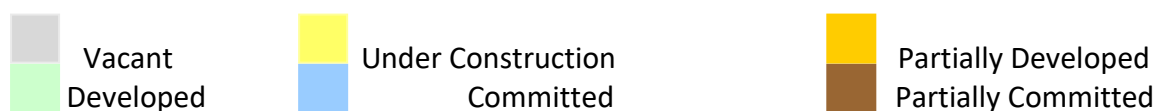




**Table 3: SAH2-5 Identified Mixed Use Sites**

Site Ref.	Site Name	Area (Ha)	Remaining land at site (approx Ha)	Use Class
SAH2	Crick Road, Portskewett	1.0	1.0	B1
SAH3	Fairfield Maybey, Chepstow	2.8	2.8	B1
SAH4	Wonastow Road, Monmouth	6.5	2.78	B1
SAH5	Rockfield Farm, Undy	2.0	2.0	B1

Source: Monmouthshire Employment Land Availability Study 2017-2018



**2.2.2 Business Registrations**

**Table 4: Enterprise Births and Deaths in Monmouthshire**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Births	500	425	380	395	420	355	305	325	325	450	440	455	430
Deaths	370	375	360	365	345	415	450	345	340	345	305	360	400
+/-	+130	+50	+20	+30	+75	-60	-145	-20	-15	+105	+135	+95	+30

Source: Office for National Statistics - (Accessed 13/08/2018)

Business births have exceeded business deaths in Monmouthshire in 4 of the past 5 years, however in the past 2 years business deaths have increased. Between 2010 and 2016, Monmouthshire saw an 8.6% increase in the number of active enterprises, this compares to an increase of 16.6% for the South East Wales Region and 8.9% for Wales as a whole. The South East Wales Region accounted for just over 46% of the active enterprises in Wales in 2010, with enterprises in Monmouthshire accounting for just over 9% of these.

### 2.2.3 Number of Businesses in Monmouthshire by Size and industrial sector

**Table 5: Number of businesses by size and Industrial sector 2011 (%)**

Industrial Sector	Micro 0 - 9 employees	Small 10 - 49 employees	Medium 50 – 249 employees	Large 250+ employees	All businesses
Agriculture	965 (8.74%)	No Data	No Data	-	975 (8.8%)
Production	585 (5.3%)	20 (0.18%)	No Data	No Data	630 (5.7%)
Construction	1165 (10.6%)	No Data	No Data	No Data	1195 (10.8%)
Wholesale, retail, transport, hotels, food & communication	1900 (17.2%)	160 (1.5%)	30 (0.3%)	105 (1%)	2195 (20%)
Financial & business services	No Data	No Data	No Data	No Data	3420 (31%)
Private sector health and education	1245 (11.3%)	45 (0.4%)	20 (0.18%)	20 (0.18%)	1335 (12%)
Other services	1260 (11.4%)	20 (0.18%)	No Data	No Data	1295 (11.7%)
All Sectors	10440 (94.6%)	330 (3%)	90 (0.8%)	185 (1.6%)	11040 (100%)

Source: Stats Wales - (Accessed 9/08/2018)

Nearly 95% of businesses in Monmouthshire employ less than 10 people. The highest percentage of businesses is accounted for by financial and business services, (31%) wholesale, retail, transport, hotels, food and communication account for 20%, Private sector health and education (12%), and construction (10.8%).

### 2.2.4 Working Age Population

Monmouthshire has a lower percentage of its population at working age (16-64) than Wales as a whole, 60.1% compared to the Wales figure of 62.6%. At the time of the 2011 Census 59.2% of Monmouthshire's population was of working age compared to the Welsh average of 59.7%, indicating that whilst Monmouthshire's working age population has increased during this period, the working age population in Wales has increased at a greater rate.

**Table 6: Working age population (2017)**

	Monmouthshire (numbers)	Monmouthshire (%)	Wales (%)
All people – working age	56,252	60.10	62.60
Males – working age	27,944	29.90	49.90
Females – working age	28,258	30.20	50.10

Source: ONS Mid-year population estimates 2017 - (Accessed 14/08/2018)

## 2.2.5 Economic Activity

**Table 7: Economically active (Apr 2017 – Mar 2018)**

	Economically active (1)	In employment (1)	Employees (1)	Self employed (1)	Model-based unemployed (2)
<b>Monmouthshire</b>	<b>81.0</b>	<b>78.0</b>	<b>62.4</b>	<b>14.7</b>	<b>3.5</b>
Newport	78.0	74.2	67.6	6.1	5.4
Torfaen	79.0	75.6	67.5	7.5	4.9
Blaenau Gwent	71.7	67.1	58.1	8.3	6.0
Powys	83.1	81.1	59.6	20.7	2.8
Wales	76.5	72.7	62.5	9.7	4.9

Source: ONS annual population survey

(1) numbers are for those aged 16 and over, % are for those of working age (16-64)

(2) numbers and % are for those aged 16 and over. % is a proportion of economically active - (Accessed 7/08/2018)

**Table 8: Economically Inactive (Apr 2017– Mar 2018)**

	Economically Inactive	Wanting a job	Not wanting a job
<b>Monmouthshire</b>	<b>19</b>	<b>24.5</b>	<b>75.5</b>
Newport	22.0	35.3	64.7
Torfaen	21	25.7	74.3
Blaenau Gwent	28.3	22.1	77.9
Powys	16.9	19.1	80.9
Wales	23.5	24.3	75.7

Source: ONS annual population survey

(1) numbers are for those aged 16 and over, % are for those of working age (16-64)

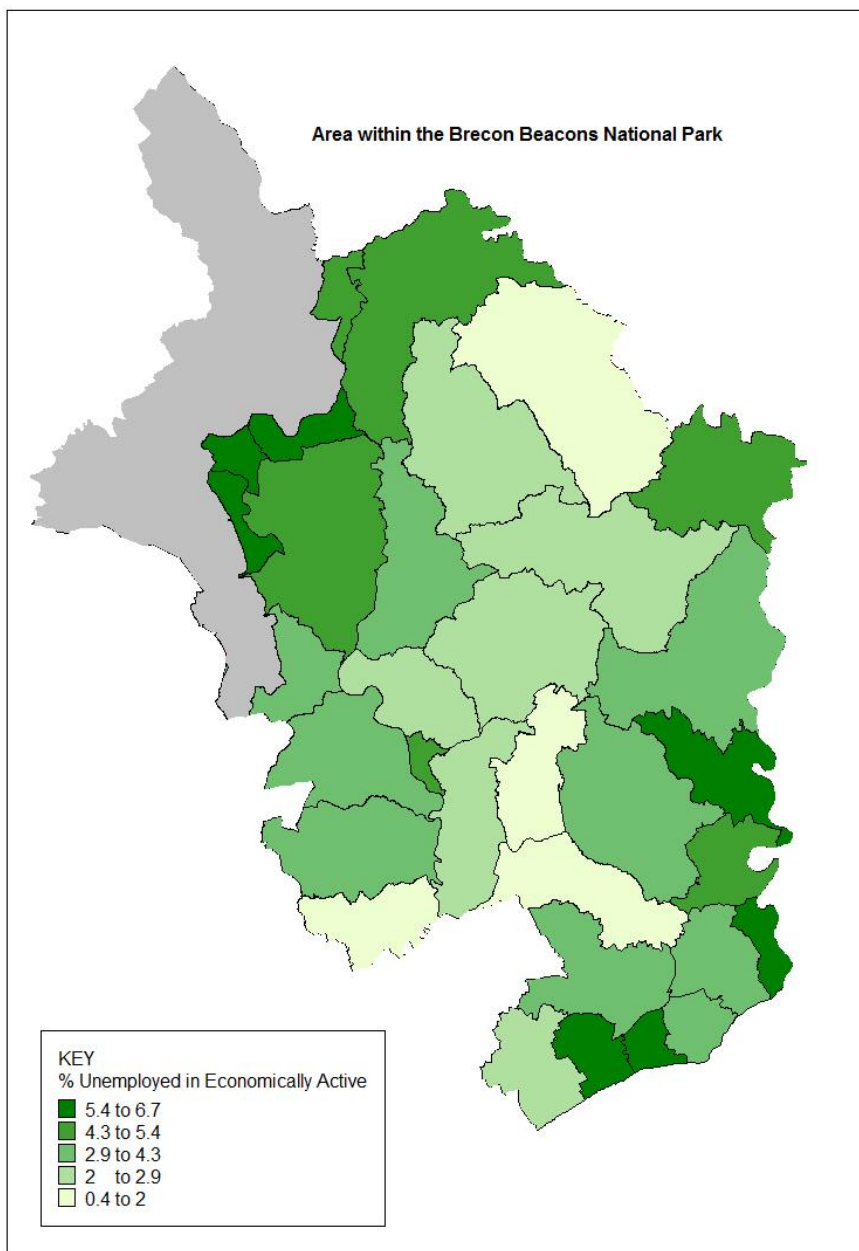
(2) numbers and % are for those aged 16 and over. % is a proportion of economically active - (Accessed 7/08/2018)

Monmouthshire has a higher percentage of the working age population economically active than in all but one of the surrounding authorities or in Wales as a whole. The County also has, with the exception of Powys, a higher percentage of the economically active who are self-employed. There are also higher levels of those who are in

employment who work at home, 35% at the time of the 2011 Census, compared to a Welsh average of 11.9%.

Despite these higher levels of economic activity there are pockets of higher unemployment within the County. At the time of the 2001 Census 4.4% of the working age population were unemployed this compares to 5.1% in 2011 and 3.5% in 2017/18. The highest levels of unemployment amongst the economically active in 2011 were recorded in the towns of Abergavenny, Caldicot, Chepstow and in the Community Council areas of Llanfoist and Llantilio Pertholey who all recorded levels of unemployment in the economically active of above 6% (Map 1).

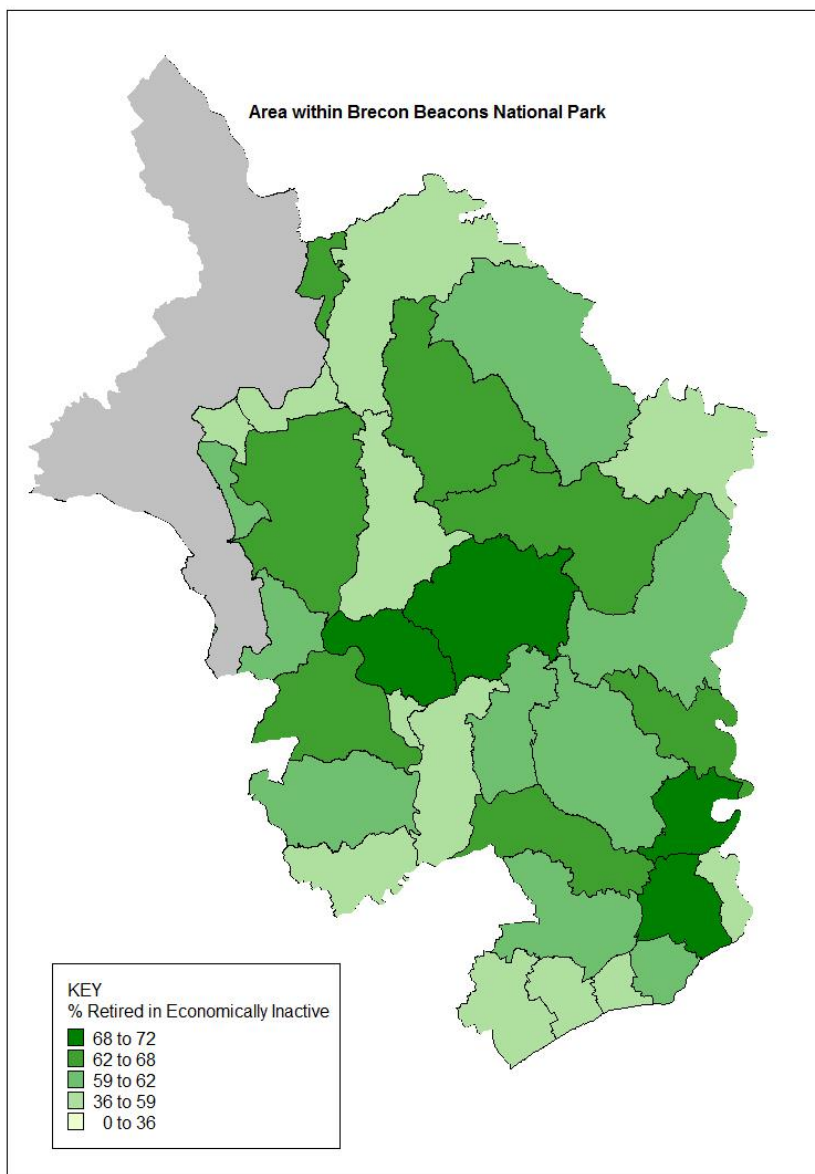
**Map 1: % of Economically Active Population Unemployed by Town and Community Council Area (2011)**



Source: ONS Census 2011

The economically inactive are made up of a number of different groups, including the retired, students, permanently sick/disabled and those looking after the home and family. At the time of the 2011 Census Monmouthshire had a higher percentage of retired in this group than any other group, and also had a higher proportion than Blaenau Gwent, Merthyr Tydfil and Torfaen. Map 2 shows the distribution, by Community Council area, of the economically inactive who were retired at the time of the 2011 Census. Of those areas Mathern, Raglan and Gwehelog Fawr record the highest levels with at least 70% of their inactive population retired.

**Map 2: % of Economically Inactive Population who are Retired (2011)**



Source: ONS Census 2011

Whilst Monmouthshire has a smaller percentage of its working age population claiming key benefits, in common with the surrounding authorities and Wales as a whole the largest group are those on incapacity benefits (Table 9). The percentage of the working age population claiming benefits in Monmouthshire has shown a steady decline from 12.5% in 2011, to 10% in 2016. However the latest figures show that the proportion claiming carers allowance has increased by 0.2% and those claiming incapacity benefits, has increased by 1.6% since 2011.

**Table 9: Working-age key benefit claimants (November 2016)**

	<b>Monmouthshire</b>	<b>Torfaen</b>	<b>Blaenau Gwent</b>	<b>Newport</b>	<b>Powys</b>	<b>Wales</b>
Total	10.0	16.5	20.3	15.7	10.8	14.4
carers allowance (CA) only	1.1	1.7	1.8	1.7	1.4	1.6
disability living allowance (DLA) only	0.8	1.2	1.1	0.9	0.8	0.7
incapacity benefit (IB) or ESA only	3.7	6.3	8.1	5.7	4.4	6.1
income support (IS)/pension credit (PC) only	0.6	1.2	1.5	1.4	0.7	1.1
job seekers allowance (JSA) only	0.8	1.0	2.2	1.8	0.6	1.3
widows benefit (WB) only	0.0	0.0	0.0	0.0	0.1	0.0
DLA and SDA	0.0	0.0	0.0	0.0	-	0.0
IB/ESA and DLA	1.9	3.0	3.3	2.4	1.8	1.9
IS/PC and CA	0.5	1.0	1.2	1.0	0.5	0.9
IS/PC and IB/SDA	0.0	0.1	0.1	0.0	0.0	0.1
IS/PC, DLA and SDA	0.1	0.1	0.1	0.1	0.0	0.1
IS/PC, IB and DLA	0.0	0.0	0.0	0.0	0.0	0.0
other combinations	0.5	0.7	0.9	0.7	0.5	0.6

% is a proportion of resident population of area aged 16-64

Source: Nomis (Accessed 14/08/2018)

### 2.2.6 WIMD Employment Domain

The WIMD 2014 Employment domain is based upon the percentage of the working age population in receipt of employment related benefits. The ranks reflect a count of individuals who claim Employment and Support Allowance (ESA), Job Seekers Allowance (JSA) and Incapacity Benefit. Those who claim a combination of benefits are only

counted once. More information on benefit claimants in Monmouthshire can be found in Table 9 above.

**Table 10: WIMD 2014 – Monmouthshire Employment Domain Summary (Number)**

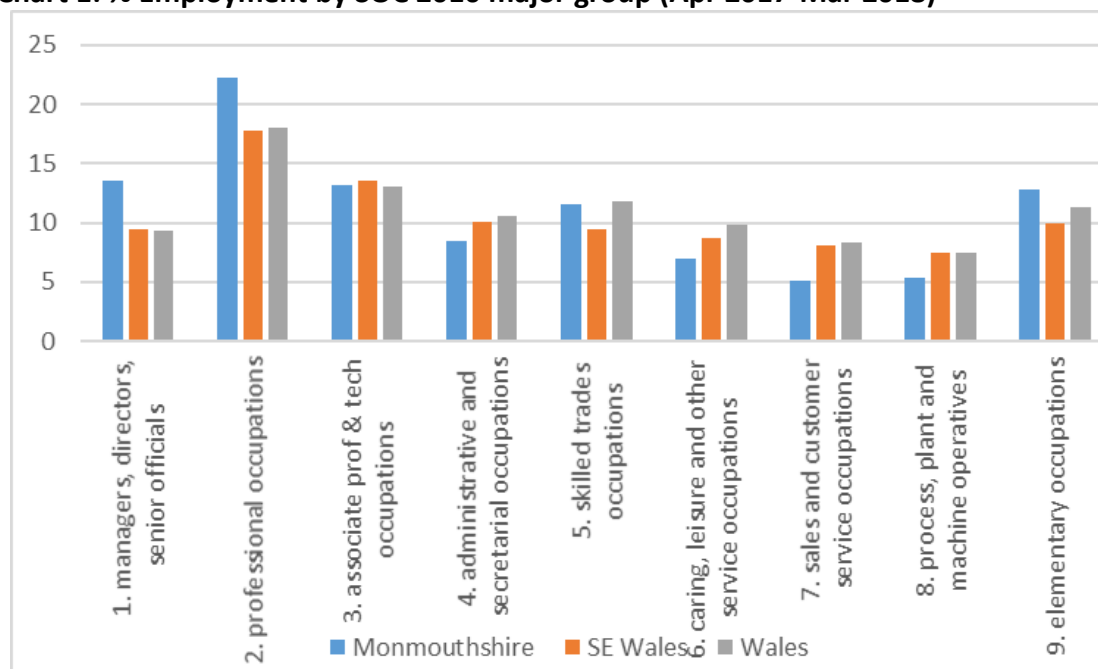
Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1-191)	Most deprived 20% LSOAs in Wales (ranks 1-382)	Most deprived 30% LSOAs in Wales (ranks 1-573)	Most deprived 50% LSOAs in Wales (ranks 1-955)
56	0	0	5	15

Source: WIMD 2014

According to the Welsh Index of Multiple Deprivation (WIMD) 2014 employment domain (Table 10), Monmouthshire had no LSOAs in the most deprived 10%. Of the 56 output areas within Monmouthshire 15 are within the 50% most deprived, of these 5 are within the 30% most deprived. The LSOAs with the lowest ranks were Cantref 2 (417) and Croesonen (526) in Abergavenny and Overmonnow 2 (475) in Monmouth, all of which fall in the 30% most deprived.

2.2.7 Employment by Standard Occupation Classification

**Chart 1: % Employment by SOC 2010 major group (Apr 2017-Mar 2018)**



Source: ONS annual population survey

% is a proportion of all persons in employment - (Accessed 24/08/2018)

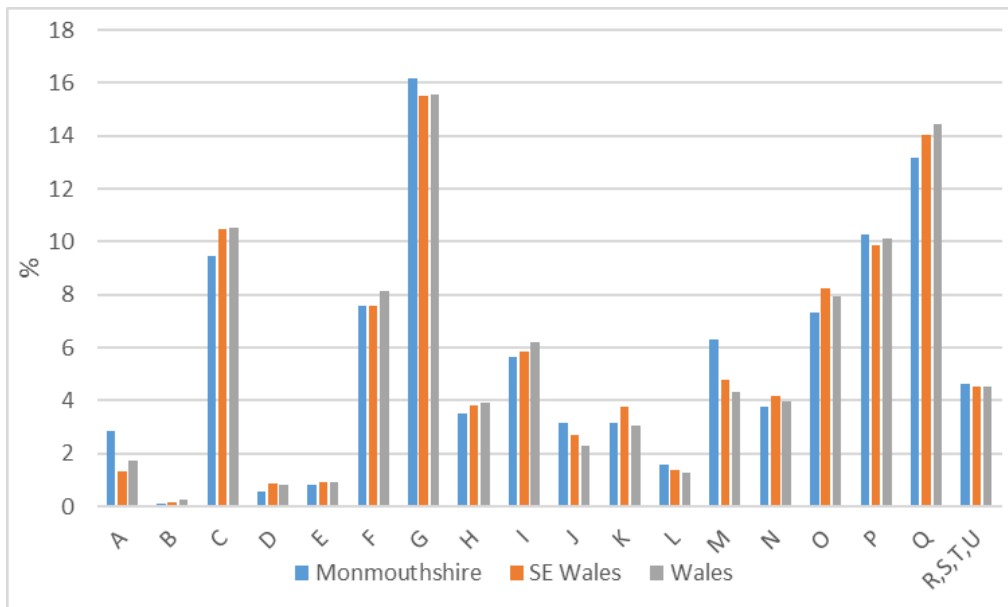
Monmouthshire has a higher percentage of its working population in the standard occupation classifications 1 and 2, i.e. managers (13.5%) and professional occupations (22.2%) than the South East Wales area; 9.4% and 17.8% or Wales as a whole; 9.3% and

18%. The differential in classification 1 has increased since the 2011 Census, where Monmouthshire saw a 1.1% increase, South East Wales, 0.4% and Wales, a 0.6% increase. At the same time Monmouthshire, South East Wales and Wales all saw a decrease in classification 2 by 1.7%, 1.3%, and 0.1% respectively. In contrast whilst classification 9, elementary occupations, has increased 3.3% in Monmouthshire since 2011, the percentage of those in these occupations has fallen by 1.4% across the South East Wales region and by 0.3% in Wales.

2.2.8 Employment by Sector

The largest employment sector in Monmouthshire is the wholesale and rental trade (G) accounting for 16.2% of all employment, this is followed by human health and social work activities with 13.2%. As a rural authority it is not surprising that Monmouthshire has more people employed in farming and forestry (2.8%) than either South East Wales (1.3%) or Wales as a whole (1.7%). However this has declined, at the time of the 1991 Census 5.7% of Monmouthshire’s working population were employed in this sector, which was 4%, by 2001, and 2.8% at the time of the 2011 Census.

**Chart 2: Employment by Sector 2011**



A - Agriculture, forestry and fishing, B - Mining and quarrying, C – Manufacturing, D – Electricity, Gas, Steam and Air Conditioning Supply, E –Water supply; sewerage, waste management and remediation activities F – Construction, G - Wholesale and retail trade; repair of motor vehicles and motor cycles, H – Transport and storage, I – Accommodation and food service activities, J - Information and communication, K - Financial and insurance activities, L - Real estate activities M – Professional, scientific and technical activities , N - Administrative and support service activities, O - Public administration and defence; compulsory social security, P – Education, Q - Human health and social work activities, R,S,T,U - Other

Source: ONS Census 2011



## 2.2.9 Employee Jobs in Monmouthshire

In comparison to Wales, Monmouthshire has a marginally lower proportion of employee jobs accounted for by part-time employment. The largest proportion of jobs in Monmouthshire are accounted for by the wholesale and retail trade with 20%, compared to 15.1% in Wales as a whole. This is followed by Human Health with 17.1%, the largest sector for Wales as a whole, and the accommodation and food services and manufacturing, both with 10%.

**Table 11: Employee Jobs (2016)**

	Monmouthshire (employee jobs)	Monmouthshire %	Wales %
<b>Total employee jobs</b>	35,000		
Full-time	23,000	65.7	65.2
Part-time	12,000	34.3	34.8
<b>Employee jobs by industry</b>			
B. Mining and Quarrying	30	0.1	0.2
C. Manufacturing	3,500	10	11.4
D. Electricity, Gas, Steam and Air Conditioning Supply	5	0.0	0.6
E. Water Supply; Sewerage, Waste Management and Remediation Activities	300	0.9	0.9
F. Construction	2,250	6.4	5.5
G. Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	7,000	20.0	15.1
H. Transportation and Storage	1,250	3.6	2.9
I. Accommodation and Food Service Activities	3,500	10.0	8.9
J. Information and Communication	800	2.3	2.3
K. Financial and Insurance Activities	300	0.9	2.3
L. Real Estate Activities	700	2.0	1.6
M. Professional, Scientific and Technical Activities	1,500	4.3	4.2
N. Administrative and Support Service Activities	1,750	5.0	6.6
O. Public Administration and Defence; Compulsory Social Security	1,750	5.0	6.8
P. Education	2,500	7.1	10.1
Q. Human Health and Social Work	6,000	17.1	16.1
R. Arts, Entertainment and Recreation	900	2.6	2.5
S. Other Service Activities	450	1.3	1.5

Source: ONS Business Register and Employment Survey – (Accessed 24/08/2018)

### 2.2.10 WIMD Income Domain

The WIMD 2014 Income domain is based upon a single indicator, comprising 3 elements; those receiving Tax Credits, Income Related Benefits and Supported Asylum Seekers. The domain attempts to highlight the proportion of people below a defined level. More information on income and earnings can be found in Tables 13 and 14.

**Table 12: WIMD Income Domain 2014 (Number)**

Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1-191)	Most deprived 20% LSOAs in Wales (ranks 1-382)	Most deprived 30% LSOAs in Wales (ranks 1-573)	Most deprived 50% LSOAs in Wales (ranks 1-955)
56	0	3	4	12

Source: WIMD 2014

According to the Welsh Index of Multiple Deprivation (WIMD) 2014 income domain (Table 12), Monmouthshire had no LSOAs in the most deprived 10%. Of the 56 output areas within Monmouthshire 12 are within the 50% most deprived, of these 3 are within the 20% most deprived. The LSOAs with the lowest ranks were Cantref 2 in Abergavenny (235), Overmonnow 2 in Monmouth (367) and Thornwell 1 in Chepstow (354), all within the 20% most deprived.

### 2.2.11 Average Earnings

The average (mean) annual wage for a full time worker living in Monmouthshire in 2017 was £39,755, compared to £36,531 in 2011, this compares to £30,722 in Wales for 2017. The median wage at £31,466 is only 79% of the mean, compared to nearly 86% for Wales, this appears to indicate a degree of income inequality in Monmouthshire (there are a small number of high earners with the majority of workers earning less than average). There is also a large degree of inequality between the annual wage for a full time worker working in Monmouthshire and a full time worker living in Monmouthshire, with those living in the County earning on average 33% more than those who work in the County, this compares to 18% for Wales as a whole.

Average earnings in Monmouthshire for full time employment increased by 0.6% between 2016 and 2017 against a Welsh increase of 2.4%. However, average earnings for part time employment in Monmouthshire increased faster than for Wales as a whole.

From Tables 13 and 14 it can be seen that the average annual earnings of those living in Monmouthshire continue to exceed those of surrounding local authorities.

**Table 13: Average annual earnings for full time employment 2017 (by place of residence)**

	No of Jobs (Thousand)	Median income £	Annual % change	Mean income £	Annual % change
Wales	711	26,327	2.2	30,272	2.4
<b>Monmouthshire</b>	<b>23</b>	<b>31,466</b>	<b>-1.2</b>	<b>39,755</b>	<b>0.6</b>
Newport	37	26,204	3.2	29,232	-5.2
Torfaen	24	28,483	12.9	30,130	6.3
Powys	24	24,884	-1.0	21,584	2.8
Blaenau Gwent	16	26,006	13.3	27,521	15.9
S Gloucs.	78	30,236	1.7	34,093	-0.4
Gloucs.	158	28,685	2.7	34,738	3.3
Herefordshire	40	23,378	-6.5	18,916	-17.1

Source: 2017 Annual Survey of Hours and Earnings (ASHE) Nomis (Accessed 15/08/2018)

**Table 14: Average annual earnings for part time employment 2017 (by place of residence)**

	No of Jobs (Thousand)	Median income £	Annual % change	Mean income £	Annual % change
Wales	282	9,729	1.1	11,372	-3.5
<b>Monmouthshire</b>	<b>No Data</b>	<b>No Data</b>	<b>No Data</b>	<b>13,827</b>	<b>21.7</b>
Newport	14	9,069	No Data	10,723	6.5
Torfaen	8	9,842	No Data	11,215	-4.5
Powys	12	No Data	No Data	11,324	1.7
Blaenau Gwent	No Data	No Data	No Data	9,278	No Data
S Gloucs.	33	9,834	10.9	10,738	0.8
Gloucs.	67	10,019	0.3	11,670	-10.8
Herefordshire	18	9,906	7.7	12,469	5.6

Source: 2017 Annual Survey of Hours and Earnings (ASHE) Nomis (Accessed 15/08/2018)

2.2.12 Commuting

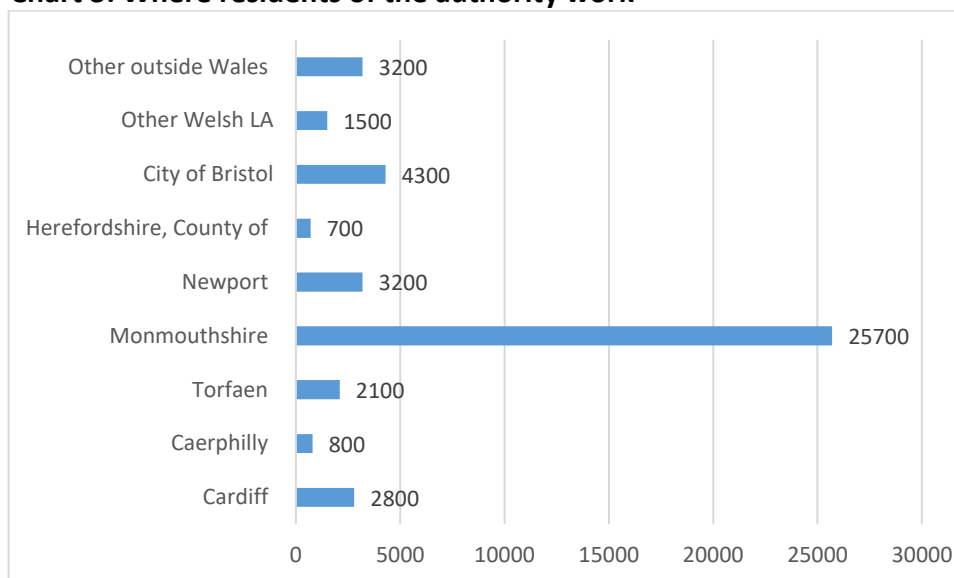
**Table 15: Summary Commuting Statistics 2017**

Area of residence	% residents working in Wales	% residents working in area of residence	Commuting		
			Out of authority (thousands)	Into the authority (thousands)	Net inflow
<b>Monmouthshire</b>	<b>82</b>	<b>58</b>	<b>18.6</b>	<b>17.1</b>	<b>-1.5</b>
Torfaen	94	54	20.1	13.9	-6.2
Newport	87	66	24.1	35.3	-11.2
Powys	87	78	14.5	11.1	-3.4
Blaenau Gwent	89	49	15.5	5.5	-10
Wales	96	69	94.3	41.9	-52.4

Source: Source: StatsWales – (Accessed 16/08/2018)

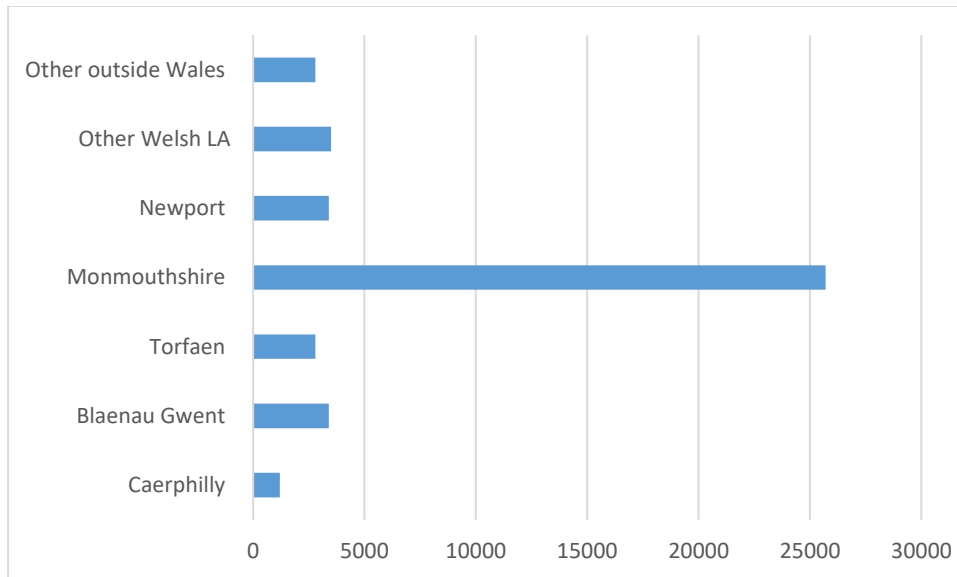
As a border authority a smaller proportion of Monmouthshire residents work in Wales than in the neighbouring authorities. There is also, with the exception of Blaenau Gwent and Torfaen a smaller proportion of residents working within Monmouthshire itself.

**Chart 3: Where residents of the authority work**



Source: StatsWales

**Chart 4: Origin of those working in the authority**



Source: StatsWales

Hometrack have produced travel to work areas (TTWAs) based on the 2011 Census. The 243 current TTWAs were defined in 2007 using 2001 Census information on home and work addresses. From this data it can be seen that there has been a reduction in the number of TTWAs in the UK as a whole as the trend in more and longer distance commuting increases: in 1991 there were 314 TTWAs and in 1981, 334, there are now 228 (2011 TTWAs). The extract in Map 3 shows the TTWAs for the South East Wales region and Monmouthshire, from this the extent of the cross border and inter-authority commuting is shown.

**Map 3: Travel to Work Areas**



Source: Hometrack (24/09/2018)

### 2.2.13 Digital Connectivity

Digital connectivity has become increasingly important over the current LDP period. Ofcom suggest that there are differences in digital connectivity throughout the UK. In 2017 the fixed broadband average download speed (Mbit/s) was 33.4 in Wales compared to 47.8 in England, with 51% of connections made on 30Mbit/s or higher in England compared to 43% in Wales. Equally, Wales has a higher proportion of connections with an average of 10Mbit/s or less (25%) than England (20%).

**Table 16: Digital Connectivity 2018**

Area	Superfast UK (>24 Mbps) (1)	Superfast EU (>30 Mbps) (1)	Ultrafast (>100 Mbps) (1)	Mean Upload Speed (Mbps)	Mean Download Speed (Mbps)
<b>Monmouthshire</b>	<b>87.6%</b>	<b>86.95%</b>	<b>6.17%</b>	<b>5.3</b>	<b>22.7</b>
Torfaen	96.83%	96.7%	30.35%	5.3	24.5
Newport	97.56%	97.44%	68.62%	6.8	33.7
Powys	80.28%	79.61%	18.02%	4.7	20.9
Blaenau Gwent	98.68%	98.04%	1.39%	5	21
Wales	94.7%	94.30%	33.76%	5.8	26.2
England	95.87%	95.57%	57.23%	6.9	31.4

Source: ThinkBroadband (Accessed 15/08/2018)

(1) Coverage percentages include both residential and business premises and is based around postcode level data.

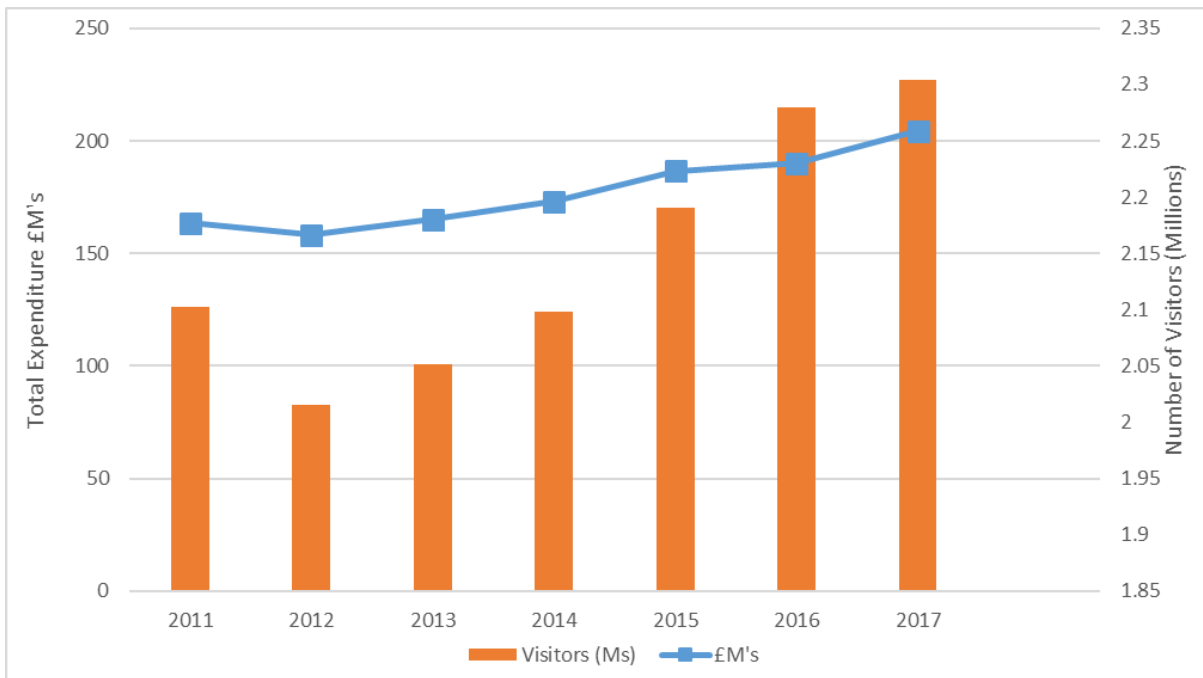
Table 16 indicates that Monmouthshire, with the exception of Powys, has the lowest proportion of properties with Superfast UK broadband, and has the lowest proportion, again with the exception of Powys, of properties with Superfast EU broadband. Both download and upload speeds in Monmouthshire are more in keeping with those for the surrounding authorities and both England and Wales, however, the County has the joint second lowest and third lowest speeds respectively. This reflects the largely rural nature of the County.

## 2.3 Tourism

### 2.3.1 Tourism Expenditure

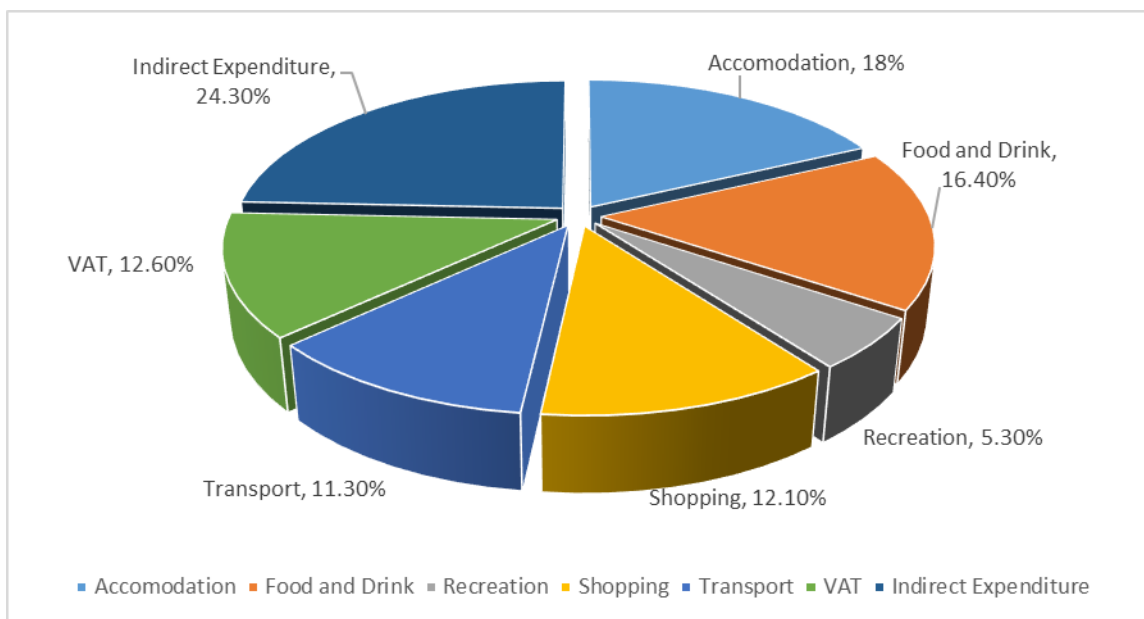
Tourism is an important sector of the economy for Monmouthshire. In 2016, there were over 2.3m visitors to the County and tourist expenditure amounted to £204.43m, in an industry which supports 2,968 jobs (STEAM Report 2017). From the yearly STEAM Report it can be seen that both tourist expenditure and the number of tourist trips to the County have shown an upward trend over the past 6 years. (Chart 5). The majority of direct tourist expenditure in Monmouthshire in 2017 was accounted for by accommodation followed by food and drink, then shopping followed by transport. (Chart 6).

**Chart 5: Total Tourist Expenditure against Tourist Numbers**



Source: Monmouthshire County Council STEAM Report

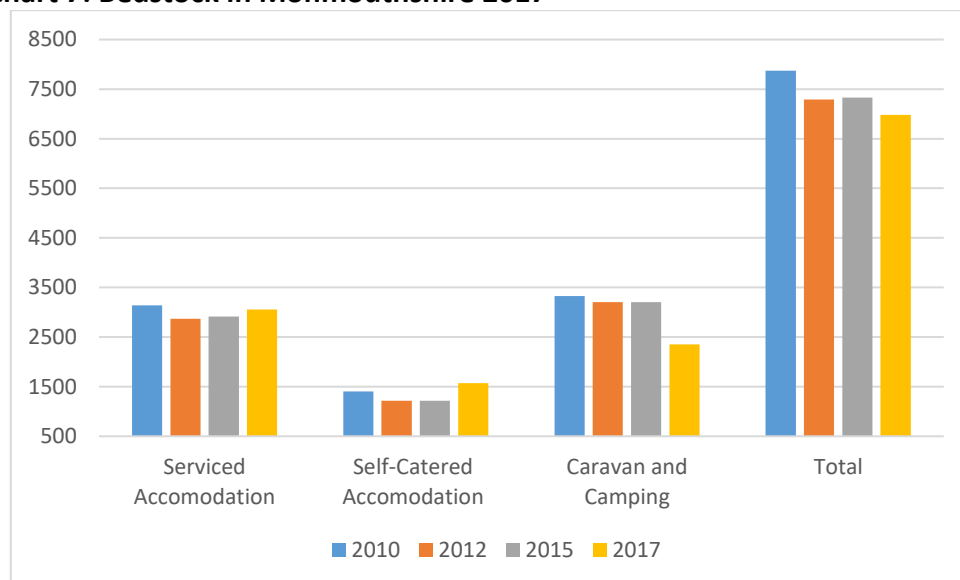
**Chart 6: Tourist Expenditure by Sector 2017**



Source: Monmouthshire County Council STEAM Report

### 2.3.2 Tourist Accommodation

**Chart 7: Bedstock in Monmouthshire 2017**



Source: Monmouthshire County Council STEAM Report

In total, the bedstock for Monmouthshire is 6,980 bedspaces. Over one third (44%) of these are serviced bedspaces, 22% are self-catered with the remaining 34% being caravan and camping bedspaces. The number of bedspaces has decreased slightly in the past couple of years with caravan and camping bed spaces accounting for a large proportion of this decline. However, the self-catered accommodation sector continues to grow. Whilst the overall number of bed spaces has showed a small decrease since 2010, the serviced accommodation continues to grow and reflects the opening of large national chain hotels in both Llanfoist (Abergavenny) and Monmouth.

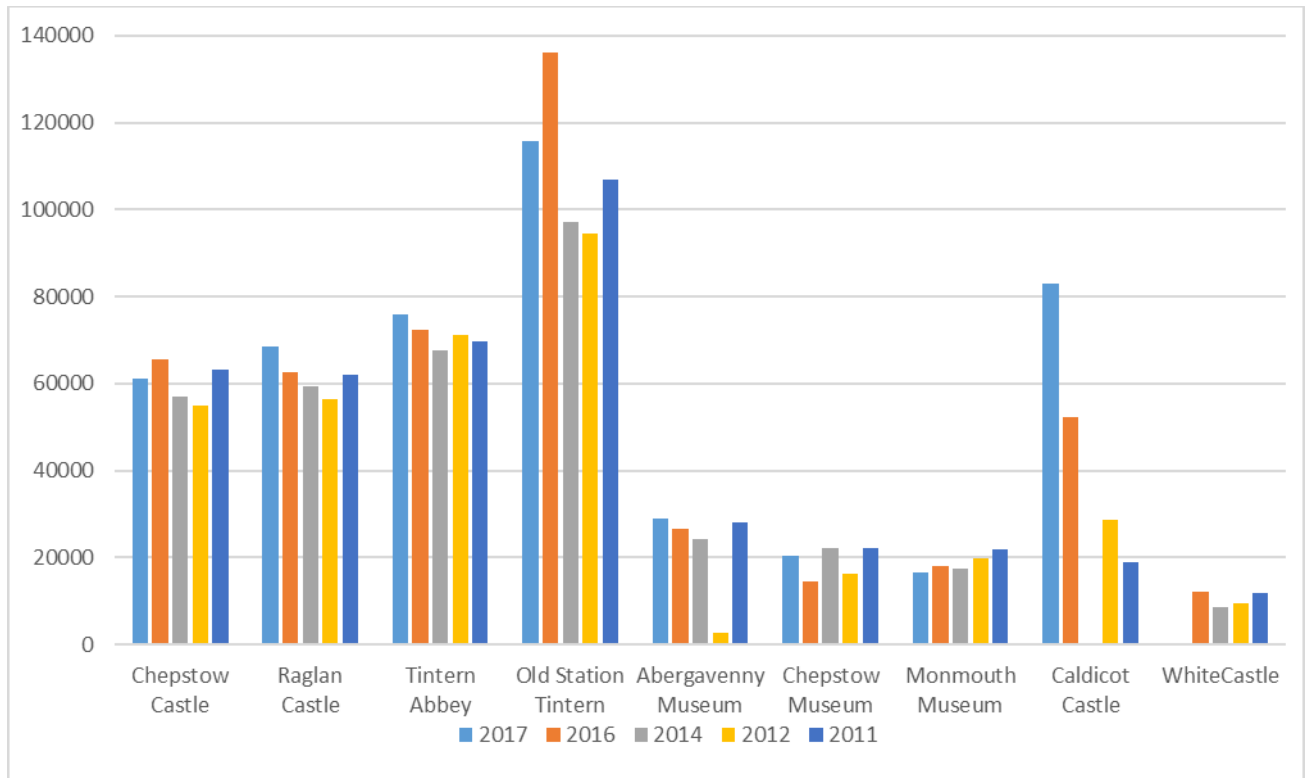
### 2.3.3 Tourist Information Centres (TIC)

Monmouthshire has two Tourist Information Centres (TICs), one in the main market town of Abergavenny, and one in Chepstow. There are also additional ‘Tourist Information Outlets’ in both Caldicot and Usk, which open on a seasonal basis from April to October. Unlike in 2010, where the TIC situated in Abergavenny received the most visitors overall, the 2017 Monmouthshire County Council STEAM report suggests that the Abergavenny TIC received 17,533 visitors whereas the Chepstow TIC received 32,841 visitors, making it the more popular TIC.

### 2.3.4 Visitor Attractions



**Chart 8: Visitor Figures**



Source: Monmouthshire County Council STEAM Report

The most popular attraction in Monmouthshire with over 115,000 visitors in 2017 was Old Station Tintern followed by Caldicot Castle with 83,000 visitors, Tintern Abbey with more than 76,000 visitors and Raglan Castle with more than 68,585 visitors. The Abergavenny Food Festival has shown a consistent growth in popularity with visitors rising to 31,000 in 2011, an increase of 15% over 6 years.

## 2.4 Retail

### 2.4.1 Retail Hierarchy

The Retail Hierarchy for Monmouthshire is defined by the Local Development Plan as follows:

**COUNTY TOWNS:**

- Abergavenny
- Caldicot
- Chepstow
- Monmouth

**LOCAL CENTRES:**

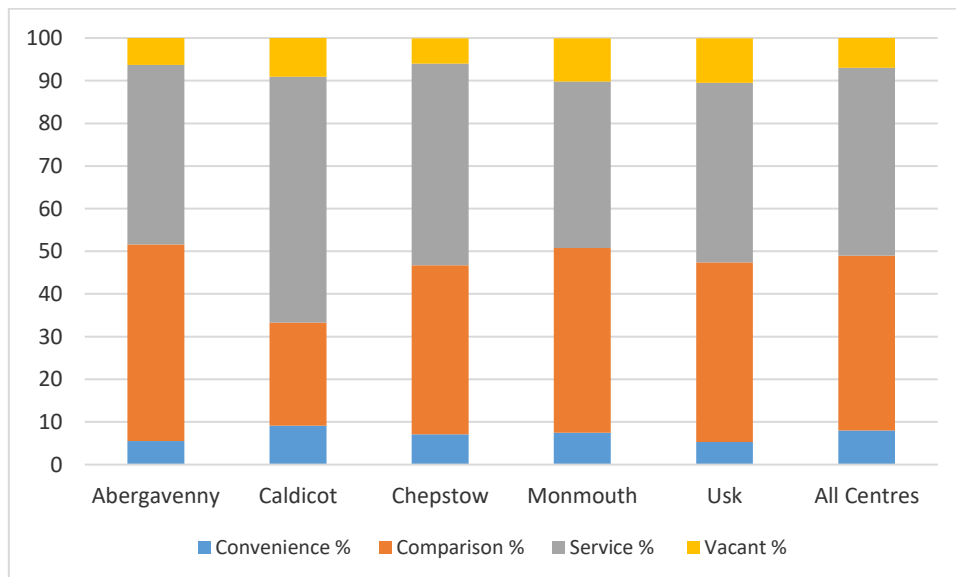
Magor  
 Raglan  
 Usk

NEIGHBOURHOOD CENTRES:  
 Hillcrest Road, Abergavenny  
 Rother Avenue, Abergavenny  
 The Mardy, Abergavenny  
 West End, Caldicot  
 Bulwark, Chepstow  
 Thornwell, Chepstow  
 The Albion, Monmouth  
 Overmonnow, Monmouth  
 The Albion, Monmouth  
 Wyesham, Monmouth

2.4.2 Retail uses in town centres

The 2017 Monmouthshire County Council Annual Retail Background Paper recorded a range of uses within the County’s CSAs and reflects a wider trend of a decrease in the proportion of convenience outlets and an increase in the proportion of service outlets.

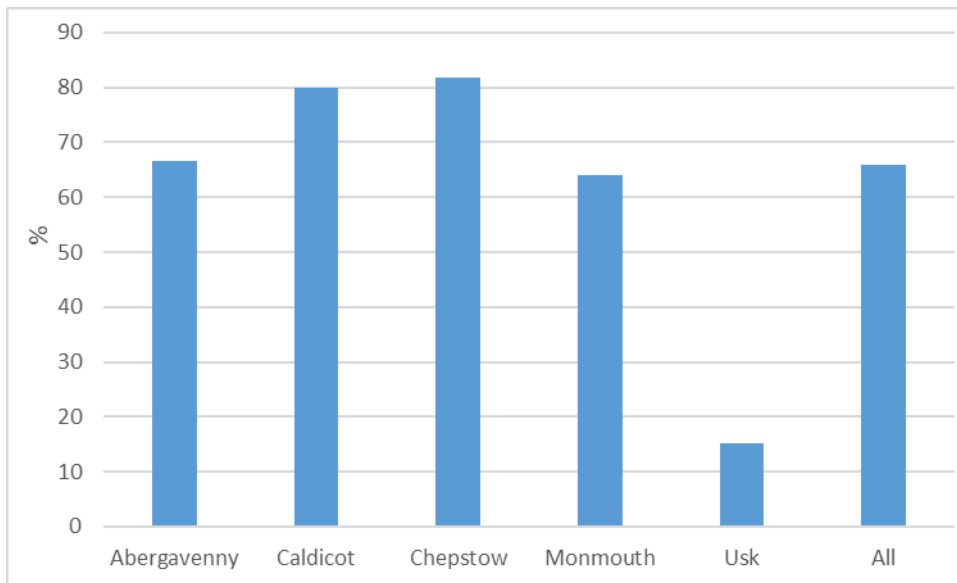
**Chart 9: Central Shopping Area Retail Types 2017**



Source: Monmouthshire County Council Annual Retail Background Paper 2017

A Retail and Leisure Study was undertaken in 2015 and as part of this a Household Survey was conducted. Of the County towns Chepstow recorded the highest level, 81.7%, of those asked stating that they undertake their main food shop in the County, this figure falls to 80% for Caldicot, 66.7% for Abergavenny and 64% for Monmouth. Chepstow has the highest level of self-containment with 71% of respondents doing their main food shop in the town, this falls to 65% for Abergavenny and 61% for Monmouth.

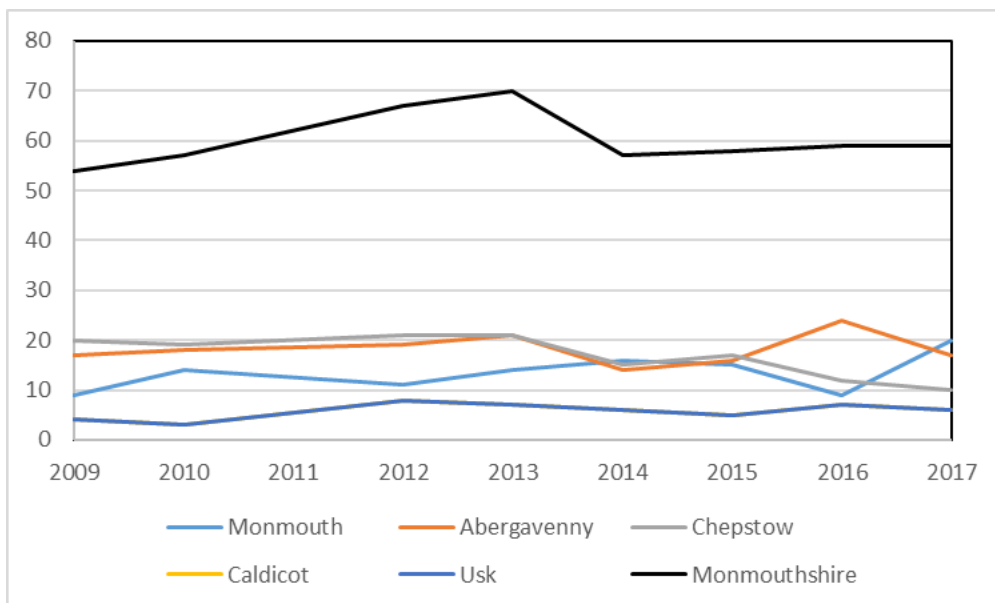
**Chart 10: % Respondents doing main food shop in the County (2015)**



Source: Monmouthshire Retail Study 2015

2.4.3 Vacancies

**Chart 11: Number of vacant units in the Central Shopping Areas**



Source: Monmouthshire County Council Retail Background Paper 2017

The number of vacant units in the Central Shopping Areas of the County’s retail centres has been relatively stable overall since 2009, however more recently Abergavenny and Chepstow have seen a decline in the number of vacant units, whereas Monmouth has seen a sharp increase over the past 12 months for which data is available. When looking

at the percentage of total units Usk has experienced consistently high vacancy rates when compared to the other centres (Table 17).

**Table 17: Retail centre vacancy rates (% units)**

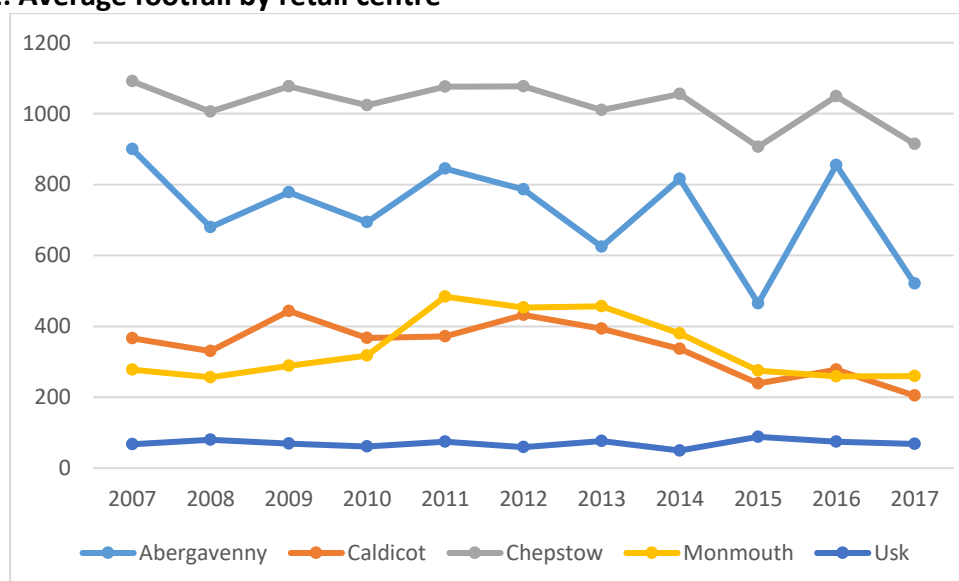
	2009	2010	2011	2012	2013	2014	2015	2016	2017
Abergavenny	6.5	7.2	7.2	7.1	7.7	5.1	5.8	8.7	6.1
Caldicot	5.7	4.3	4.3	11.6	10.1	9.2	7.6	10.1	7.5
Chepstow	11.9	11.3	11.4	12.4	12.0	9.0	10.0	7.1	5.8
Monmouth	4.9	7.7	7.7	6.0	7.3	8.3	7.9	4.9	10.3
Usk	13.6	15.4	15.4	7.7	10.9	7.8	11.1	11.1	9.7
All Units	7.5	8.7	8.7	8.5	8.8	7.2	7.6	7.6	7.6

Source: Monmouthshire County Council Retail Background Paper 2017

### 2.4.4 Footfall

As part of an annual retail survey carried out by the Council the average footfall in each of the retail centres is recorded. From the chart below it can be seen that whilst average footfall in Usk has remained relatively steady over the past 10 years, Abergavenny, Caldicot and Chepstow have all seen more rapid decline over the most recent survey period, and more pronounced fluctuation since 2007.

**Chart 12: Average footfall by retail centre**



Source: Monmouthshire County Council Retail Background Paper 2017

## 2.5 Education

### 2.5.1 Education Infrastructure

There are a total of 30 primary schools in Monmouthshire, spread throughout the County. There are 8 in and surrounding Abergavenny, 8 in Severnside, serving Caldicot, Magor, Undy, Portskewett and beyond, 4 in Chepstow and 3 in Monmouth.

The remaining 7 primary schools are located in settlements such as Raglan, Usk, Trellech, Llandogo and Cross Ash. There are 4 secondary schools in the county, in Chepstow, Caldicot, Abergavenny and Monmouth.

Monmouthshire has only one higher educational establishment within its boundary, Coleg Gwent at Usk, which runs courses in farming, horticulture, equestrianism, rural activities and animal care.

### 2.5.2 WIMD Education Domain

The WIMD 2014 Education domain comprises six indicators all with different weightings. The indicators include; Key Stage 2 average score (7%), repeat absenteeism (15%), number of adults aged 25-64 with no qualifications (16%), proportion of those aged 18-19 not entering higher education (17%), key stage 4 capped point score (21%) and key stage 4 level 2 inclusive (25%). The domain attempts to highlight educational disadvantage within a given area. More information on qualifications and level of skill and attainment within Monmouthshire can be found below.

**Table 18: WIMD Education Domain (Number)**

Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1-191)	Most deprived 20% LSOAs in Wales (ranks 1-382)	Most deprived 30% LSOAs in Wales (ranks 1-573)	Most deprived 50% LSOAs in Wales (ranks 1-955)
56	0	3	4	13

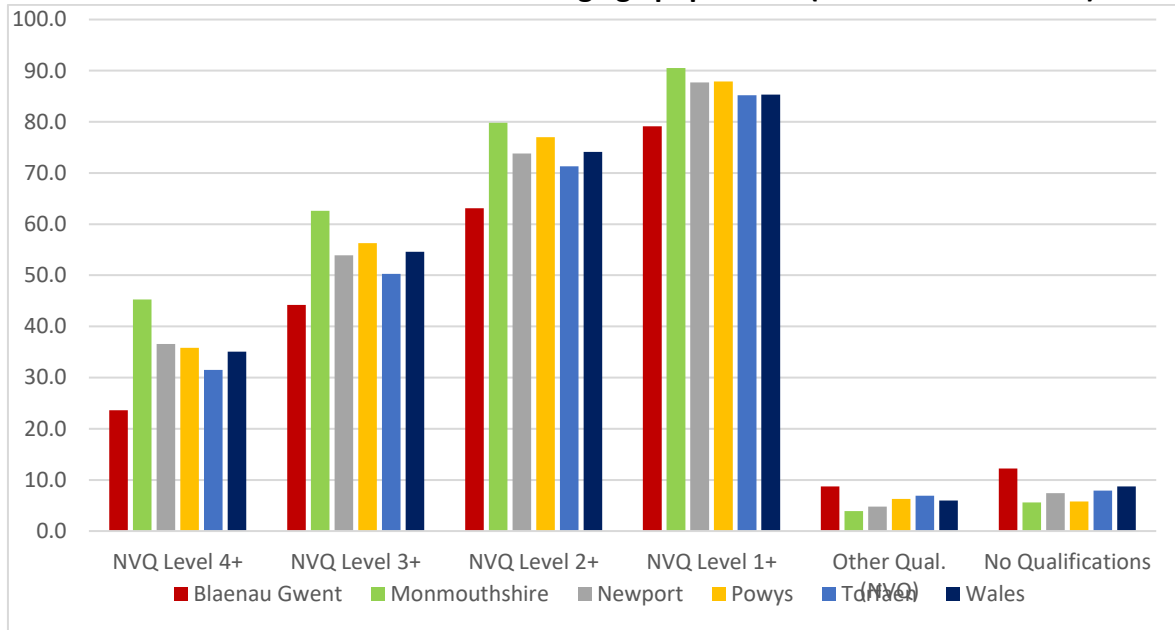
Source: WIMD 2014

According to the Welsh Index of Multiple Deprivation (WIMD) 2014 education domain (Table 18), Monmouthshire had no LSOAs in the most deprived 10%. Of the 56 output areas within Monmouthshire 13 are within the 50% most deprived, of these 3 are within the 20% most deprived. The LSOAs with the lowest ranks were Overmonnow 2 in Monmouth (280) Cantref 2 (315) in Abergavenny, and Thornwell 1 (362) in Chepstow.

### 2.5.3 Qualifications

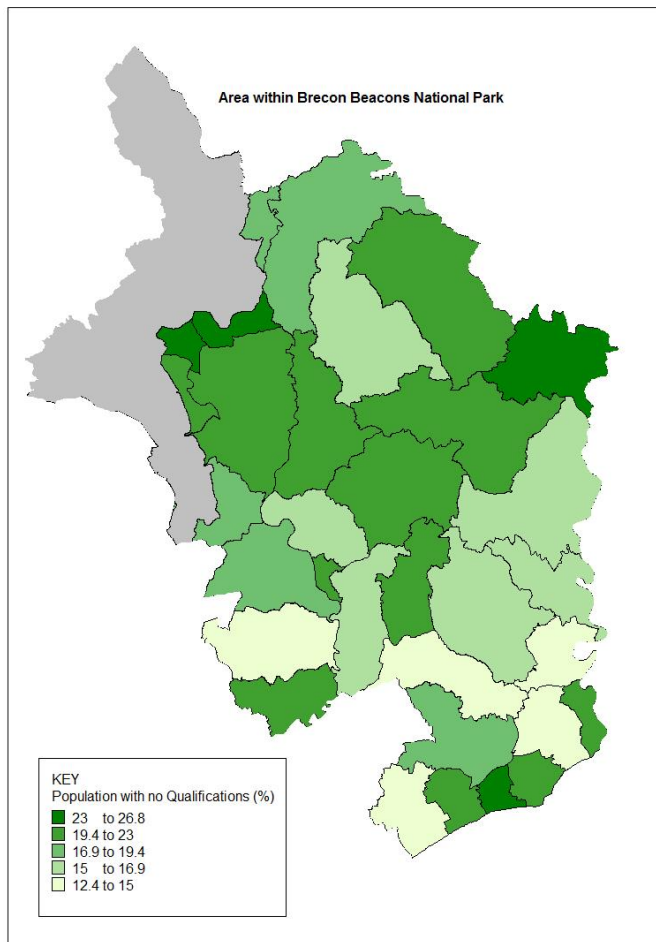
Monmouthshire has a higher percentage of its working age population qualified to NVQ4 and above than in surrounding authorities or for Wales as a whole. It also has a lower percentage of its working age population with no qualifications. Whilst Monmouthshire does have a lower percentage of its working age population with other or no qualifications there are town and community councils within the authority with higher concentrations, noticeably within the towns. The areas with the highest percentage of their working age population without qualifications are largely concentrated around the main settlements, more particularly Abergavenny and Monmouth

**Chart 13: Qualifications as % of working age population (Jan 2017 – Dec 2017)**



Source: ONS annual population survey (Accessed 8/08/2018)

**Map 4: % of working age population with no qualifications or where the qualification level is unknown**



Source: 2011 Census

## 2.6 Key Issues arising from a review of the Economic Baseline Characteristics

A strong local economy is vitally important for securing people's wealth, jobs and incomes. It makes a significant contribution to the quality of life and the economic, social, cultural and environmental well-being of people and communities in Monmouthshire. The following are the key issues to arise from a review of the economic baseline characteristics of the County:

- There has been a slow uptake of employment land in the County that has led to pressure for it to be used for other purposes such as housing and retail. There is a need to deliver sufficient good quality and appropriately located employment land to promote economic growth and increased employment opportunities in the County. There is also a need to consider the potential impact on the future demand for employment land particularly given the imminent removal of the Severn Bridge tolls and the ambitions and opportunities associated with the Cardiff Capital Region City Deal.
- There are both opportunities and issues associated with Monmouthshire's location as a border county. Opportunities with regard to its location between Bristol and Newport and Cardiff (Great Western Cities) and issues with regard to the possible impacts of the economic growth of the Bristol/South West region.
- The ageing resident population of the County has implications for its economic base and future economic growth prospects.
- Generally employment rates are good in Monmouthshire with 78% of the economically active in employment, higher than the Welsh average (72.7%).
- As a result of the 'dual economy' experienced by the County whilst gross weekly pay for those who live in the County is higher than the Welsh average jobs within Monmouthshire are characterised by low average wages. Evidence continues to suggest that the income for economically active women who both live and work within the County is also significantly lower than that of men within the same category.
- There are high levels of out commuting from the County with distances travelled also relatively high.
- The County has high levels of educational attainment with the majority of people employed in higher paid/more skilled jobs, albeit that these are typically located outside of the County.
- Traditional industries such as agriculture are in decline impacting on the County's rural economy. Currently the largest proportion of jobs in the County are accounted for by the wholesale and retail trade and human health and social work.
- Tourism plays a significant part in Monmouthshire's economy particularly in assisting in the diversification of the rural economy.
- The County's town centres are generally performing well but there is a need to protect them from out of town developments and consider their evolving role/function.

- Higher levels of those in employment work at home (35%) compared to the Welsh average of 11.9%. An efficient digital infrastructure is needed to support home working and the general connectivity of the County's rural areas.

## 2.7 Evolution of the baseline without the RLDP

Without the RLDP new housing, employment and infrastructure growth would be delivered in a less coordinated way. As a result, it would be more difficult to address the key issues identified above as well as take advantage of potential opportunities in the region.



## 3. A Resilient Wales

### 3.1 Introduction

This section provides baseline data relating to the following well-being goal:

‘A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).’

The data relates primarily to:

- Air Quality;
- Biodiversity, Flora and Fauna;
- Geology and Soils;
- Water Environment; and
- Minerals and Waste.

### 3.2 Air

There are two Air Quality Management Areas (AQMA) within Monmouthshire, one in Chepstow and one in Usk. For several years Monmouthshire County Council has carried out the monitoring of pollutants liable to affect air quality to determine whether objective levels are being or likely to be exceeded. A Progress Report was completed in 2017 and concluded that nitrogen dioxide mean objectives continue to be exceeded in Chepstow, but that for the second consecutive year all monitoring sites in Usk were below the annual mean objective nitrogen dioxide level. In addition, there were no recorded exceedances in either Abergavenny or Monmouth. The report identified that low concentrations in 2015 did not continue into 2016, as concentrations increased marginally at all locations. However, concentrations in 2016 were below the levels seen in 2014.

The Air Quality Management Area in Usk was declared in November 2005 due to the level of NO<sub>2</sub> exceeding the objective level. Map 5 shows the location and boundary of the Usk AQMA.

### Map 5: Usk Air Quality Management Area



Source: Local Air Quality Management Progress Report 2017 (accessed 06/09/18)

**Table 19: Measured Annual Mean Concentrations at each Diffusion Tube Monitoring Site in Usk (µg/m3)**

Location	2009	2010	2011	2012	2013	2014	2015	2016
White Hart, Bridge Street	35.3	<b>40.6</b>	<b>44.6</b>	<b>43.2</b>	<b>40.3</b>	37.6	32.8	35.1
35 Bridge Street	35.4	<b>41.7</b>	<b>44.9</b>	37	<b>42.0</b>	<b>40.4</b>	34.1	35.2
Opposite 16 Bridge Street	<b>41.9</b>	<b>45</b>	<b>44.6</b>	<b>46.1</b>	<b>43.1</b>	<b>40.9</b>	38.2	37.8
4 Usk Bridge Street Mews	20.9	25.6	23.2	23.3	22.2	20.6	19.2	20.8
Castle Court	34.4	<b>40.9</b>	<b>41.6</b>	39.5	37.2	37.3	34.1	34.4
14A Castle Parade	-	34.9	37.0	34.0	33.5	34.3	30.1	30.5

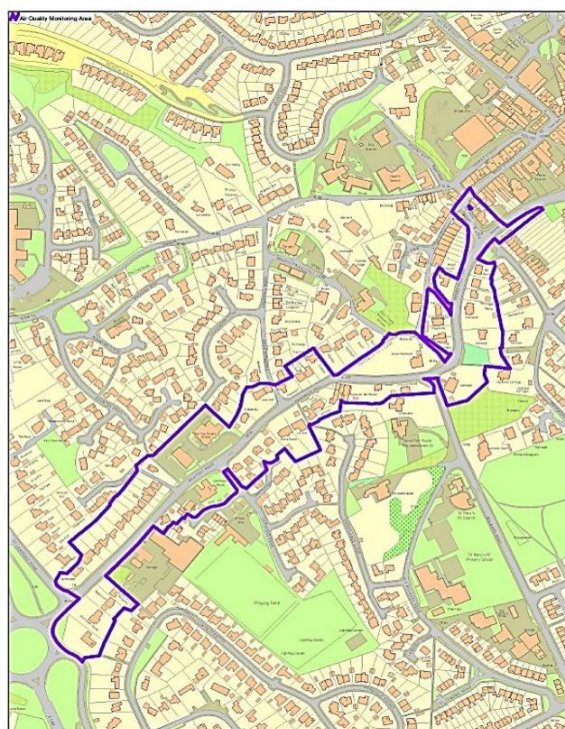
Source: Local Air Quality Management report 2011-2017 (Accessed 06/09/2018)

<http://www.monmouthshire.gov.uk/>

Table 19 shows the annual mean concentrations at each of the monitoring sites in Usk, the figures in bold show where the level has exceeded the objective. The results show

that there is a considerable year-on-year variation at most of the locations within Usk. The monitoring location opposite 16 Bridge Street, has only met the annual mean Nitrogen Dioxide air quality objective twice since 2009, however these two occasions have been in the most recent monitoring periods. This monitoring site is adjacent the narrowest section of Bridge Street in a location where traffic often becomes congested. The concentrations have been consistently close to or above the objective at this site, and have only recently begun to fall below the objective.

**Map 6: Chepstow Air Quality Management Area**



Source: Local Air Quality Management Progress Report 2017 (accessed 06/09/18)  
 The Air Quality Management Area in Chepstow was declared in April 2007 due to the level of NO<sub>2</sub> exceeding the objective level. Map 6 shows the location and boundary of the Chepstow AQMA. Table 20 shows the annual mean concentrations at each of the monitoring sites in Chepstow, the figures in bold show where the level has exceeded the objective. The results show that there is also a considerable year-on-year variation at the locations monitored within Chepstow. The highest measured concentration in 2016 was 53.2 µg/m<sup>3</sup> at 2 Hardwick Hill, which is representative of relevant exposure and is significantly higher than the objective of 40 µg/m<sup>3</sup>. However this figure had decreased from a 67.5 µg/m<sup>3</sup> high in the period analysed.

**Table 20: Measured Annual Mean Concentrations at a selection of the Diffusion Tube Monitoring Sites in Chepstow (µg/m<sup>3</sup>)**

Location	2009	2010	2011	2012	2013	2014	2015	2016
38 Larkfield Park	21.4	23.5	25.4	26.1	19.8	21.8	22.5	22.9
High Beeches at Larkfield School, Newport Road	30	31	34.5	33.0	30.4	<b>40.9</b>	38.0	31.0

Wayside, Hardwick Hill	-	-	36.8	36.7	32.7	32.5	29.8	31.1
Rainwater Pipe, Hill House, Hardwick Hill	36	39.2	<b>45.7</b>	<b>44.0</b>	<b>40.0</b>	<b>40.0</b>	36.8	37.6
2 Hardwick Hill	<b>53.9</b>	<b>51.5</b>	<b>67.5</b>	<b>62.2</b>	<b>56.0</b>	<b>57.7</b>	<b>51.4</b>	<b>53.2</b>
1 Ashfield Hs. Mt. Pleasant	-	-	34.2	34.3	28.4	26.1	25.9	26.7
2 Hardwick Terrace	-	-	34.2	34.7	30.6	28.4	26.9	27.9
Lamp Post, Moor Street	-	-	36.9	36.6	31.1	31.8	28.1	27.7
Garden City Way			34.3	31.7	28.1	27.8	25.5	27.2
AQMS Hardwick Hill	<b>40.8</b>	<b>40</b>	<b>47.9</b>	<b>45.8</b>	38.9	38.9	37.0	37.3

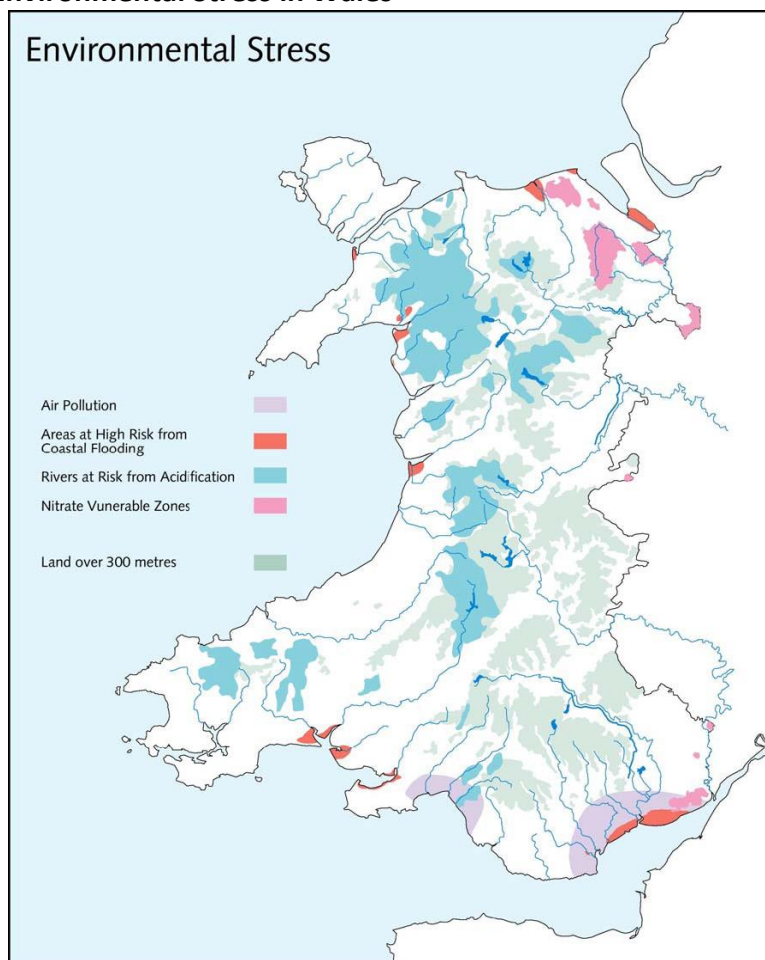
Source: Local Air Quality Management report 2011-2017 (Accessed 06/09/2018)

In 2005, Data Unit Wales suggest that there were 10.2 tonnes of CO<sup>2</sup> per resident of Monmouthshire. In 2011 this figure was 8 tonnes and in 2016 was 6.9 tonnes per resident, compared to the Welsh figure of 8 tonnes in 2016.

Data available from the Department of Energy and Climate Change, suggests that in 2009, road transport in Monmouthshire accounted for 43% of all carbon emissions, with the domestic environment accounting for 27%. In 2016, whilst the domestic figure had fallen to 23.8% the carbon emissions from road transport in 2016 accounted for 51% of all carbon emissions in Monmouthshire. Monmouthshire accounted for 2.7% of carbon emissions from road transport, Industry and commercial accounting and the domestic environment in Wales in 2016. The total air emissions score as of 2012 was 43.

Map 7 produced by the Welsh Government identifies areas of Environmental Stress in Wales. Air pollution is one of the indicators. This suggests that southern Monmouthshire, adjacent to the main urban area in South East Wales, may be at some risk on this indicator.

**Map 7: Environmental Stress in Wales**



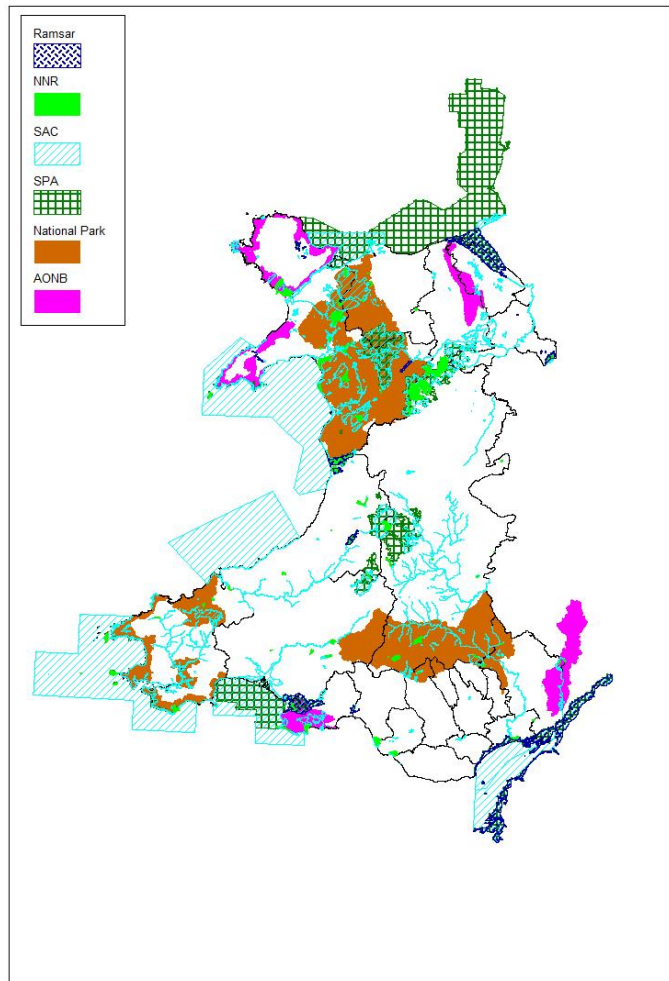
Source: Welsh Assembly Government (2004) Peoples, Places, Futures The Wales Spatial Plan

### 3.3 Biodiversity, Flora & Fauna

Monmouthshire has a broad biodiversity interest extending from the lowlands in the south of the County to the hills and uplands in the north. Map 8 identifies international and national designations of biodiversity value in Wales and illustrates the extent of the designations both within and adjacent to Monmouthshire. The primary locations for nature conservation resources within the County are the Severn Estuary, the three main rivers, the Gwent Levels, and the grasslands and woodlands in the Wye Valley. Maps 9 and 10, however, show that there is generally a wide distribution across the County of important areas of interest. Monmouthshire has a number of designated sites of international importance, designated under the EU Birds Directive (Directive 2009/147/EC/ on the conservation of wild birds) as Special Protection Areas or under the European Habitats Directive (Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna) as Special Areas of Conservation. The Severn Estuary is also a Ramsar site. The County has a range of areas designated as Sites of Special Scientific Interest under the Wildlife and Countryside Act 1981. There is one Local Nature Reserve that is also a SSSI. The County is also important for a range of Habitats

and Species of Principle Importance for Conservation in Wales (Section 7, Environment Wales Act 2016) and Monmouthshire County Council must seek to maintain and enhance these and ecosystem resilience through the exercise of their functions (Section 6, Environment Wales Act 2016). Local Wildlife Sites and Sites of Importance for Nature Conservation have also been designated across the County including a range of habitat types from Ancient Woodland to Open Mosaic (brownfield) sites.

**Map 8: International and National Designations of Biodiversity Value in Wales**



Source: Countryside Council for Wales (2011)

**3.3.1 The Severn Estuary**

The Severn Estuary is the only area within Monmouthshire identified as a Special Protection Area (SPA); it is also designated as a Special Area for Conservation (SAC) owing to its importance for bird conservation, supporting a wide range of nationally and internationally important habitats and species. The Severn Estuary SPA covers approximately 6846 hectares in Wales (the full extent of which is shown in Map 9, of which some 3664 hectares are within the Monmouthshire area). The Severn Estuary consists of intertidal mudflats and sandflats, sandbanks, sabellaria reefs, saltmarsh, shingle and rocky shore, coastal grazing marsh and ditches. The estuary is an important habitat for migratory fish and has the second highest tidal range in the world. The Severn

Estuary is also designated as a Ramsar Site - a Wetland of International Importance; it is an important wintering ground for a range of migratory wildfowl and waders (approximately 60,000) including the key species of the European white-fronted goose, bewick's swan, shelduck, dunlin and redshank. The Severn Estuary is also a Site of Special Scientific Interest (SSSI).

### 3.3.2 Special Areas for Conservation

There are 4 other Special Areas for Conservation (SAC) within the Monmouthshire Planning Area; the River Wye, the River Usk, the Wye Valley woodlands and the Wye Valley bat sites. The Usk Bat Sites SAC and the Sugar Loaf Woodlands SAC are located within the Brecon Beacons National Park but are close enough to the boundary to need consideration. As bats are particularly mobile they rely on other sites for feeding, passage and roosting including the town of Abergavenny and its surrounding area. The Sugar Loaf woodlands are vulnerable to changes in air quality with one unit of the SAC sitting close to the town of Abergavenny. SACs along with SPAs are collectively known as Natura 2000 or European sites and have the highest possible protection for a nature conservation site in planning law.

The part of the River Usk SAC that runs through the Monmouthshire Planning area measures approximately 253.2 hectares and the part of the River Wye SAC running through the County measures approximately 220.4 hectares. Both rivers provide valuable wildlife corridors and connectivity between habitats that are important for many species. The total area of SAC's within the Monmouthshire area however measures approximately 871.6 hectares showing that it is not only the rivers within the County that are of European Importance.

### 3.3.3 Sites of Special Scientific Interest

There are 50 nationally designated Sites of Special Scientific Interest (SSSIs) within the Monmouthshire planning area. Most are woodland or grassland sites, with others designated for their wetland or geological interest, there are also a few designated for bat interest. The total area covered by SSSIs within Monmouthshire (excluding the Severn Estuary) measures some 2,147 hectares.

### 3.3.4 National Nature Reserves

National Nature Reserves (NNR) represent the very best examples of our wildlife habitats and geographical features. There are two NNRs within Monmouthshire; Fiddler's Elbow (woodland) and Lady Park Wood. Lady Park Wood is partly in England, although 39.22 hectares are located within Monmouthshire. The National Nature Reserves within Monmouthshire cover approximately 82.52 hectares in total, the locations of which are shown on Maps 8 and 9.

### 3.3.5 Local Nature Reserves

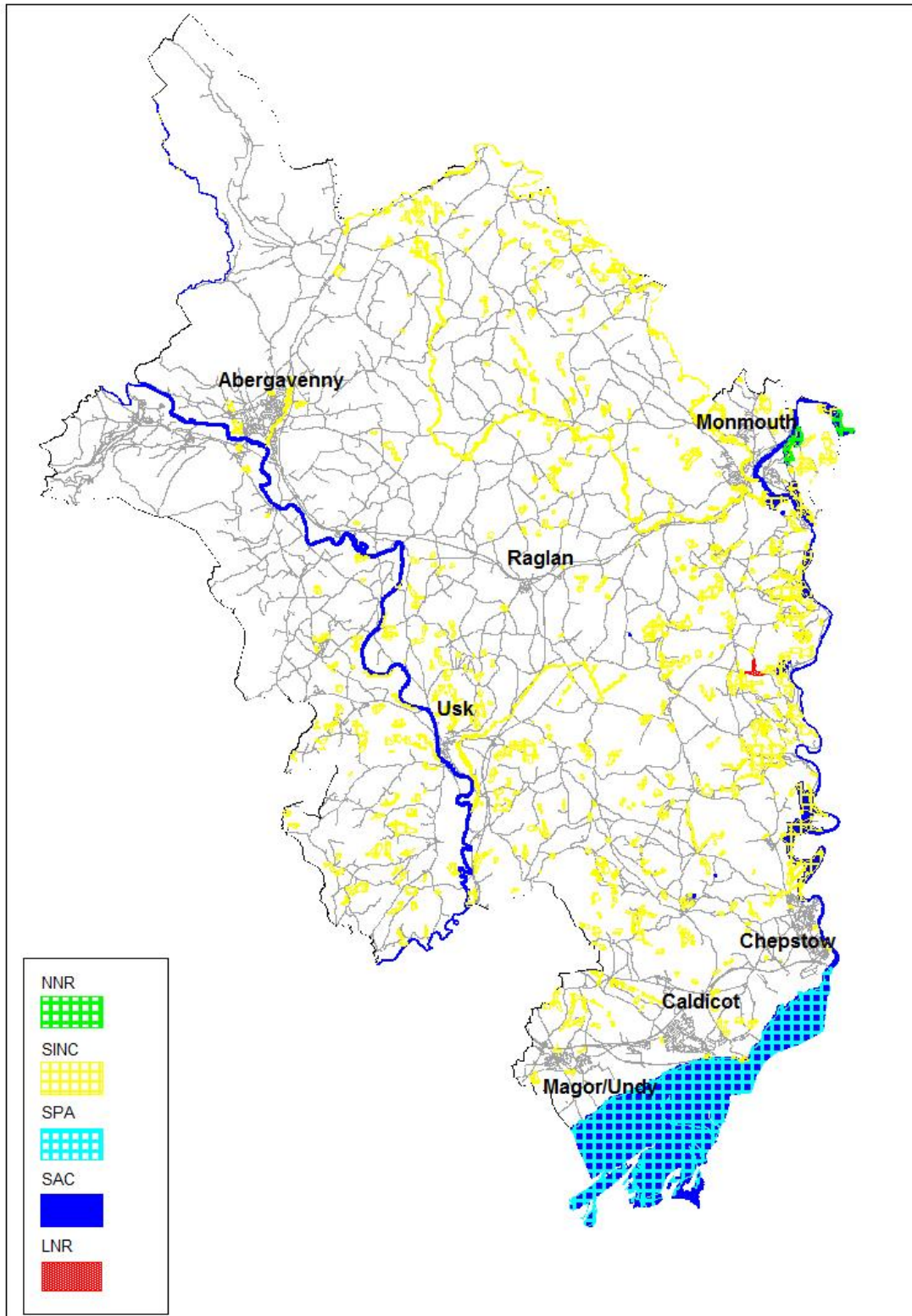
Many local authorities in Wales have set up Local Nature Reserves (LNRs) which have natural features of special interest to their local area. LNRs can help protect habitats and species whilst making people more aware of local wildlife and offer an ideal place for children to learn about nature. Cleddon Bog is currently the only local authority designated LNR within Monmouthshire, measuring approximately 14.12 hectares. This nature reserve is also wholly designated as a SSSI, Cleddon Bog can be identified on Map 9.

### 3.3.6 Sites of Importance for Nature Conservation

Sites of Importance for Nature Conservation (SINCs) are also known as Local Wildlife Sites. SINCs are locally valued non-statutory sites for biodiversity. They are defined areas identified and selected for their substantive nature conservation value. Their selection takes into consideration the most important, distinctive and threatened habitats within a national, regional and local context. They are sites that do not have the statutory protection of European or Nationally important sites but are often of a very high quality and important for maintaining biodiversity. There are approximately 650 SINCs identified in the County predominantly in relation to grassland and ancient and semi-natural woodland areas. Four watercourse SINCs have been designated covering approximately 88km, the River Gavenny, River Trothy, River Monnow and the Olway Brook.

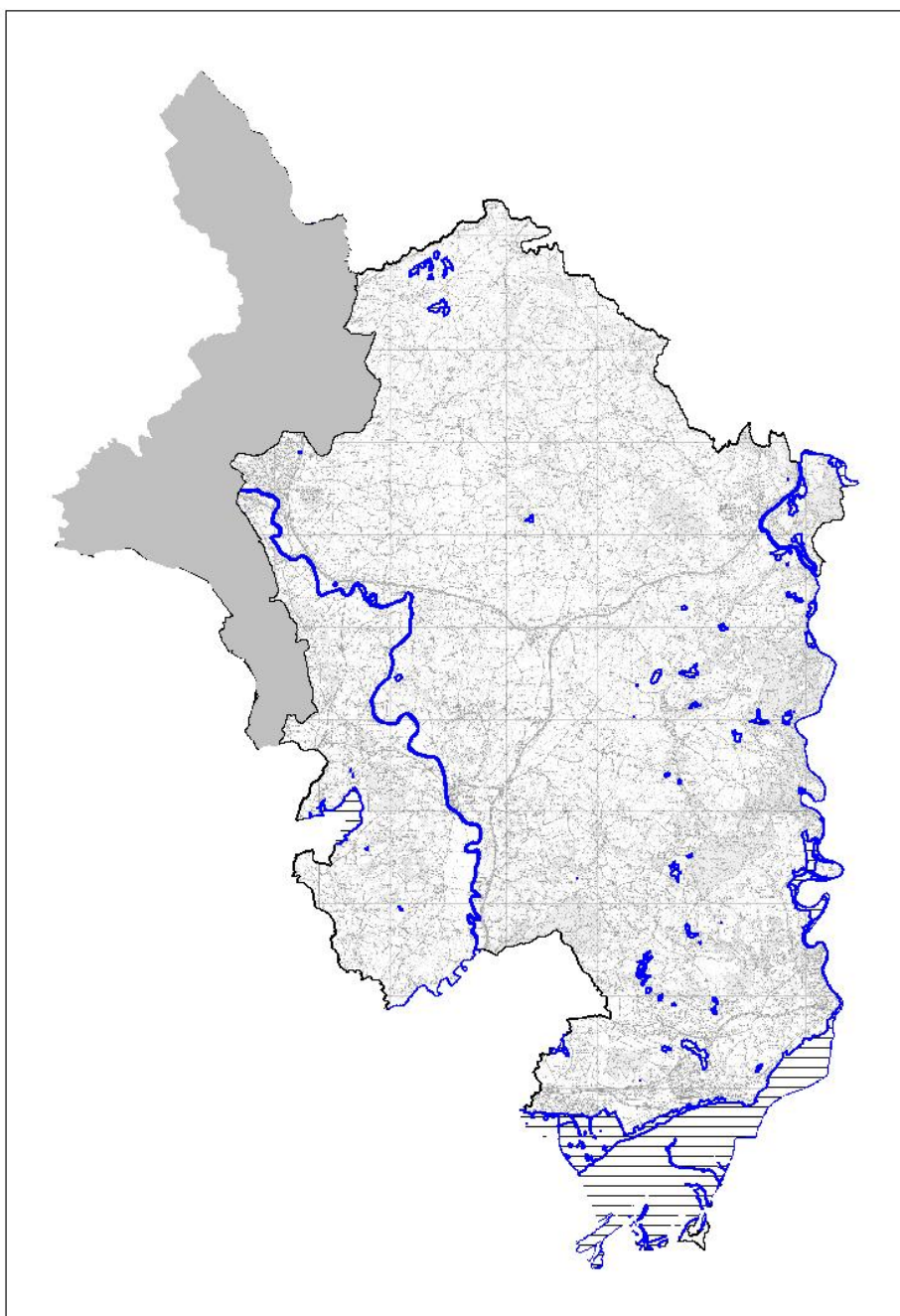


### Map 9: Location of International, National and Locally Designated Sites for Biodiversity Value.



Source: CCW 2011/Monmouthshire County Council 2011

**Map 10: Location of Sites of Special Scientific Interest within Monmouthshire.**



Source: Monmouthshire County Council 2011

**3.3.7 Conservation Objectives**

Conservation Objectives are required by the 1992 Habitats Directive where the aim is to maintain or appropriately restore the favourable conservation status of habitats and species for which SACs and SPAs are designated.

Each of the SACs within the Monmouthshire Planning Area have a core management plan which includes a set of conservation objectives for each of the SAC features identified. There is no trend data available in relation to the status of conservation objectives, which is considered to be a data gap.

### 3.3.8 Protected and Rare Species

The Conservation of Habitats and Species Regulations 2017 set out the European protected species. A large number of protected species are located within Monmouthshire among which are; horseshoe bats, dormouse, great crested newt, otter, barn owl, Peregrine, goshawk, adder, slow worm, among others. A number of Schedule 3 animals which may not be taken or killed in certain ways are also found in Monmouthshire, often on protected sites, such as the River Wye SAC. The following fish within this schedule are identified within Monmouthshire; allis shad, twaite shad, river lamprey, atlantic salmon and grayling. This list is not exhaustive.

Monmouthshire supports many important habitats and species. Over 470 species are identified so far that are important in Monmouthshire. Over 225 of these species are listed on Section 7 of the Environment Wales Act 2016 as living organisms of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales including 16 Mammals, 44 Birds and 113 Invertebrate species. The Local Planning Authority has a duty to maintain and enhance these species in accordance with the Section 6 duty of the Act

Among the nationally scarce and declining habitats, perhaps the most important and most threatened in Monmouthshire is the scattering of remnant species-rich grassland many of which have been designated as Local Wildlife Sites. Other Section 7 habitats important in Monmouthshire include woodlands and those habitats associated with the coast and marine habitats.

### 3.3.9 Invasive Plants

The issue of invasive plants is an on-going problem within Monmouthshire, there is a duty in terms of development not to spread any more invasive species. Some site specific project work has been undertaken in the AONB and adjacent the river Usk, there is however a considerable data gap in relation to invasive species.

### 3.3.10 Biodiversity Loss

Species extinction is a process that occurs naturally. However, the natural rate of extinction has rapidly accelerated as a direct result of the expansion and development of human society. The primary cause of species extinction globally is habitat loss. Any loss of habitat in Monmouthshire is picked up as part of the annual monitoring of the LDP.

### 3.3.11 Habitat Fragmentation

Habitat fragmentation involves the breaking up of large areas of habitat into small, unconnected ‘islands’. These habitat fragments are often too small to support viable populations of many plant and animal species, leaving them vulnerable to extinction. As a result, species that have taken tens or hundreds of thousands of years to evolve naturally can be lost very quickly and cannot be recreated. Examples of habitat fragmentation within Monmouthshire include fragmentation of hedgerow caused by development and canalised streams and rivers. There is however a data gap in relation to habitat fragmentation in Monmouthshire.

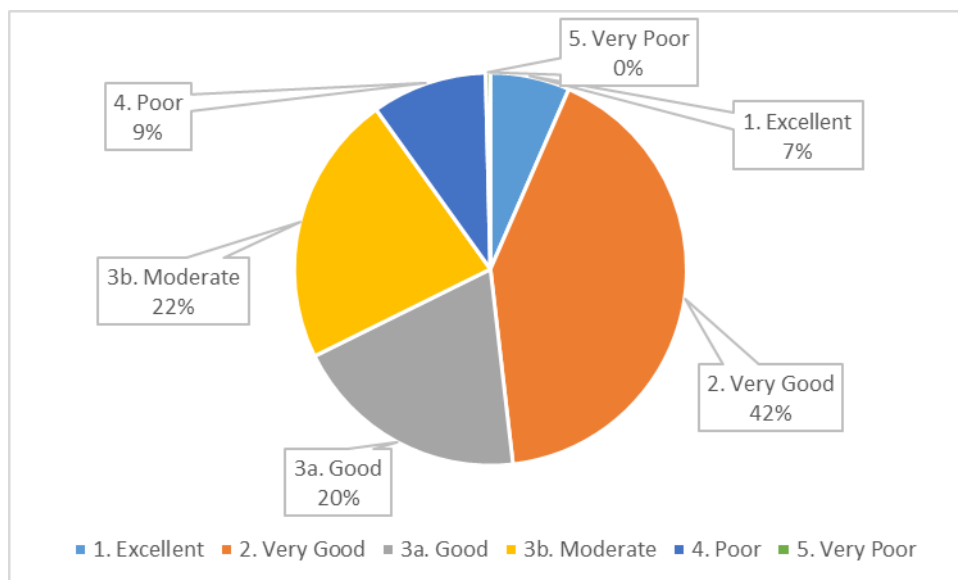
## 3.4 Geology & Soils

### 3.4.1 Soil types

The soil type for the majority of the County has been identified as ‘brown earths’ with some ‘ground water gleys’ to the South of the County in the Gwent levels Site of Special Scientific Interest (SSSI). Approximately 30.22% of soils in the UK are identified as brown earths and are characteristically deep, well-drained fertile soils suitable for agricultural use. There are significantly less ground water gleys within the UK, approximately 3.26%, these soils are best described as permeable, seasonally waterlogged soils affected by the groundwater table. (Source: ‘Soils in the Welsh Landscape’ Royal Agricultural College accessed 15/10/07)

### 3.4.2 Agricultural Land

**Chart 14: Agricultural Land Classification, proportion by grade**

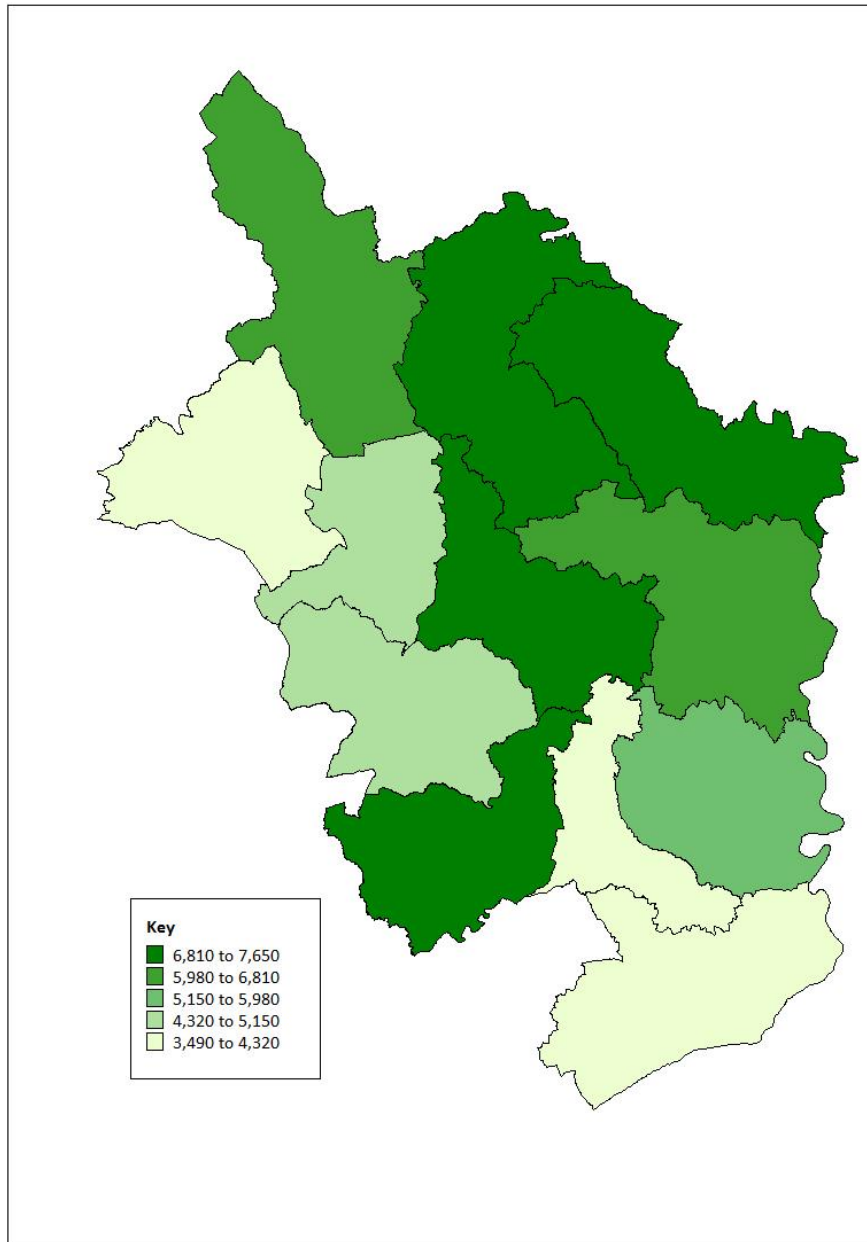


Source: Welsh Government – Agricultural Land Classification Maps (November 2017)

Agricultural land is classified by the Agricultural Land Classification (ALC) system which helps identify the quality of farmland in both England and Wales. The system classifies

land into five grades, where 1 is the best and 5 the worst. Grade 3 is subdivided into subgrades 3a and 3b. Chart 14 shows that the largest proportion of agricultural land (42%) in Monmouthshire falls under grade 2, 'very good' agricultural land. This land is mainly identified near Caerwent, Llanvair Discoed, Caldicot and Mathern in the South of the County. A further 7% of the land is classified as grade 1 (excellent). The proportion of 'good to moderate' (grade 3) agricultural land within the County also represents 42%. The percentage of 'poor' (grade 4) quality agricultural land in Monmouthshire is 9%.

**Map 11: Total area farmed within Monmouthshire in hectares.**

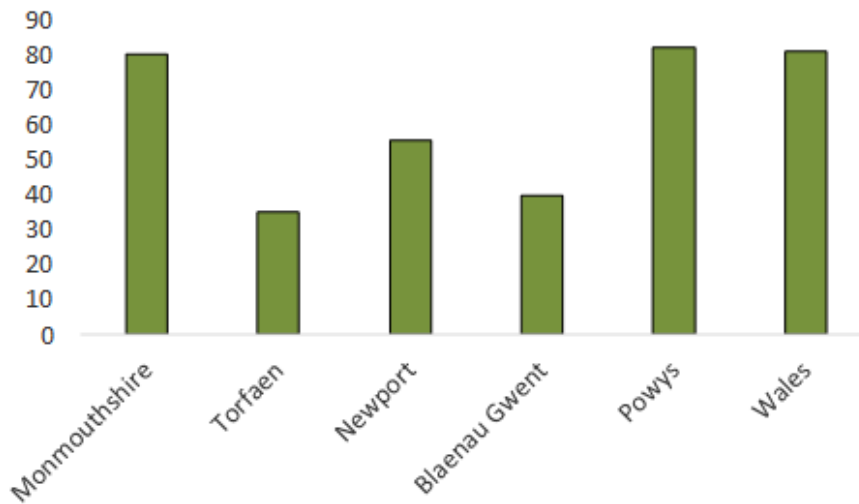


Source: Statistical Bulletin 46/2018: Agricultural Small Area Statistics for Wales, Welsh Government

Map 11 shows the total area farmed within Monmouthshire. The areas with the highest proportion of farming land are in the centre and north east of the County. Chart 15

shows that whilst the percentage of farming land within Monmouthshire is in line with the Welsh average, it is considerably higher than Torfaen, Blaenau Gwent and Newport. Powys however, has a marginally higher proportion of farming land within its local authority area.

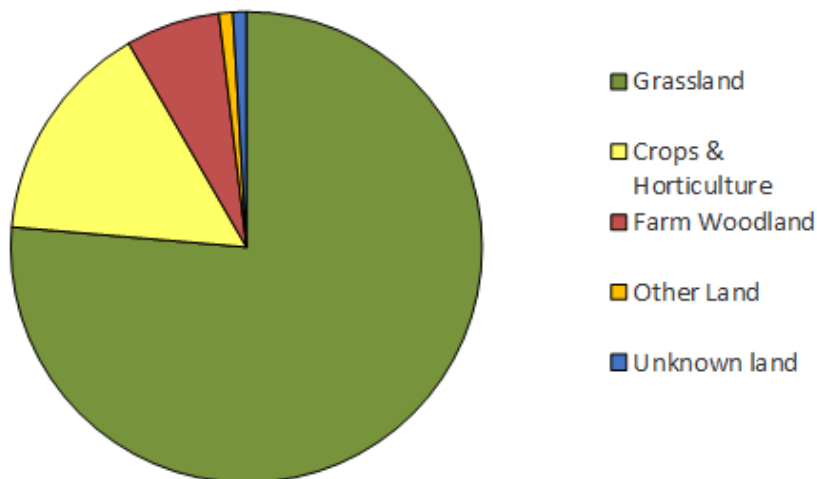
**Chart 15: Total area farmed per local authority area (%) (2017)**



Source: Statistical Bulletin 46/2018: Agricultural Small Area Statistics for Wales, Welsh Government

3.4.3 Use of Farming Land

**Chart 16: Use of farming land within Monmouthshire (2017)**



Source: Statistical Bulletin 46/2018: Agricultural Small Area Statistics for Wales, Welsh Government

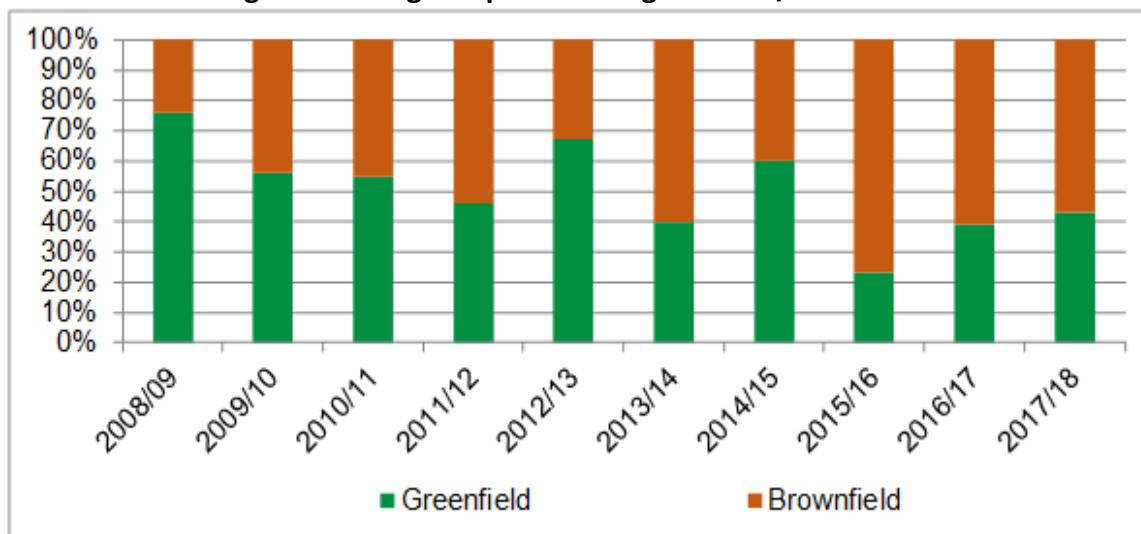
Chart 16 breaks down the use of farming land within Monmouthshire, approximately three quarters of land (76%) is identified as grassland compared to a Welsh average of approximately 88%. A further 15% being used for crops and horticulture which compares to a 5% average in Wales, there is also a small proportion of farm woodland (7%) within Monmouthshire which compares to a Welsh average of 6%. The trends show that although Monmouthshire has a high percentage of grassland, it is lower than the Welsh average. The proportion of farming land in use for crops and horticulture is however significantly higher than the Welsh average. The grassland classification has been broken down further, indicating that within the County, there is a considerably larger percentage of Permanent Pasture, totalling approximately 83%; approximately 2.9% is identified as Rough Grazing land; and approximately 9.9% is identified as New Grassland.

3.4.4 Land quality- contaminated land

Monmouthshire has 330 separate areas of contaminated land, excluding the Brecon Beacons National Park (BBNP). These 330 sites represent a total area of approximately 520 hectares.

3.4.5 Use of brownfield sites- previously developed land

**Chart 17: Percentage of housing completions on greenfield/brownfield land.**



Source: Monmouthshire Housing Land Availability Surveys 2008-2018

The figures for the percentage of housing completions on greenfield/brownfield land have been determined using the Monmouthshire County Council Housing Land Availability Surveys, which are conducted on an annual basis. The average percentage of housing completions on brownfield land over the past ten years totals approximately 48.4%. The limited supply of brownfield land is a significant issue in the Monmouthshire County.

## 3.5 Water

### 3.5.1 Water Framework Directive

The Water Framework Directive (WFD) establishes a framework for the protection of surface waters (rivers, lakes, estuaries and coastal waters) and groundwaters. Its purpose is to prevent deterioration and improve the status of aquatic ecosystems, promote sustainable water use, reduce pollution of groundwater and contribute to mitigating the effects of floods and droughts. The WFD requires us to achieve good status in all of our water bodies by 2027. This means that we must protect and improve the quality of our water bodies so that they can support natural biological communities and are free from pollution

The characterisation of water bodies has been part of a two-stage assessment under the WFD. Stage 1 identified water bodies and described their natural characteristics. Stage 2 assessed the pressures and impacts on them from human activities. The assessment identified those water bodies that are at risk of not achieving the environmental objectives set out in the WFD. The cycle 2 interim classification on the status of freshwater WFD water bodies in Wales has now been published. This is an update of the WFD second cycle 2015 classification and is named the WFD Cycle 2 Interim Classification 2018. It enables NRW to review progress mid-point in the WFD cycle.

There are 45 water bodies within Monmouthshire, 38 surface waters, such as rivers, lakes, canals and reens, and 7 groundwaters. 37 of these water bodies have been designated as protected areas, these are areas requiring special protection under other EC directives and waters used for the abstraction of drinking water.

### 3.5.2 Ecological and Chemical Water Quality

The maps below show the baseline, 2009, classification of WFD water bodies. The Water Framework Directive requires there to be no deterioration from this baseline. The aim was to achieve at least Good status by 2015. Where this was not possible and subject to the criteria set out in the Directive, the aim is to achieve Good status by 2021 or 2027.

The ecological river quality is a measure of the present ecological condition of a surface water body and is based on biological quality, general chemical and physico-chemical quality, water quality with respect to specific pollutants both synthetic and non-synthetic and hydromorphological quality. There are five classes of ecological status of surface waters (high, good, moderate, poor or bad).

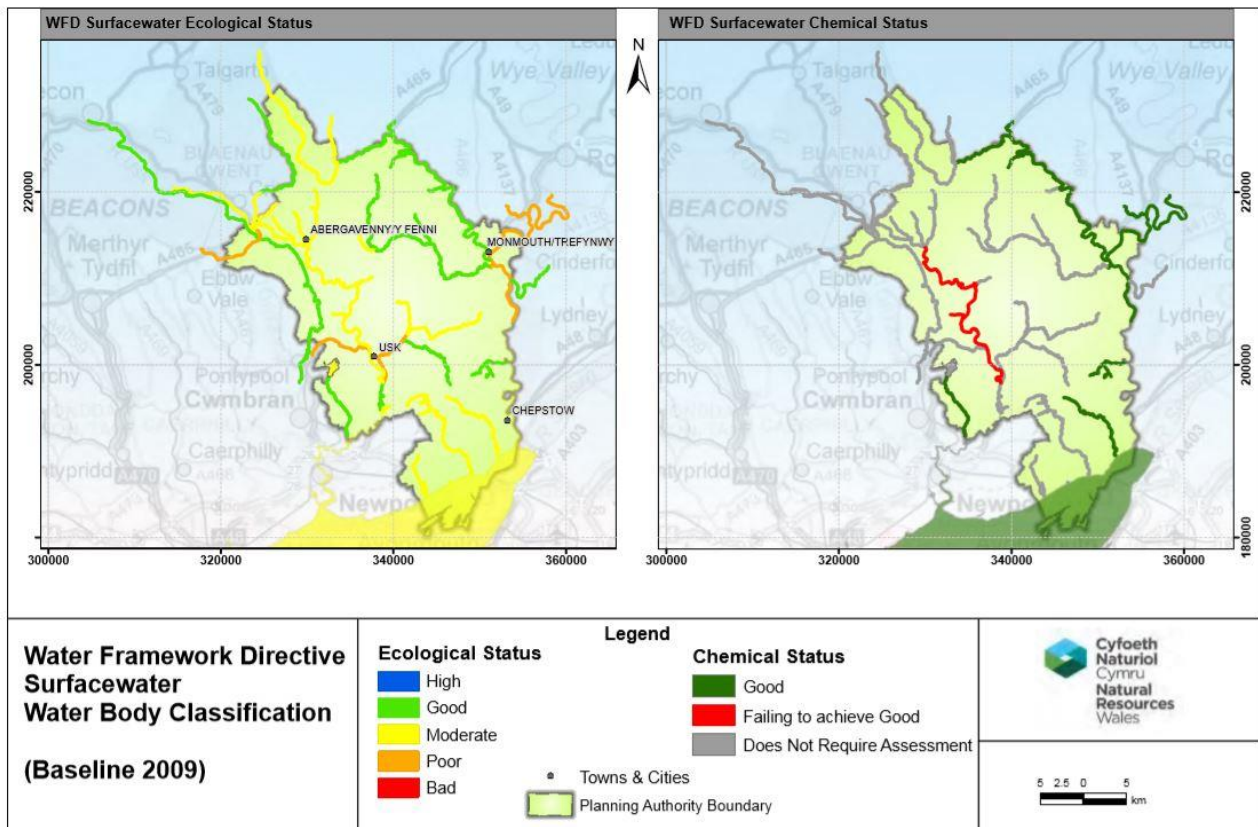
The chemical quality is a measure of the present chemical condition of a water body (also called Chemical Status). This is assessed by compliance with the environmental standards for chemicals that are listed in the Environmental Quality Standards Directive 2008/105/EC and include priority substances, priority hazardous substances and 8 other pollutants. There are two classes of chemical status of a water body good or fail. Not all water bodies are required to be assessed for chemical status, of the 15 in Monmouthshire which are required to be assessed 2 are failing to achieve good status,



one groundwater and one river. The river that is failing is the section of the River Usk between the confluence with the River Gavenny and the confluence with the Olway Brook.

The main reasons for the failures identified by these assessments have been identified as diffuse pollution from agriculture, low flows/abstraction and physical modifications to watercourses, predominantly barriers to fish migration. In addition, there are some known urban diffuse sources from combined sewer overflows/misconnections, affecting the Nedern Brook and the Gavenny River.

**Map 12: Ecological Quality and Chemical Water Quality**



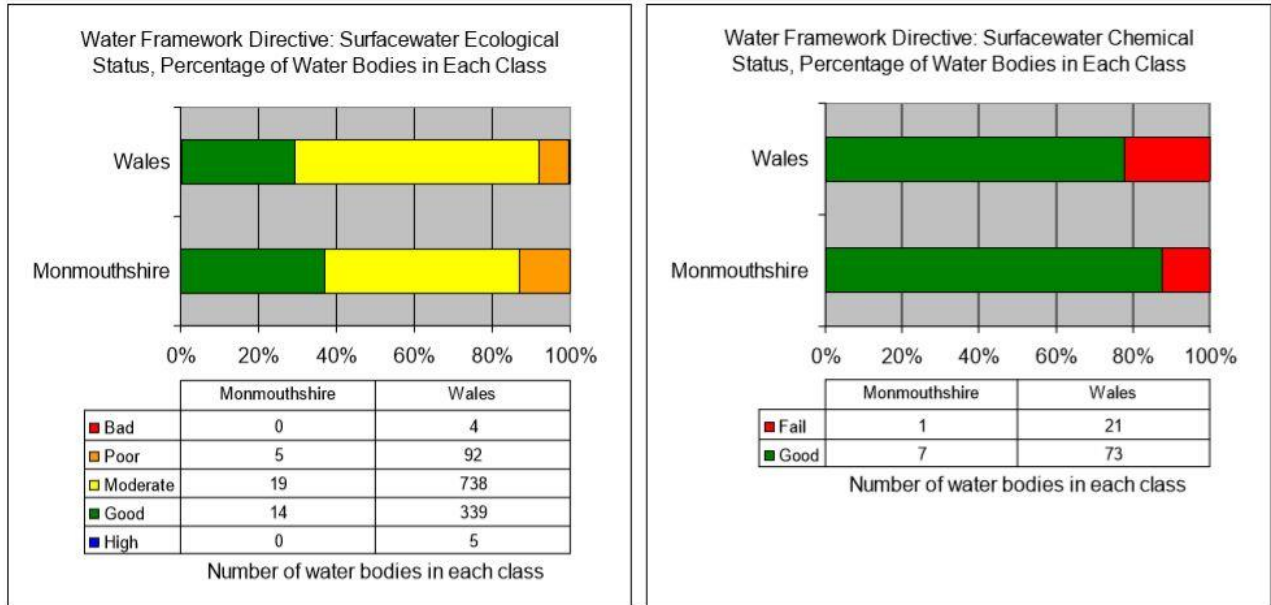
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Source: NRW Local Evidence Package – Monmouthshire (Accessed 01/10/2018)

The Environment Agency's 2009 water body's status summary for Monmouthshire shows that 24 of the surface water bodies, 1 lake, 20 rivers and 3 transitional water bodies, that is those water bodies which are intermediate between fresh and marine water, are failing to achieve good ecological status. Among these are Llandegfedd Reservoir, sections of the Rivers Wye, Gavenny, Usk and Monnow and the Olway and Neddern Brooks.

**Chart 18: % of Water Bodies in Each Class**

**Water Framework Directive: Surfacewater Water Bodies Ecological and Chemical Status (Baseline 2009) for Monmouthshire**

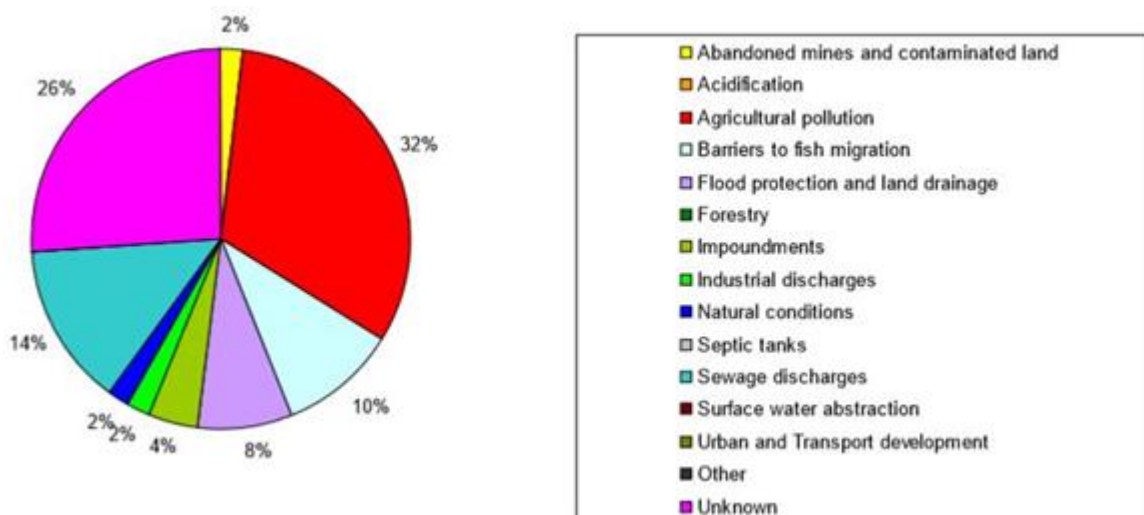


Source: NRW Local Evidence Package – Monmouthshire (Accessed 01/10/2018)

From chart 18 it can be seen that Monmouthshire has a higher percentage (36.8%) of surface water bodies classified as good in terms of their ecological status than Wales as a whole (28.8%). The County also has a higher percentage (87.5%) of surface water bodies whose chemical status is classed as good than Wales (77.7%).

Chart 19 shows confirmed or suspected reasons for water bodies in Monmouthshire that are failing to meet WFD objectives. It includes all water body types. The chart does not show the number of water bodies failing for particular reasons. It shows the number of times each reason for failure has been identified and is indicative only. There can be more than one reason for failure for each water body. For Monmouthshire the main reason for failure is agricultural pollution.

**Chart 19: Reasons for Failure for Water Bodies**



Source: NRW Local Evidence Package – Monmouthshire (Accessed 01/10/2018)

### 3.5.3 Groundwater sources

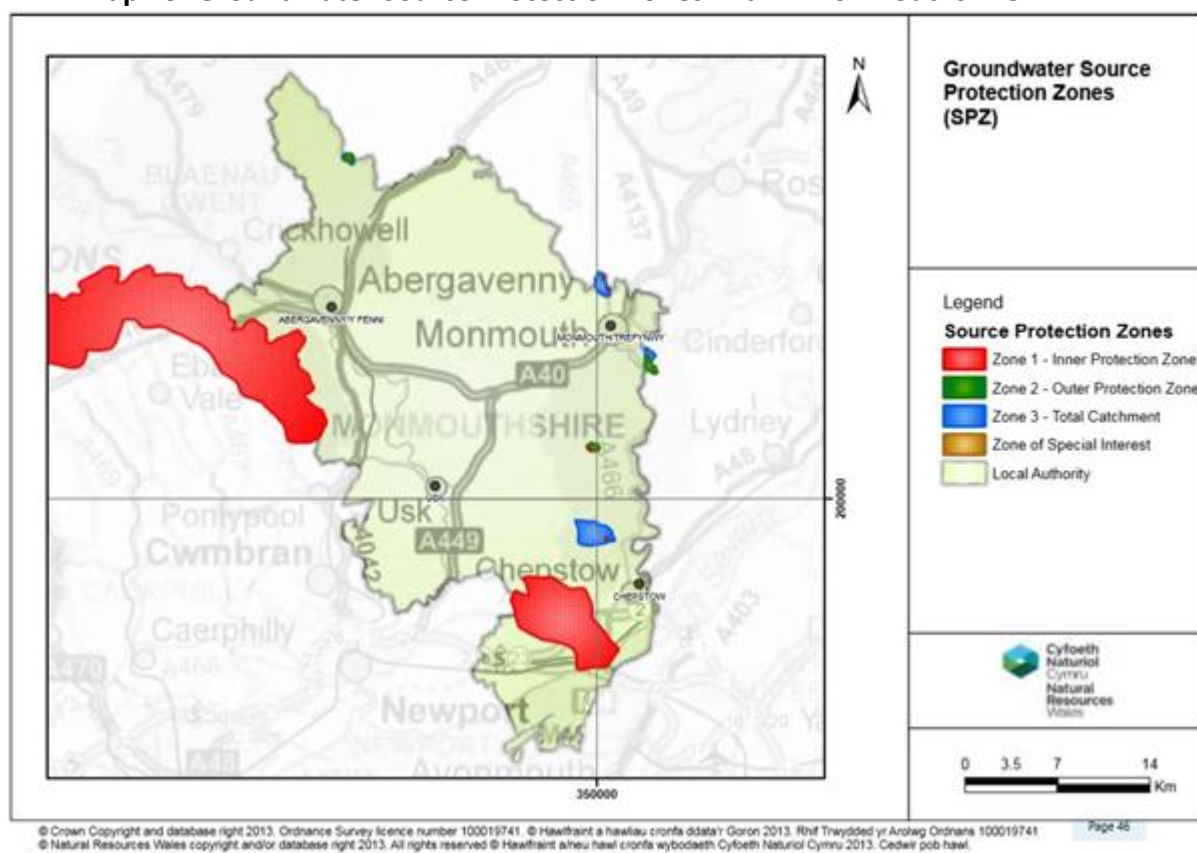
Source Protection Zones (S.P.Z.s) are defined by the Environment Agency for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones monitor the risk of contamination from any activities that might cause pollution in the area. Groundwater supplies about 3% of drinking water in in Wales. Groundwater also helps to maintain the flow in many of our rivers and wetland ecosystems.

Map 13 shows the location of the Source Protections Zones (S.P.Z.) in the Monmouthshire planning administrative area. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which occasionally apply, to a groundwater source.

- Zone 1 (Inner protection zone) Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres.
- Zone 2 (Outer protection zone) Defined by the 400-day travel time from a point below the water table. Additionally this zone has a minimum radius of 250 or 500 metres, depending on the size of the abstraction.
- Zone 3 (Total catchment) this zone is defined as the total area needed to support the abstraction or discharge from the protected groundwater source.
- Zone of special interest a fourth zone SPZ4 or ‘Zone of Special Interest’ was previously defined for some groundwater sources. These zones highlighted areas (mainly on non-aquifers) where known local conditions meant that potentially polluting activities could impact on a groundwater source even though the area is outside the normal catchment of that source. In future this zone will be

incorporated into one of the other zones (1, 2 or 3), whichever is appropriate in the particular case.

**Map 13: Groundwater Source Protection Zones within Monmouthshire**



Source: NRW Local Evidence Package – Monmouthshire (Accessed 01/10/2018)

### 3.6 Minerals

#### 3.6.1 Marine Aggregates

Compared with other regions of England and Wales, South Wales ranks third (after South East and London) in terms of the volume of marine sand and gravel landed. The region is dependent to a far greater extent than any other upon marine sources for sand. All of the marine aggregate landed in the South Wales region comprises sand and this fulfils a demand for the fine component in concrete and building sand. There is a shortage of suitable concreting sand from land-based resources. This situation has driven the continuation of aggregate dredging activities and enables large volumes of bulk material to be transported and delivered into coastal ports, very close to the point of end use in most of the main markets. This, together with the high quality and the need for only minimal processing mean that it is particularly energy efficient and an environmentally highly sustainable source of supply, especially when compared to other aggregates. The principle deposits are in the Bristol Channel and Severn Estuary, estimates of the marine aggregate resources of the Severn Estuary / Bristol Channel vary greatly but are considerable. Demand is expected to grow in line with construction trends.

A number of different pre - Carboniferous sandstones exist in Monmouthshire but most are not suitable for aggregates. There are extensive potential resources of river valley sand and gravel deposits along the Usk, but the quality and quantity is unknown in detail. Almost all of this material has low environmental capacity. There are no permitted land based sand and gravel sites in Monmouthshire, and there is only one marine sand-dredging site at Bedwin sands, which is landed at North Dock in Newport.

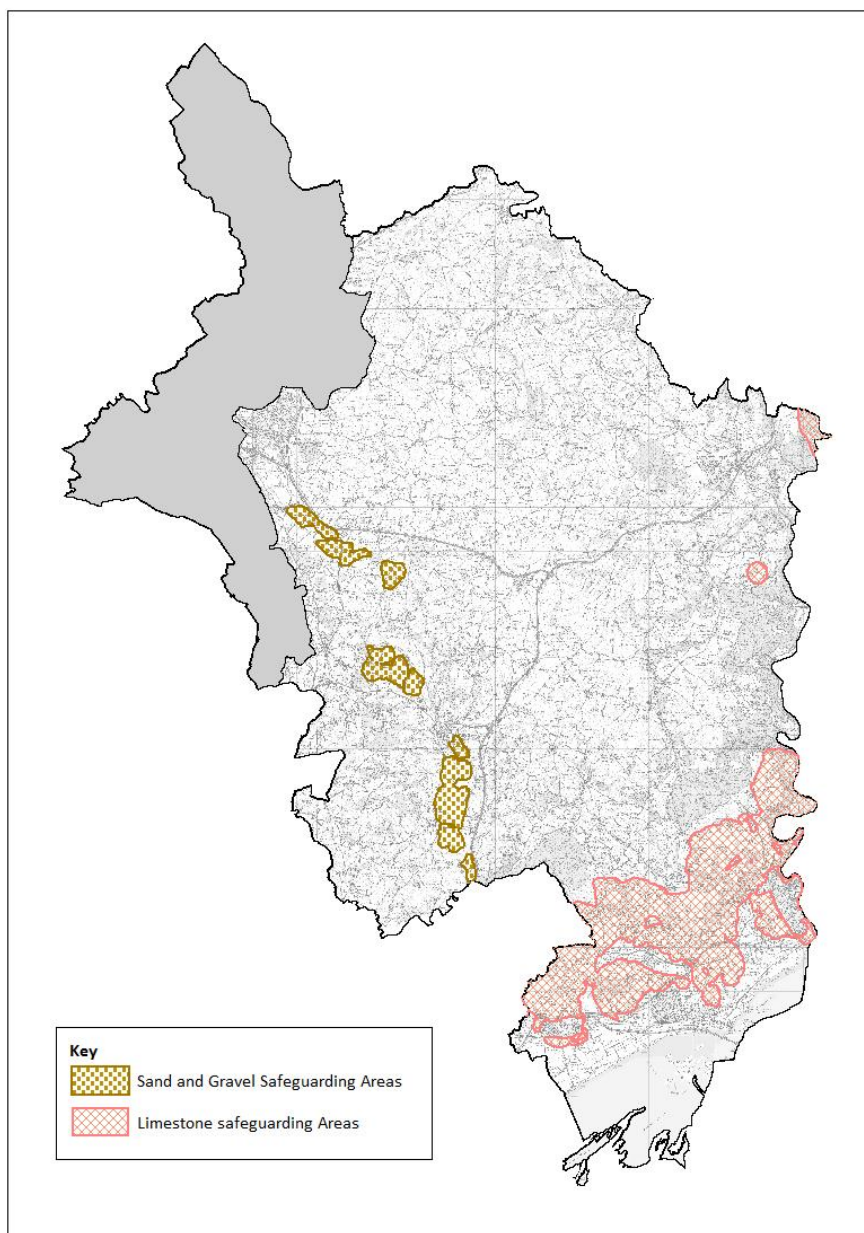
### 3.6.2 Crushed Rock Aggregates

South Wales is well-endowed with aggregate resources and it has inherited over time a substantial volume of permitted reserves, although the reserves are often variable in terms of quality and location. Most primary aggregate is a finite resource. This is the sector of the minerals industry where there is a greater direct engagement with the planning system and which exhibits the most contentious issues – not only in operational terms, but in respect of transport, exports, specialist requirements and its environmental implications are those most readily apparent to the public. There is one limestone quarry within Monmouthshire, the Ifton Quarry which whilst not currently worked could be worked in the future. Additional limestone resources exist in the southern part of the County, but in general, the area is sensitive in terms of environmental capacity. Furthermore some parts of the limestone resource lie within the Wye Valley AONB; MTAN1 (paragraph 49) indicates that no allocations should be made in respect of such areas. There are no significant sources of secondary aggregates in the area. Based either on the existing situation or a per capita approach reserves in Monmouthshire exceed a 10 year requirement.

### 3.6.3 Minerals Safeguarding

Under the Adopted Monmouthshire Local Development Plan Policy M2 Minerals Safeguarding Areas, safeguarding zones are identified for sand and gravel and limestone resources within the County. A substantial part of the south of the County is affected by the limestone safeguarding area. Much of the area is environmentally sensitive, including some of the Wye Valley Area of Outstanding Natural Beauty. The sand and gravel deposits are predominantly located in the Usk Valley. Policy M2 is a general safeguarding policy that proposals in both safeguarding areas – limestone and sand and gravel are expected to comply with. The location of resources are shown on Map 14.

### Map 14: Minerals Safeguarding Areas



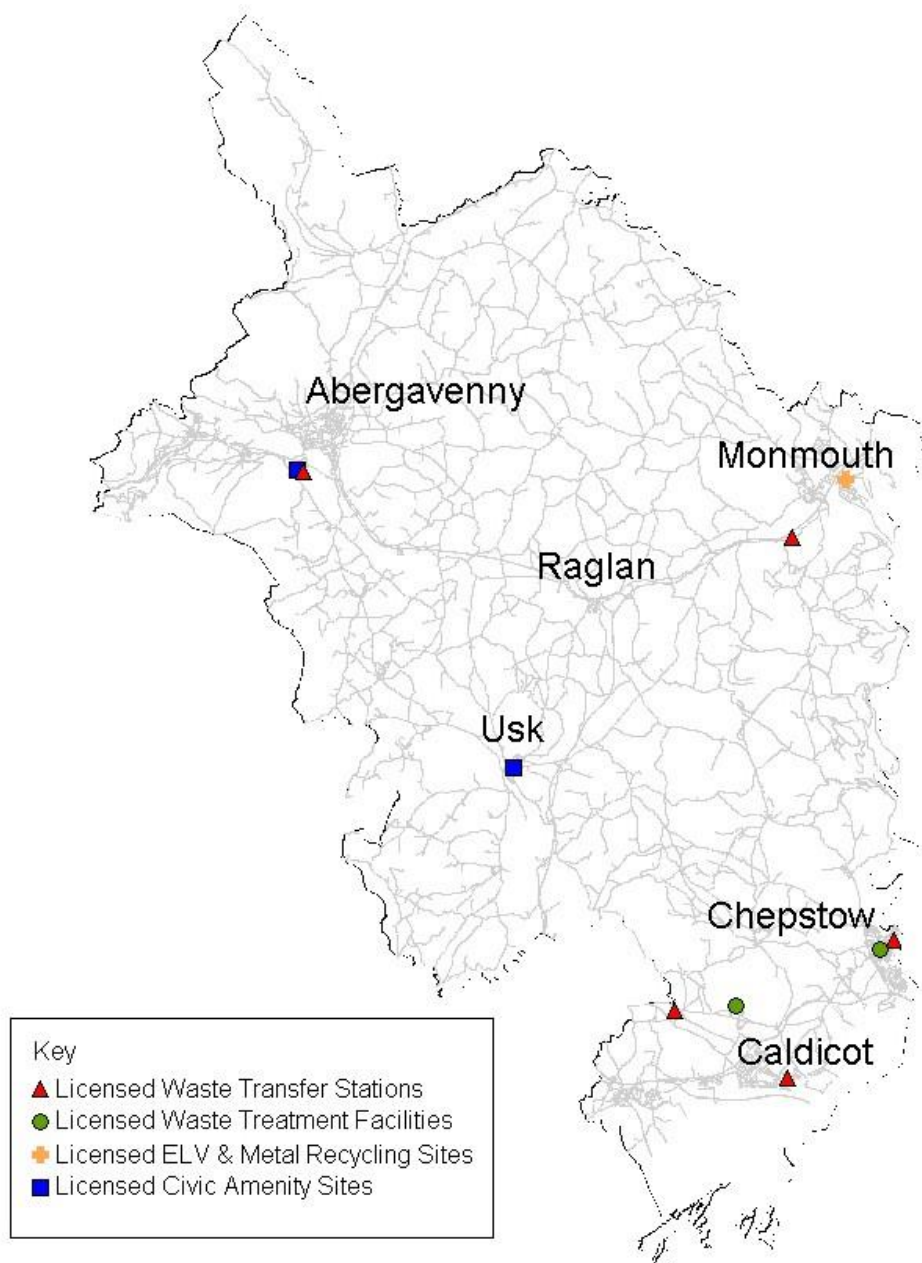
Source: Monmouthshire Local Development Plan

## 3.7 Waste

### 3.7.1 Licensed Waste Facilities in Monmouthshire.

There are nine licensed non-landfill sites in Monmouthshire which together have a capacity of more than 221,000 tonnes of waste. The location of these sites is shown in Map 15 below. The council derived residual waste goes to energy from waste.

**Map 15: Licensed Non-landfill Waste Facilities in Monmouthshire**



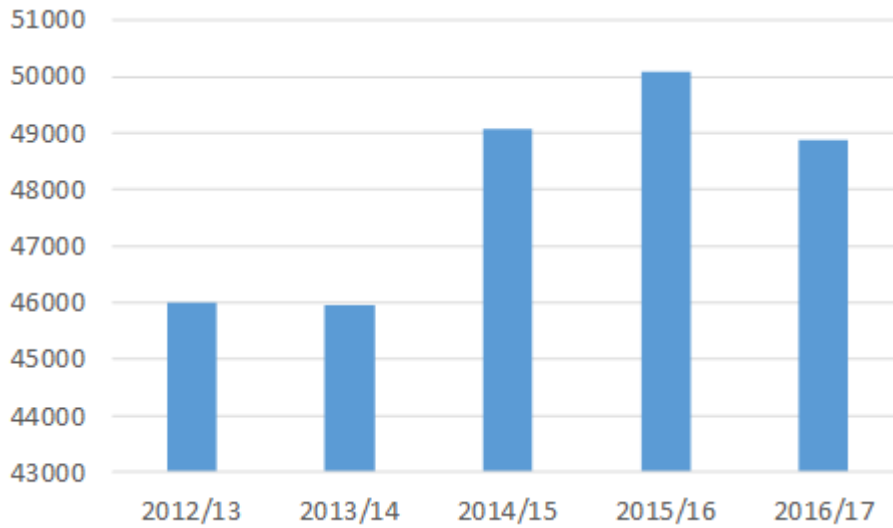
Source: South East Wales Regional Waste Group Draft Annual Monitoring Report 2007

**3.7.2 Waste Arisings**

The Welsh Government’s overarching waste plan ‘Towards Zero Waste 2010 - 2050’ (TZW) sets targets for the management of waste in Wales. The targets for the disposal and management of municipal waste, include:

- **The total quantity of Local Authority municipal waste arisings**, this indicator does not relate to a specific target in TZW but illustrates progress towards the broad aim of reducing waste arisings.

**Chart 20: Municipal Waste Arisings in Monmouthshire (Tonnes)**

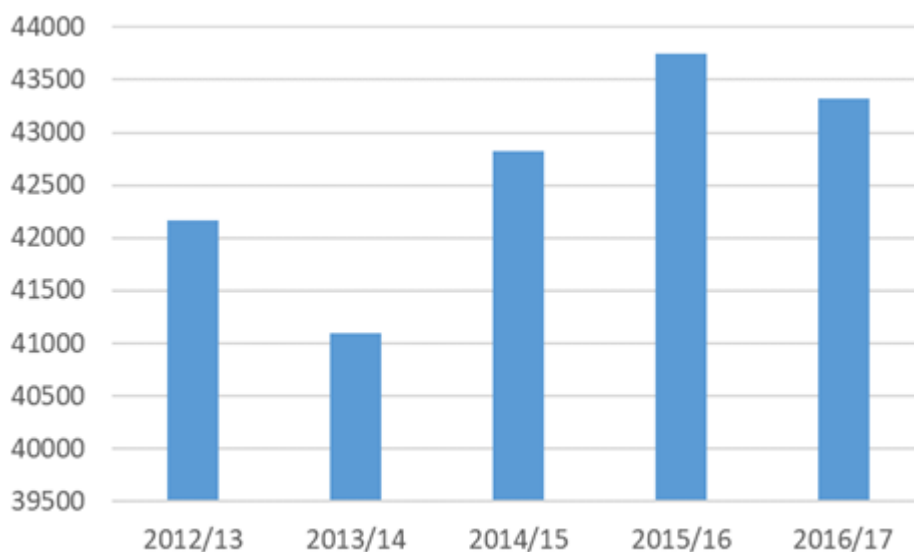


Source: Stats Wales

Municipal waste includes household waste as well as other waste collected by a waste collection authority or its contractors, such as municipal parks and gardens waste, beach cleansing waste and any commercial waste and industrial waste for which the collection authority takes responsibility.

- **The quantity of household waste arisings**, this indicator refers to the total household waste generated. It is a better indicator for describing people’s behaviour and their waste generation than local authority municipal waste because it focuses on waste generated by households, whilst local authority municipal waste includes waste from businesses.

**Chart 21: Household Waste Arisings in Monmouthshire (Tonnes)**

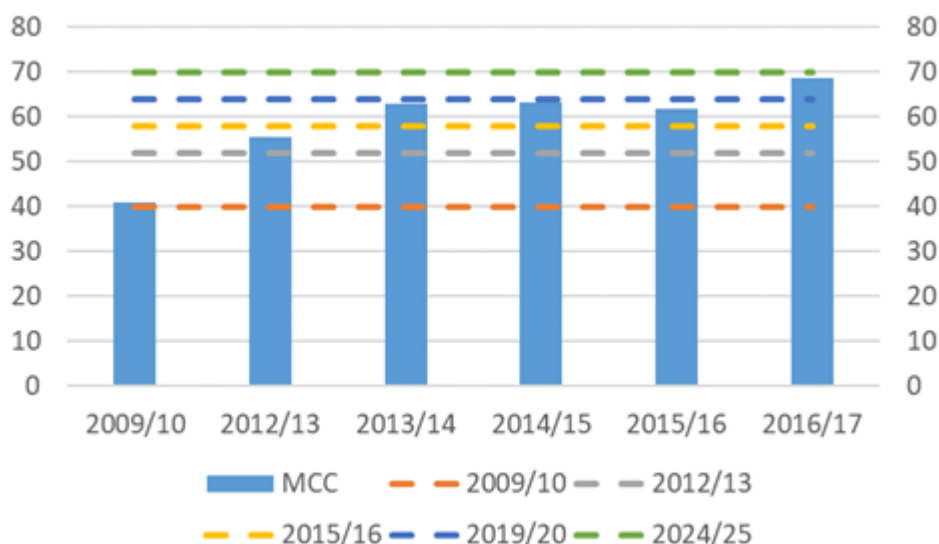


Source: Stats Wales



- Reuse, recycling and composting of Local Authority Municipal Waste.** Increasing the reuse, recycling and composting of waste is a key aim of TZW. This indicator demonstrates the quantity of local authority municipal waste arisings that are reused, recycled or composted.

**Chart 22: Reuse, recycling and composting of Monmouthshire Municipal Waste against the Targets (%)**



Source: Stats Wales

Monmouthshire is making good progress against this indicator. By 2012/13 at least 52% of municipal waste was to be reused, recycled or composted, Monmouthshire achieved 55.5%. By 2015/16 at least 58% of waste was to be recycled and composted, Monmouthshire achieved 61.9%.

- Landfill will be eliminated as far as possible** - to reduce greenhouse gas emissions and make the most of valuable resources, there is a need to eliminate waste from landfill (especially food waste) and manage the emissions from existing landfill sites. Welsh Government has set threshold limits for the amount that Monmouthshire can take to landfill, 29,202 tonnes in 2005/06 reducing annually to 9,500 tonnes in 2020. In 2017/18 Monmouthshire landfilled 188 tonnes and thus are well on the way to eliminating waste to landfill.

### 3.8 WIMD Physical Environment Domain

This includes amongst its indicators air quality, proportion of the residential population living within 1km from current and recent waste disposal sites and the proportion of the residential population living in an area with a significant risk of flooding. There are pockets of deprivation in Monmouthshire against this domain. These are predominately in the urban areas.

**Table 21: WIMD 2014 – Monmouthshire Physical Environment Domain Summary (Number)**

Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1-191)	Most deprived 20% LSOAs in Wales (ranks 1-382)	Most deprived 30% LSOAs in Wales (ranks 1-573)	Most deprived 50% LSOAs in Wales (ranks 1-955)
56	0	8	18	29

Source: WIMD 2014

According to the Welsh Index of Multiple Deprivation (WIMD) 2014 physical environment domain (Table 21), Monmouthshire had no LSOAs in the most deprived 10%. However, of the 56 output areas within Monmouthshire 29 are within the 50% most deprived, of these 18 are within the 30% most deprived, and 8 these are in the 20% most deprived. The LSOAs with the lowest ranks in Monmouthshire were Severn 2 in Caldicot (224), Mill 1 in Magor (236), Usk 1 (239) and Wyesham (257), all falling within the 20% most deprived.

### 3.9 Key Issues arising from a review of the Baseline Characteristics

Clean air, water quality and quantity and the protection of biodiversity will have benefits to the economic and social health of the County. The geology of the area not only underpins the county's biodiversity and landscape but also provides important mineral resources. Waste can also be viewed as a resource, both in terms of recycling and re-use for other purposes or as a source of energy. The following are the key issues to arise from a review of the baseline characteristics of the County:

#### Air

- Whilst air pollution is not a significant problem in Monmouthshire air quality across the County varies with two Air Quality Management Areas in the County at Usk and Chepstow.
- As in the rest of the country carbon emissions are continuing to rise, with emissions from housing and road transport the main contributing factors. There is a need to minimise the emissions of air pollutants.

#### Biodiversity, Flora & Fauna

- Monmouthshire is a largely rural county and has major biodiversity resources, a number of which are internationally recognised. The Severn Estuary in particular is a RAMSAR site, European Special Protection Area and Special Area of Conservation. The Rivers Usk and Wye are also significant internationally recognised sites, being Special Areas of Conservation as well as Sites of Special Scientific Interest.
- Within the LDP area there are some 650 Special Areas of Importance for Nature Conservation as well as numerous European protected species. These natural assets need to be conserved, enhanced and protected from the potential effects of new development.
- There is a need to safeguard and enhance the green infrastructure in the LDP area and the connectivity of the local environment.

### **Water**

- Water quality and quantity are generally good in Monmouthshire although there are ground water protection zones that need to be safeguarded from pollution and one of the smaller water bodies in the County, the Nedern Brook, is classified as 'poor quality' under the EU Water Framework. There is a need to protect and enhance the quality of water sources, this extends to the protection of cross boundary water courses.

### **Soil**

- Monmouthshire has a high percentage of agricultural land that is best and most versatile (i.e. Grade 3a and above) (69%). There is a need to safeguard these important soil resources, whilst at the same time recognising that there are limited opportunities for brownfield development in the County.
- The average percentage of housing completions on brownfield land has been around 48% over the past 10 years and whilst there is a limited supply of brownfield land in the County there is a need to prioritise development on previously developed land and maximise the efficient use of the land that is available.

### **Minerals and Waste**

- Monmouthshire has made good progress in the promotion of the recycling and composting of waste, and the elimination of waste to landfill. Monmouthshire also has to make an appropriate contribution to the regional requirement for waste management.
- Minerals extraction plays a limited role in Monmouthshire's economy but there is a need to safeguard the County's resources in order to make an appropriate contribution to the sustainable supply of aggregates to the South Wales economy as a whole.

## **3.10 Evolution of the baseline without the RLDP**

Habitats and species could have the potential to come under increasing pressure from the provision of new housing, employment and infrastructure in Monmouthshire, including at designated sites. This could include increased disturbance (recreational, noise and light) and atmospheric pollution as well as the loss of habitats and fragmentation of biodiversity networks. Habitat loss and fragmentation could be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

However, new development can also lead to opportunities to seek habitat creation or enhancement, including provision of green infrastructure. There could be potential for development within the County Borough to improve green infrastructure networks across Monmouthshire as well as in the wider SE Region. To maintain and improve the condition of biodiversity in the future it will be important to not only protect and enhance important habitats but to identify and enhance the connections between them.

Without the RLDP, the delivery of new housing, employment and associated infrastructure is less likely to be coordinated. As a result, potential impacts may be more likely to arise and opportunities missed.

## 4. A Healthier Wales

### 4.1 Introduction

This section provides data relating to the following well-being goal:

‘A society in which people’s physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.’

The data relates primarily to:

- Human Health; and
- Access to Services and Well-Being.

### 4.2 Access to Services.

The WIMD 2014 geographical access to services domain captures the accessibility of a range of services for respective households. Specifically it looks at inaccessibility of services that are considered key to day to day living. Both tangible (inaccessibility to a supermarket) and social deprivation (isolation from community activities) are considered. Specifically, the domain measures travel times to 8 different services using public transport and 9 using private transport. Of the 56 LSOAs in Monmouthshire, 38 fall within the 50% most deprived with 26 in the 30% most deprived and 12 in the 10% most deprived.

**Table 22: WIMD 2014 – Monmouthshire Access to Services Domain Summary (Number)**

Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1-191)	Most deprived 20% LSOAs in Wales (ranks 1-382)	Most deprived 30% LSOAs in Wales (ranks 1-573)	Most deprived 50% LSOAs in Wales (ranks 1-955)
56	12	21	26	38

Source: WIMD 2014

Of the 1909 LSOAs in Wales, the lowest ranks recorded in Monmouthshire were in Llantillio Croseny (12), Crucorney (43), Llanover 1 (70), and Trellech United 1 and 2 with ranks 82 and 95 respectively.

### 4.3 Community Facilities & Recreation

Monmouthshire is a rural County with the three market towns of Abergavenny, Monmouth and Chepstow, the towns of Usk and Caldicot and a number of larger villages as well as smaller settlements. Therefore the majority of its residents can gain access to the countryside, although the quality of this access may differ. The landscape and countryside of the County is one of its key assets and brings valuable visitors and tourism activity to the area.

There are four leisure centres in Monmouthshire all with a variety of facilities including swimming pools, fitness suites, indoor sports halls and outdoor pitches.

- Abergavenny Leisure Centre
- Caldicot Leisure Centre
- Chepstow Leisure Centre
- Monmouth Leisure Centre

The Council also owns and manages a number of parks and open spaces.

#### **Abergavenny**

Belgrave Park  
Bailey Park  
Swan Meadows  
Linda Vista Gardens  
Penyfal  
Larchfield  
Holywell Road  
Croesonen Gardens  
Glan gavenny  
Waterside  
Ross Road  
Underhill playing fields  
Underhill Creasent  
Delafield Road  
Ysbtty openspace

#### **Llanfoist**

St Faiths Close  
Thomas Hill close  
Woodland Crescent  
Old School grounds

#### **Llanover**

Open space

#### **Goytre**

Park  
Highfield open space  
Frondeg open space

#### **Little Mill**

Melyn Bach open space  
Cae melin open space

#### **Raglan**

Prince Charles Road  
Ethley Drive

#### **Monmouth**

Chippenham Mead  
Clay Patch  
Millennium Field  
Vauxhall Fields  
Over Monnow  
Clawdd Du  
Kings Fee  
Hendre Close  
Rockfield estate open spaces/Wildlife corridors  
Riverside/rowing club  
Westfield Road  
**Wyesham**  
Tudor Road  
Wyesham Road  
Woodland view

#### **Trellech**

Recreation ground

#### **Llandogo**

Recreation ground

#### **Rogiet**

Rogiet Playing Fields  
Chestnut Drive open spaces  
Station Road open spaces  
Starling Close open spaces  
Buzzard Close  
Merlin Close  
Barn Owl way

#### **Usk**

Old Cattle Market Field  
Llanbadoc Island  
Conigar walk  
Castle Oak

Caes trogy  
Sunny Vale

Burrium Gate open spaces  
Ty Brith Gardens

### **Chepstow**

Bulwark Park  
Castle Dell  
Riverside  
The Danes  
Bay field open spaces  
Pentery Park open spaces  
St Lawrence open spaces  
Meadow walk  
Portwall  
Garden city  
Larkfield Park  
Fair view  
Bulwark playing field  
Raglan way  
Bishops Close  
Thornwell Playing fields/open space

### **Mathern**

Playing fields

### **Portskewett/Sudbrook**

Hill Barn Way  
Playing Field

### **Magor/Undy**

Mill Common  
Mill Reen  
Rockfield Estate open spaces  
St Annes Crescent  
Manor Chase  
Badgers walk

### **Caldicot**

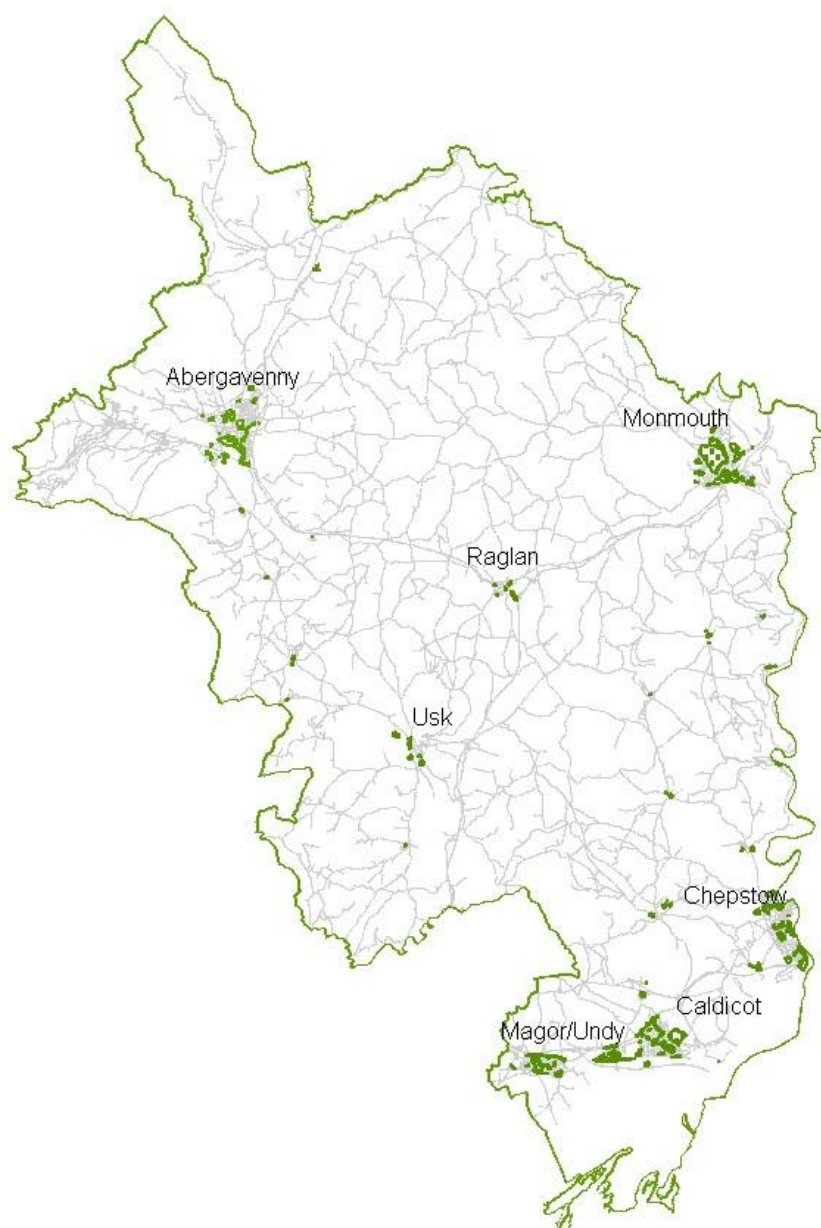
Railway View  
Orchid Drive  
Caldicot Castle Football pitch  
Heol Tefi Open spaces  
Heol Towy Open spaces  
Heol Sirhowy Open spaces  
Clos Llynfi  
Spine Footpath  
Wentwood view Open spaces  
Spine footpath  
Gas Trogy Open spaces  
Ash Grove  
Willow Close  
Birbeck Park  
Longfellow Road open spaces  
Station Road open spaces  
Durand Road  
Cob Crescent  
Stafford Road  
Plover Crescent  
Osprey Drive

Meadow Rise open spaces  
Sycamore Terrace  
Magor Playing fields  
Blenheim Ave Open spaces  
Kensington Park open spaces  
Queens Gardens

#### 4.3.1 Areas of Amenity Importance

Within the Local Development Plan under Policy DES2, areas of amenity importance have been designated. The total area of these amount to 425.6 hectares of land within the County's settlements and their distribution is shown in Map 16. The primary purpose of their designation is to protect and, where possible, improve the built environment by retaining the overall amenity value of the existing stock of green space. As such these areas include the above parks but in addition will cover general areas of open space. They will not necessarily include all play areas within the County.

### Map 16: Distribution of areas of amenity open space

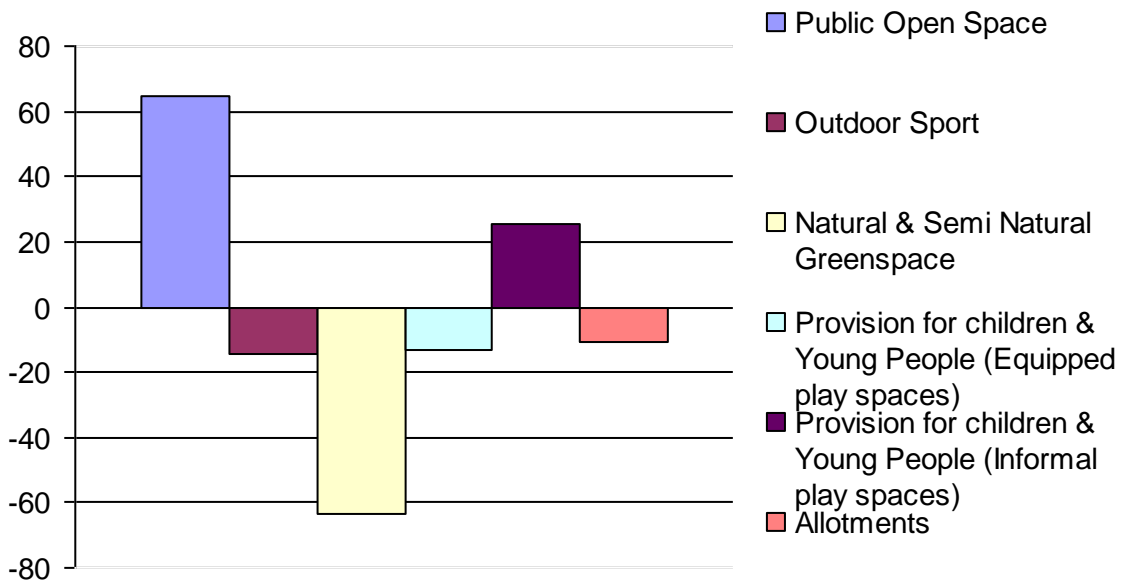


Source: Monmouthshire Local Development Plan

The quality, quantity and access to all of the above facilities were assessed through an outdoor recreation and public open space survey undertaken by consultants on the Council's behalf and published in December 2008. The report set out in full the provision of open space in the main settlements in terms of both quantity and quality. Whilst no full update of this work has been undertaken it is expected that the figures will not have altered substantially since the survey was undertaken.



**Chart 23: Deficiency/surplus of provision against the standards in the main settlements and villages surveyed**



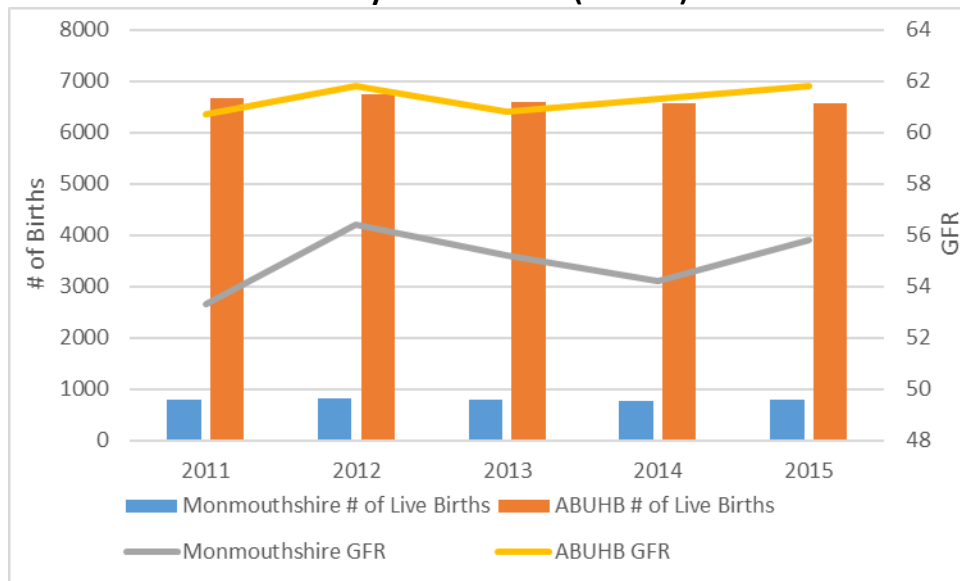
The survey found that the County’s main settlements were generally well served by both public open space and informal play spaces, whilst there were deficiencies in other provision. However, this masked variations in provision between the settlements.

**4.4 Human Health**

**4.4.1 Birth and Death Rates**

In 2015, there were 782 live births, and 5 still births in Monmouthshire. The General Fertility Rate (GFR), the total number of live births per 1000 women of reproductive age (aged 15 -59) in a population per year, was 55.8. The GFR for the wider Aneurin Bevan Health Board Area was 61.8. Chart 24 indicates that despite fluctuation, the general fertility rate in Monmouthshire has risen since 2011, reflecting a wider trend in the Aneurin Bevan University Health Board Area.

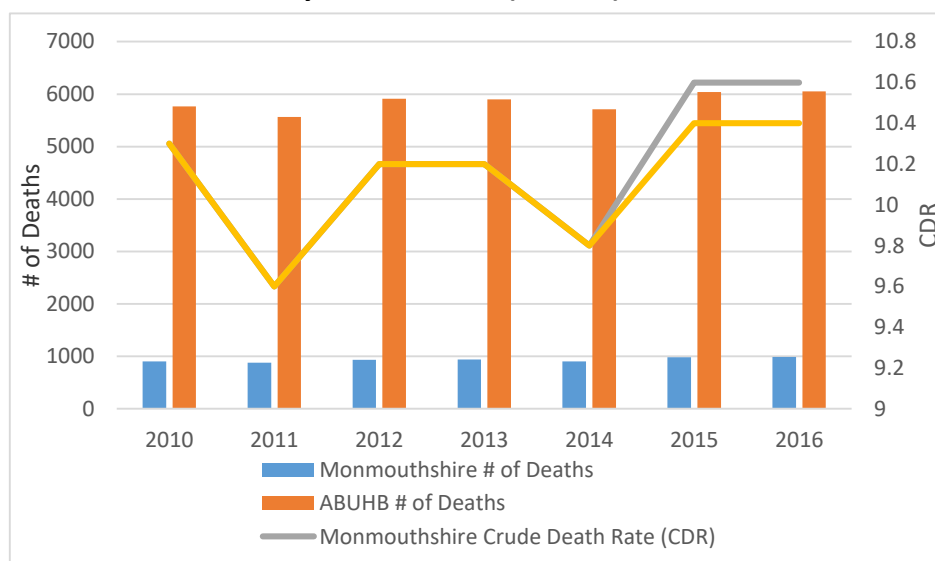
**Chart 24: Number of Live Births and General Fertility Rate (GFR) in Monmouthshire and the Aneurin Bevan University Health Board (ABUHB)**



Source: StatsWales - (Accessed 01/08/2018)

In 2016, there were 982 registered deaths in Monmouthshire, 489 males and 493 females. Monmouthshire accounted for just under 3% of all deaths in Wales in 2015 and had the fifth lowest number of registered deaths in all local authorities in Wales in 2016. The crude death rate (CDR) in Monmouthshire in 2016 was 10.6 per 1000. The same death rate was recorded in Wales for 2016 (Source: ONS). Chart 25 indicates that the number of deaths has remained relatively similar in Monmouthshire with more fluctuation in the wider health board area since 2010. However, in both 2015 and 2016, the crude death rate in Monmouthshire was 0.2 higher than in the Aneurin Bevan University Health Board Area, however both areas have seen an increase in the crude death rate since 2014.

**Chart 25: Number of Deaths and Crude Death Rate (CDR) in Monmouthshire and the Aneurin Bevan University Health Board (ABUHB)**



Source: ONS - (Accessed 01/08/2018)

### 4.4.2 Teenage Conceptions

Table 23 shows the teenage conception rate in those aged 13-15 in Monmouthshire compared with the Aneurin Bevan University Health Board (ABUHB) and Wales. The data is an estimate and is based on live and still births as well as terminations by legal abortion. The data below indicates that Monmouthshire has a lower teenage conception rate than the wider health board in both 2010 and 2014. No data is available either side of these periods. The teenage conception rate is also consistently lower than that for Wales with the exception of 2016 with Monmouthshire’s rate having risen by 1.6 since 2014.

**Table 23: Teenage (Aged 13-15) Conception Rate (Per 1000)**

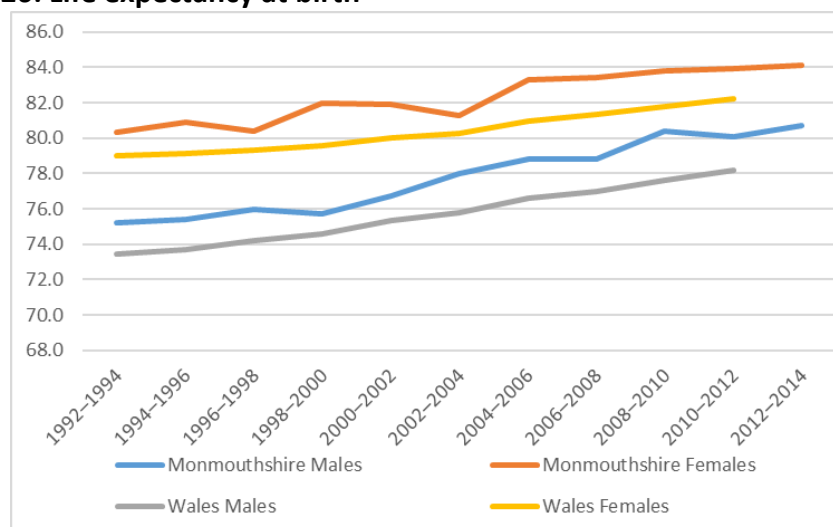
Year	Monmouthshire	ABUHB	Wales
2008	5.1	n/a	8.1
2010	4	7.4	7.7
2014	2.4	6.1	4.9
2016	4	n/a	3.6

Source: StatsWales - (Accessed 03/08/2018)

### 4.4.3 Life Expectancy

Estimated life expectancy at birth in Monmouthshire in 2012/14 was 80.7 years for males and 84.1 years for females (ONS) (Chart 26), although no data is available for Wales as a whole for the same period. In 2010/12, the estimated life expectancy for males in Wales was 78.2 compared to 80.1 for Monmouthshire and 82.2 for females in Wales compared to 83.9 for Monmouthshire. Over the past decade life expectancy in both Monmouthshire and Wales has been steadily increasing. In 2010/2012 life expectancy in Monmouthshire was nearly 1.9 years higher for males and 1.7 years for females, than in Wales.

**Chart 26: Life expectancy at birth**



Source: StatsWales and ONS (Accessed 16/08/2018)

#### 4.4.4 General Health

At the time of the 2011 Census 46.4% of Monmouthshire residents felt that they were in 'very good health' (Wales 46.6%), whilst 4.6% felt that they were in 'bad health' (Wales 5.8%). At the same time 20.1% of residents recorded themselves as suffering from a limiting long term illness (Wales 22.7%). (Table 24). In 2016, 10% of Monmouthshire's working age population were key benefit claimants compared to 14.4% in Wales. At the same time 0.8% of Monmouthshire's working age population were claiming disability benefits, versus 0.7% in Wales.

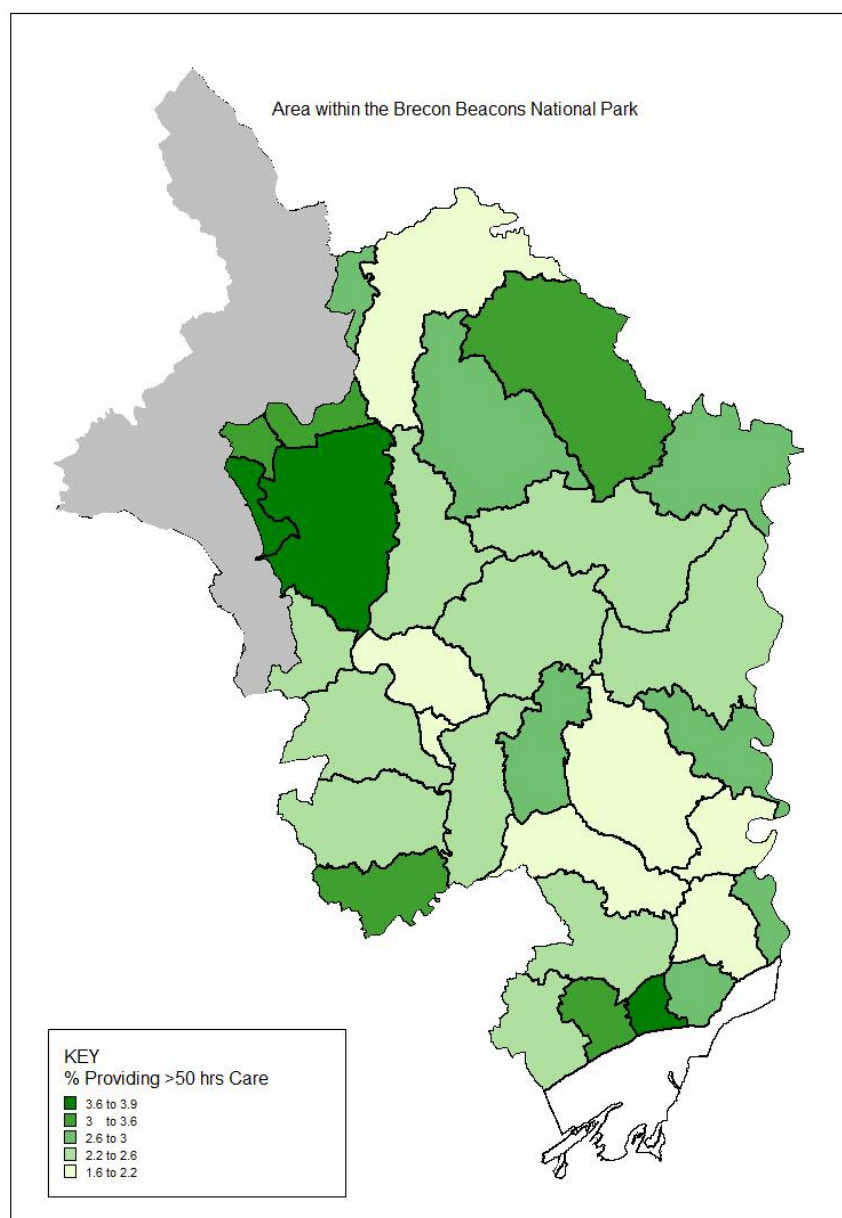
**Table 24: Self-Assessment of General Health**

<b>General Health</b>	<b>Monmouthshire (%)</b>	<b>Wales (%)</b>
'Very Good Health'	46.4	46.6
'Good Health'	33.7	31.1
'Fair Health'	14	14.6
'Bad Health'	4.6	5.8
'Very Bad Health'	1.4	1.8
Limiting Long Term Health Problem or Disability	20.1	22.7

Source: ONS Census 2011 - (Accessed 02/08/2018)

In 2011, 12.6% of the resident population were providing care with 2.8% of these providing upwards of 50 hours of care or more. At the same time, the town and community councils with the largest proportion of unpaid care providers were Llanover with 17.3%, Llangattock Vibon Abel with 15.8% and Mitchel Troy with 15.4%. Map 8 shows the proportion of the population who provide in excess of 50 hours a week of care by town and community councils in Monmouthshire. The town and community councils with the highest proportions were Llanfoist Fawr with 3.9%, Caldicot with 3.7% and Llanover with 3.6%.

**Map 17: % Providing in Excess of 50hrs a week of Unpaid Care**



#### 4.4.5 Lifestyles

The National Survey for Wales 2017/18 records data on lifestyle and behavioural choices for adults. Indicators such as the prevalence of smoking and obesity in Monmouthshire are compared with those for the wider health board area and Wales as a whole, in table 25 below. Monmouthshire has a lower proportion of smokers, e-cigarette users and the proportion of those who are overweight and/or obese. However, Monmouthshire has a higher percentage (24%) of those who consume more than 14 units of alcohol on a weekly basis, which was higher by 6% and 5% than in the Aneurin Bevan Health Board area and Wales respectively. The 2016/17 National Survey for Wales used the 'Warwick Edinburgh Mental Wellbeing Scale (WEMWBS)' to determine the mental health of respondents. An overall score is calculated where the maximum is 70 and the minimum 14, and where the higher the score means a better

mental well-being. Monmouthshire respondents scored 51.4 as opposed to 50.3 for the wider health board and 50.9 for Wales. The highest score was that for The Isle of Anglesey (52.5), where the lowest was 48.8 in Blaenau Gwent, Monmouthshire had the 9<sup>th</sup> highest score amongst Welsh authorities.

**Table 25: Health-Related Lifestyle 2017/18**

	Monmouthshire %	Aneurin Bevan Health Board %	Wales %
Smoker	13	19	19
E-Cigarette User	5	8	7
Weekly Alcohol Consumption >14 Units	24	18	19
Ate 5 Portions of Fruit & Vegetables	29	21	24
Active <30 Minutes a Week	24	33	33
Overweight or Obese	55	65	60
Obese	17	26	22

Source: National Survey for Wales (Accessed 20/08/2018)

#### 4.4.6 Health Infrastructure

Monmouthshire has one main hospital, Nevill Hall Hospital in Abergavenny which opened in 1970, the hospital has an established A&E department. This is supported by a number of community hospitals in Chepstow, Monnow Vale in Monmouth and Maindiff Court in Abergavenny. There are 17 GP practices and 13 dental practices in Monmouthshire.

#### 4.4.7 WIMD Health Domain

The 2014 WIMD health domain highlights deprivation relating to the lack of good health. There are 4 separate indicators within the domain, counts of those people with limiting long-term illness, standardised death rate, of cancer incidence and percentage of live single births that weigh less than 2.5kg. In Monmouthshire, there are 10 LSOAs in the 50% most deprived and 1 in the 30% most deprived.

**Table 26: WIMD 2014 – Monmouthshire Health Domain Summary (Number)**

Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1-191)	Most deprived 20% LSOAs in Wales (ranks 1-382)	Most deprived 30% LSOAs in Wales (ranks 1-573)	Most deprived 50% LSOAs in Wales (ranks 1-955)
56	0	0	1	10

Source: WIMD 2014

The LSOAs with the lowest ranks in Monmouthshire were West End in Caldicot (517), Thornwell in Chepstow (587) and Lansdown in Abergavenny (705).

#### 4.5 Key Issues arising from a review of the Baseline Health Characteristics

Better health is central to well-being and also makes an important contribution to economic progress as healthy populations live longer and are more productive. The health and well-being of the population is important in helping to enable people to achieve their potential and to make Monmouthshire a more equal society. The following are the key issues to arise from a review of the baseline characteristics of the County:

- Monmouthshire generally performs well on indicators relating to such issues as deprivation, health and crime, although there are pockets of deprivation within the County.
- There is a need to address rural isolation as an ageing population and poor access to community facilities and declining local service provision is a particular issue for rural communities.
- Most of Monmouthshire's residents have good access to the countryside, which can have positive effects on health and wellbeing. There is a need to protect and enhance this access to high quality open space.
- Whilst Monmouthshire's residents have good access to public open space a recreation and open space survey established a deficiency of more formalised provision in many of the County's communities of outdoor sport, equipped children's play and allotments.

#### 4.6 Evolution of the baseline without the RLDP

Without the RLDP new housing, employment and associated infrastructure growth would be delivered in a less coordinated way. As a result, it would be more difficult to address the key issues as well as take advantage of potential opportunities identified above. For example, opportunities to improve healthier lifestyle choices through the delivery of improved links, including to walking and cycling routes, as well as the delivery of more accessible public open space.

## 5. A More Equal Wales

### 5.1 Introduction

This section provides baseline data relating to the following well-being goal:

‘A society that enables people to fulfil their potential no matter what their background or circumstances.’

The data primarily relates to:

- Population

### 5.2 Population

#### 5.2.1 Total Population and trends

The resident population of Monmouthshire at the time of the 2011 census was 91,323, this represented an increase of 7.6% over the level recorded at the time of the 2001 census. This compares to an increase of 5.5% for Wales as a whole.

The ONS midyear estimates for 2017 suggest that the population of Monmouthshire is now more likely to be 93,590, and the Welsh population 3,125,165. This would mean a 2.5% and a 2.0% rise in Monmouthshire and Wales respectively

When looking at the population growth in between the 2001 and 2011 Census in terms of the individual town and community councils within the County it can be seen that inter census growth was not experienced across all areas. Table 27 shows that the main towns which experienced the most growth during this period were; Monmouth and Chepstow. Usk as a Rural Secondary Settlement also experienced high levels of growth. Other community council areas who experienced higher growth include; Llantrisant, Tintern, Grosmont and Shirenewton.

**Table 27: Resident Population Monmouthshire Towns and Community Councils 2001 and 2011**

Town/Ward	Total Population		
	2001	2011	% Change
Abergavenny	9,599	10,078	5.0
Caerwent	1,721	1,791	11.9
Caldicot	9,697	9,604	-1.0
Chepstow	10,821	12,350	14.1
Crucorney	1,161	1,201	3.5
Devauden	961	1,040	8.2
Goetre Fawr	2,332	2,393	2.6
Grosmont	770	920	19.5
Gwehelog Fawr	467	493	5.6
Llanarth	841	892	6.1



Llanbadoc	886	806	-9.0
Llanelly Hill	3,812	3,899	2.3
Llanfoist Fawr	3,025	3,315	9.6
Llangattock Vibon Avel	945	1,024	8.4
Llangwm	391	440	12.5
Llangybi	861	890	3.4
Llanhennock	473	496	4.9
Llanover	1,368	1,392	1.8
Llantilio Crossenny	666	731	9.8
Llantilio Pertholey	3,960	3,906	-1.4
Llantrisant	362	475	31.2
Magor with Undy	6,067	6,140	1.2
Mathern	988	1,056	6.9
Mitchel Troy	1,158	1,253	8.2
Monmouth	8,877	10,508	18.4
Portskewett	2,061	2,133	3.5
Raglan	1,691	1,928	14.0
Rogiet	1,613	1,813	12.4
Shirenewton	1,004	1,145	14.0
St. Arvans	703	765	8.8
Tintern	684	853	24.7
Trellech	2,432	2,759	13.4
Usk	2,321	2,834	22.1

Source: ONS Census

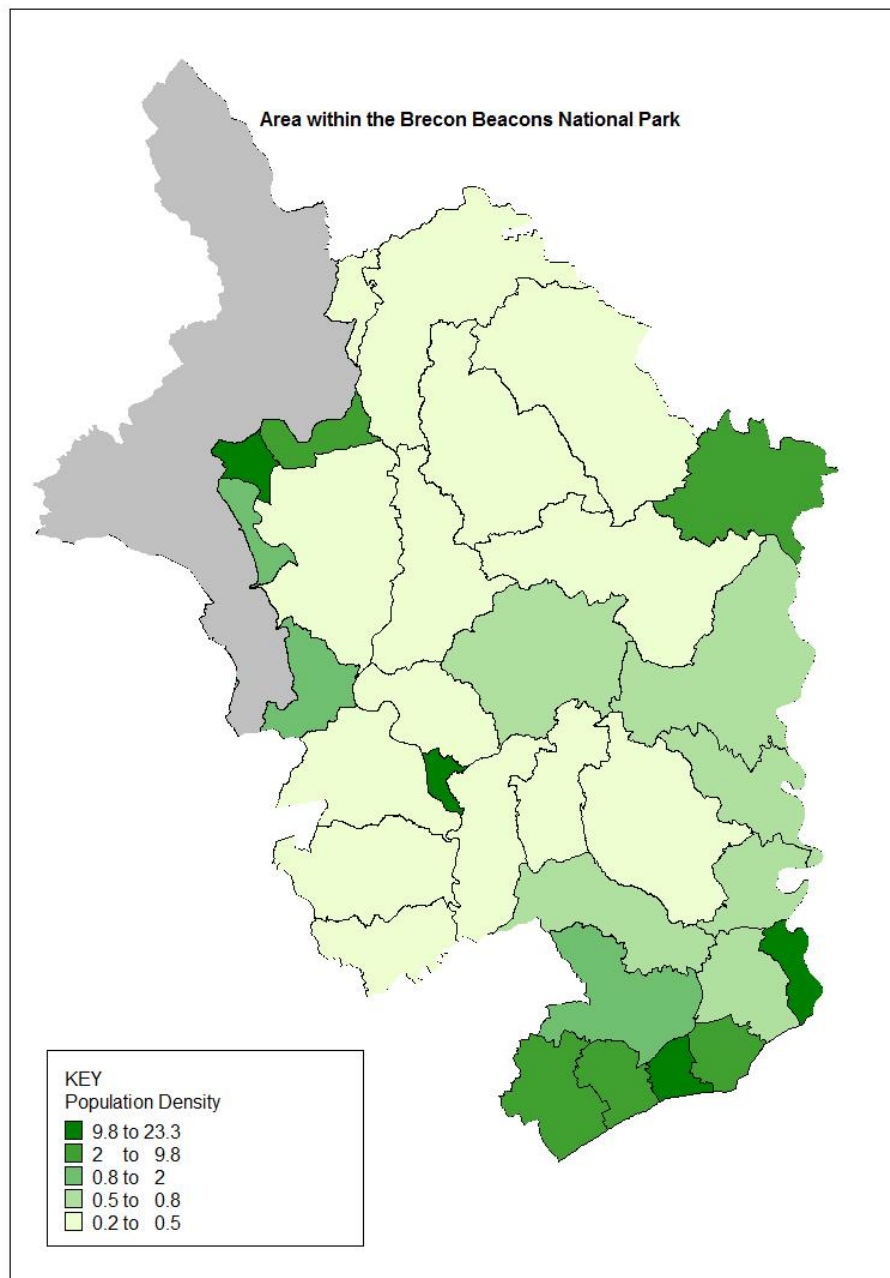


Towns and Community Councils who experienced a higher rate of growth than Monmouthshire as a whole

### 5.2.2 Population Distribution

Monmouthshire has a population density of 1.1 person per hectare, which is lower than the Welsh average of 1.5 persons per hectare and significantly lower than the South East Wales average of 7.36 persons per hectare. This reflects the County's rural nature. The relative densities of population by community and town council area are shown in Map 18. Population densities are, as would be expected, highest in the towns. The majority of rural wards have low population densities when compared to national averages. Southern rural wards along the M4 corridor have slightly higher densities than rural wards in other parts of the County.

**Map 18: Population density per hectare (by Town and Community Council Area)**



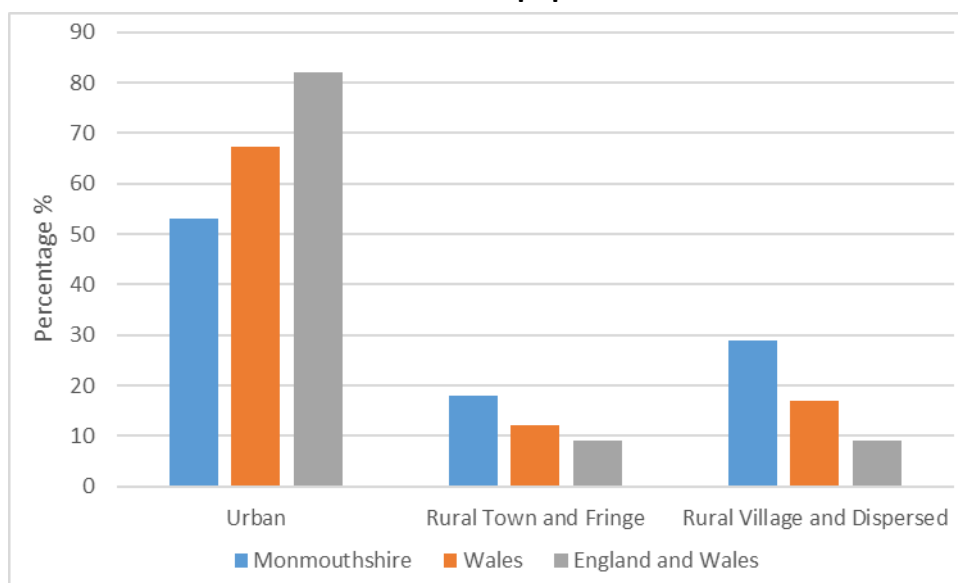
Source: ONS 2011 Census

The population density of the Monmouth Town area is noticeably lower at 3.8pph, than other main settlements within Monmouthshire such as Abergavenny Town (9.8pph), and Chepstow Town (23.2pph). As map 18 indicates, the Council areas of both Chepstow and Abergavenny Town are noticeably smaller, where Monmouth Town Council area, incorporates a relatively wide rural hinterland. The more rural nature of this hinterland is reflected in the population density of the Monmouth Town Council area.

The relatively rural nature of Monmouthshire is further emphasised by work carried out by ONS on the Urban-Rural Classification of wards at the time of the 2011 Census.

The classification was based on the relative residential densities recorded within a one hectare grid. Residential densities were also recorded at specified distances from the centre of the grid in order to take into account the particular environs of settlements. In Chart 27 it can be seen that whilst the majority of the population live in more urban areas, this is lower than in both Wales and England and Wales. Equally there is a larger proportion of those living in rural towns or villages than in both Wales and England and Wales.

**Chart 27: Urban-Rural distribution of population**

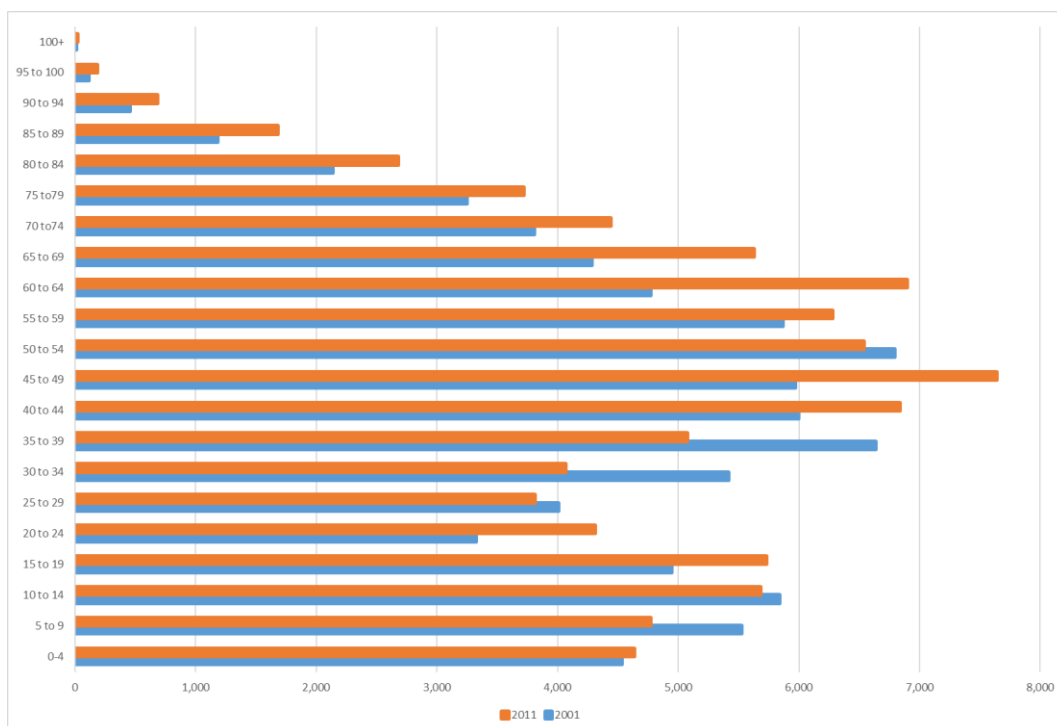


Source: ONS 2011 Census Urban-Rural Classification

### 5.2.3 Age Structure

From the graph in Chart 28 it can be seen that the age structure of Monmouthshire in 2011 has some significant differences to that in 2001. The 2011 Census recorded that those aged 20-29 represented 8.9% of the population of Monmouthshire, compared to 13% in Wales. The ONS MYE for 2017 suggest that, those aged 20-29 now represent 9.9% of the population in Monmouthshire compared to 13.2% in Wales. Monmouthshire also has significantly more people in the 60+ age groups. In 2001, those aged 60+ represented 23.6% of the population of Monmouthshire compared to 22.7% for Wales. The 2011 Census recorded that 28.4% of the population in Monmouthshire were 60+, versus 25% in Wales. The 2017 ONS MYE estimates suggest that those aged 60+ are now more likely to represent 31.4% of the population of Monmouthshire, compared to 26.6% in Wales. Since the 2001 Census, the number of those aged 60+ in Monmouthshire has increased 46.6% to 2017 versus a 26.2% increase in Wales as a whole.

**Chart 28: Age structure of the population 2001 compared to 2011**



Source: 2001/2011 Census

Data available on the median age of the population also demonstrates a similar trend (Table 28) and shows that the population is ageing. In 2005 the median age in Monmouthshire was 43.1 compared to 39.5 in the wider South East Wales region and 40.3 in Wales. In 2017, the median age in the County was 48.3 compared to 41.6 in the South East Wales region and 42.5 in Wales.

**Table 28: Median Age in Monmouthshire compared with SE Wales and Wales.**

	2005	2007	2009	2011	2013	2015	2017
Monmouthshire	43.1	43.8	44.7	45.6	46.6	47.5	48.3
Se Wales	39.5	39.8	40.2	40.7	41.1	41.5	41.6
Wales	40.3	40.7	41.1	41.5	41.9	42.3	42.5

Source: ONS - (Accessed 30/07/2018)

The latest Welsh Government population projections (2014) show a demographic profile in Monmouthshire that, if current trends continue, will have a greater proportion of the population aged 65 and over by 2033 (37%) with the sharpest decline in the working age population. This compares to a Welsh average of 27.3%.

5.2.4 Migration

Migration data indicates a net migration inflow to Monmouthshire from the rest of the UK in 2015-2016 of around 450 people. Overall net migration to the County has fluctuated in recent years, between 2001 and 2005 net migration averaged nearly 690

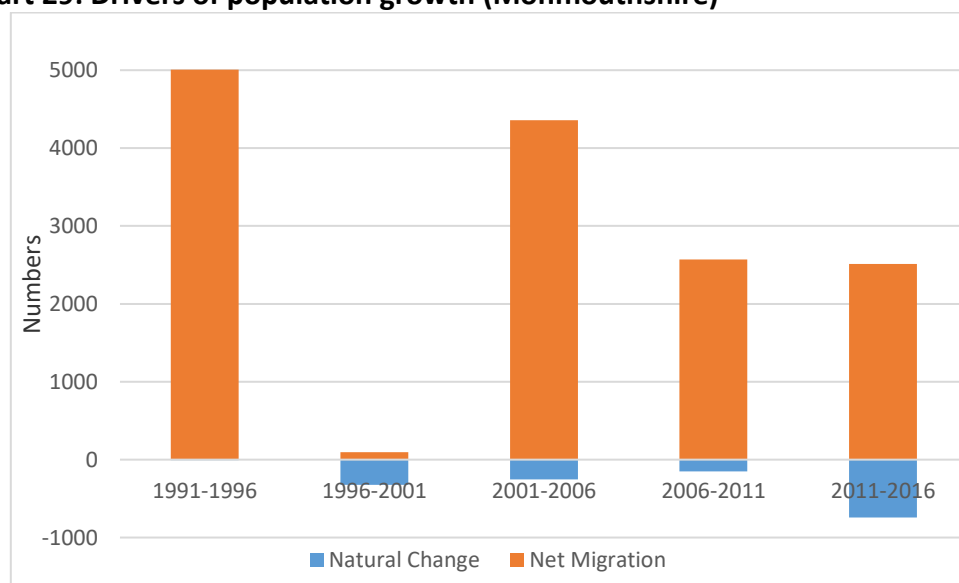
persons per annum, this decreased to just under 250 persons per annum between 2005 and 2010. However between 2011 and 2016 the average increased to 418. The most notable trend is the consistent negative net migration of those aged 15-29 which averaged over 320 persons per annum over the period 2011 to 2016, and rose to a high in the period in 2015/16, reaching 390.

**Table 29: Migration patterns by age**

	2012/2013			2013/2014			2014/2015			2015/2016		
	Inflow	Outflow	Net	Inflow	Outflow	Net	Inflow	Outflow	Net	Inflow	Outflow	Net
All Ages	4400	3820	580	4530	4110	420	4410	4050	360	4540	4090	450
0-14	730	500	230	680	520	160	680	480	200	700	470	230
15-29	1310	1640	-330	1310	1580	-270	1330	1680	-350	1310	1700	-390
30-44	1060	730	330	1080	820	260	1030	770	260	1060	750	310
45-64	880	630	250	970	750	220	900	730	170	960	740	220
65+	420	320	100	490	440	50	470	390	80	510	430	80

Source: StatsWales (Accessed 22/08/2018)

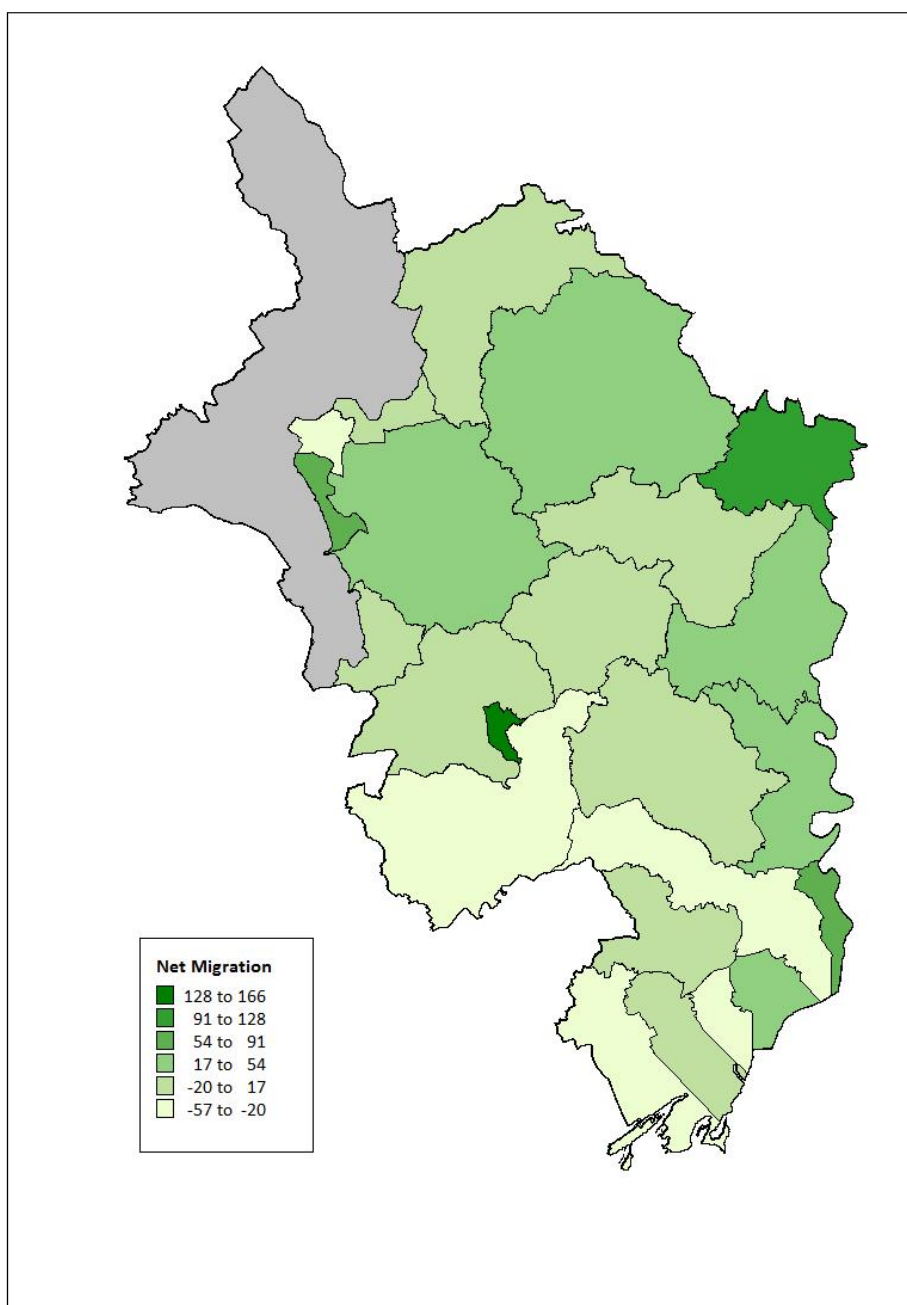
**Chart 29: Drivers of population growth (Monmouthshire)**



Source: StatsWales (Accessed 22/08/2018)

Chart 29 shows that over the past 25 years population growth in Monmouthshire is wholly attributable to net inward migration with natural change actually showing negative growth. Whilst in-migration is feeding Monmouthshire’s total population growth this does not hold true across the whole County. Map 19 shows net migration (excluding international migration) by ward in the year up to the Census in 2011. Many of the central wards in the county experienced net out migration during this period, whilst the highest levels of in-migration were experienced by Usk, Monmouth and Chepstow.

**Map 19: Spatial distribution of migration**



Source: ONS 2011 Census

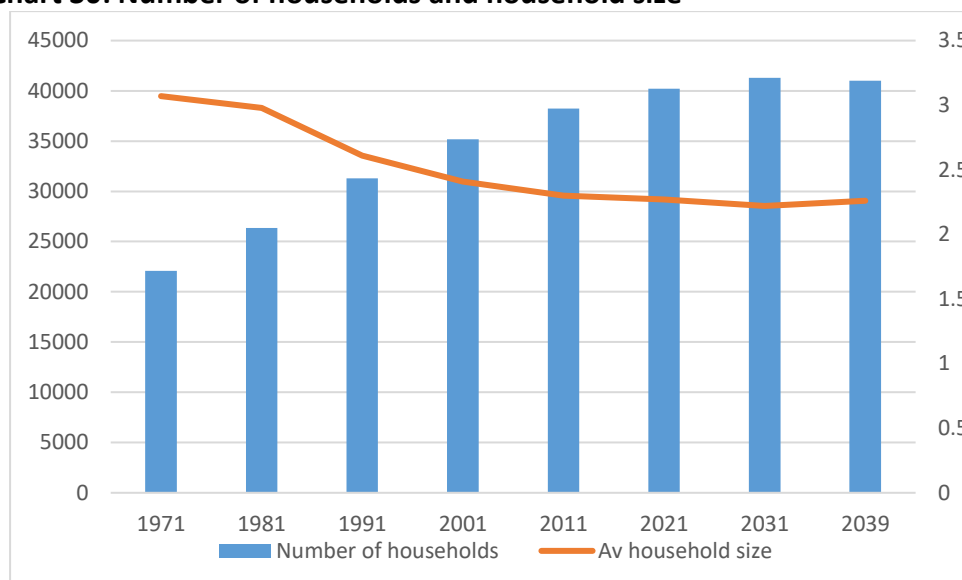
### 5.2.5 Number of Households

Between 1971 and 2011 the average household size in Monmouthshire declined by 23% whilst the population rose by 35% (Chart 30). This has resulted in the number of households increasing by some 73%, reflecting much wider trends including smaller families, longer life expectancy and more single elderly living alone.

The Welsh Government’s 2008-based Household projections anticipated an additional 84,000 households being formed across South East Wales by 2021, this represented a 14% growth over the household level at 2011. In Monmouthshire the projections

indicated an additional 5,100 households over this same period, a growth of 13%. The Welsh Governments 2014-based Household Projections suggest that by 2033 there will be 41,305 households in Monmouthshire. The 2011 Census recorded 38,233 households in the County, therefore, this represents an 8% growth over the 22 year period.

**Chart 30: Number of households and household size**



Sources:1971 – 1991 “A Vision of Britain Through Time” at <http://vision.edina.ac.uk> (Accessed 10/10/2007)

2001, 2011 Census

2021 - 2039 Welsh Assemble Government 2014-based Household Projections

### 5.3 Religion and belief

The 2011 Census showed that half of the people in Monmouthshire stated their religion to be a Christian (62.5%), above the welsh average of 59%. Around 28.5% of the Monmouthshire population stated they have no religion, which is below the welsh average of 37%. Less than 1% of people in Monmouthshire stated that they were of another religion such as Buddhist, Hindu, Muslim, Jewish and Sikh.

### 5.4 Key Issues arising from a review of the Baseline Population Characteristics

An equal society can help to ensure that public services and employment are fair and accessible to all and that communities are sustainable and resilient. The following are the key issues to arise from a review of the baseline population characteristics of the County:

- Monmouthshire is a rural county with almost half (47%) of the total population living in wards defined as being in rural areas (i.e. with a population of less than 10,000).
- The population of Monmouthshire has shown a steady increase, up by 7.6% in the 10 years to 2011, although the most recent mid-year estimates (2017) suggest the rate of growth has slowed. All of this growth is being fuelled by in-migration.

- The 2017 Mid-Year Estimates show Monmouthshire as having a higher proportion of older age groups (31.4% over 60) and a lower proportion of young adults (28.9% 16 – 44) than the Welsh average. This compares to 28.4% for over 60 and 31.4% for 16 -44 year olds at the time of the 2011 Census. This relative absence of young adults in the population has resulted in a median age in the County of 48.3 years compared to 41.6 in the South East Wales region and 42.5 for Wales as a whole.
- The ageing resident population of the County has implications for its economic base and future economic growth prospects.
- The latest Welsh Government population projections (2014) show a demographic profile in Monmouthshire that, if current trends continue, will have a greater proportion of the population 65 and over by 2033 (37%) with the sharpest decline in the working age population. This compares to a Welsh average of 27.3% of the population 65 and over.

## 5.5 Evolution of the baseline without the RLDP

Without the RLDP new housing, employment and infrastructure growth would be delivered in a less coordinated way. As a result, it would be more difficult to address the key issues identified above as well as take advantage of potential opportunities. This includes dealing with an ageing population through the provision of accessible environments and services supported by connective infrastructure.



## 6. A Wales of Cohesive Communities

### 6.1 Introduction

This section provides baseline data relating to the following well-being goal:

‘Attractive, viable, safe and well-connected communities.’

The data relates primarily to:

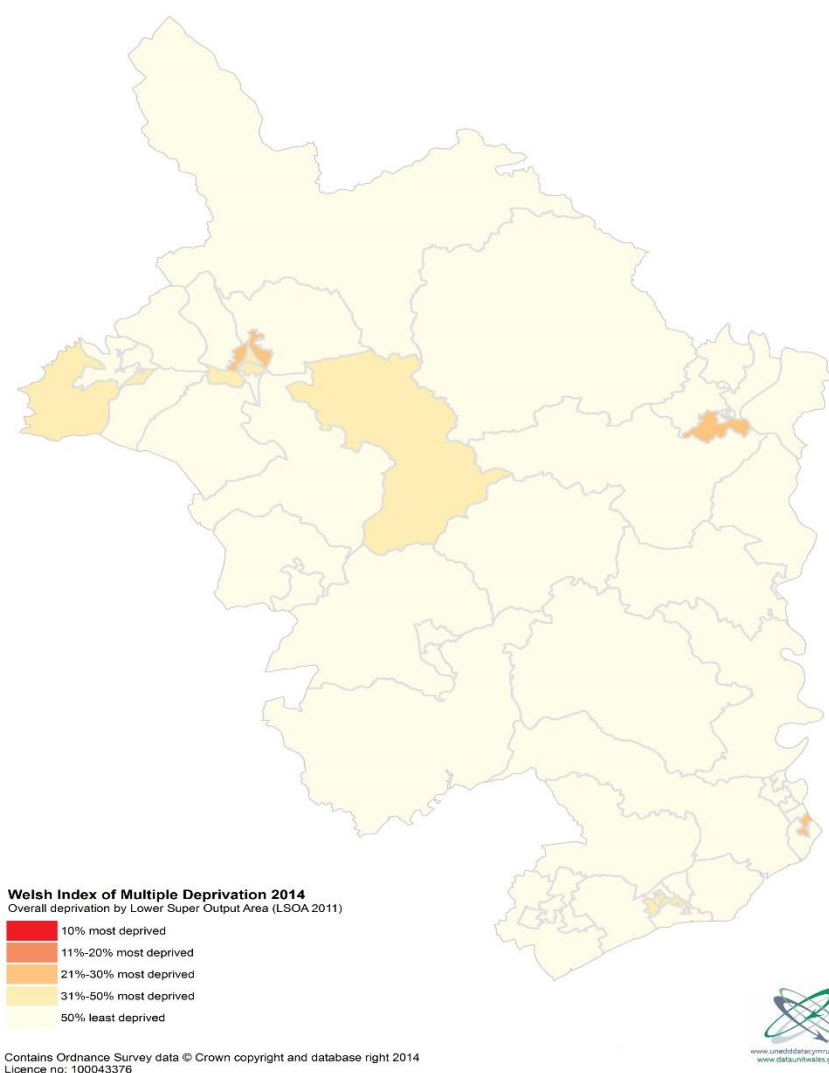
- Deprivation;
- Housing;
- Crime; and
- Transport and access.

### 6.2 Multiple Deprivation

At the time of the 2014 Welsh Index of Multiple Deprivation (WIMD) none of the 56 lower super output areas in Monmouthshire were in the most deprived 10% (Ranks 1-191) in Wales or the most deprived 20% (Ranks 1-382) in Wales. There were also much lower than average levels of deprivation in Monmouthshire in all of the 4 most deprived categories (most deprived 10%, 20%, 30% and 50%). Overall the five most deprived LSOAs in Monmouthshire, (Map 20) were:

- Cantref 2 with a rank of 404 out of 1909. (20%-30% most deprived category)
- Overmonnow 2 with a rank of 410 out of 1909. (20%-30% most deprived category)
- Thornwell 1 with a rank of 450 out of 1909. (20%-30% most deprived category)
- Croesonen with a rank of 564 out of 1909. (20%-30% most deprived category)
- West End with a rank of 601 out of 1909. (30% - 50% most deprived category)

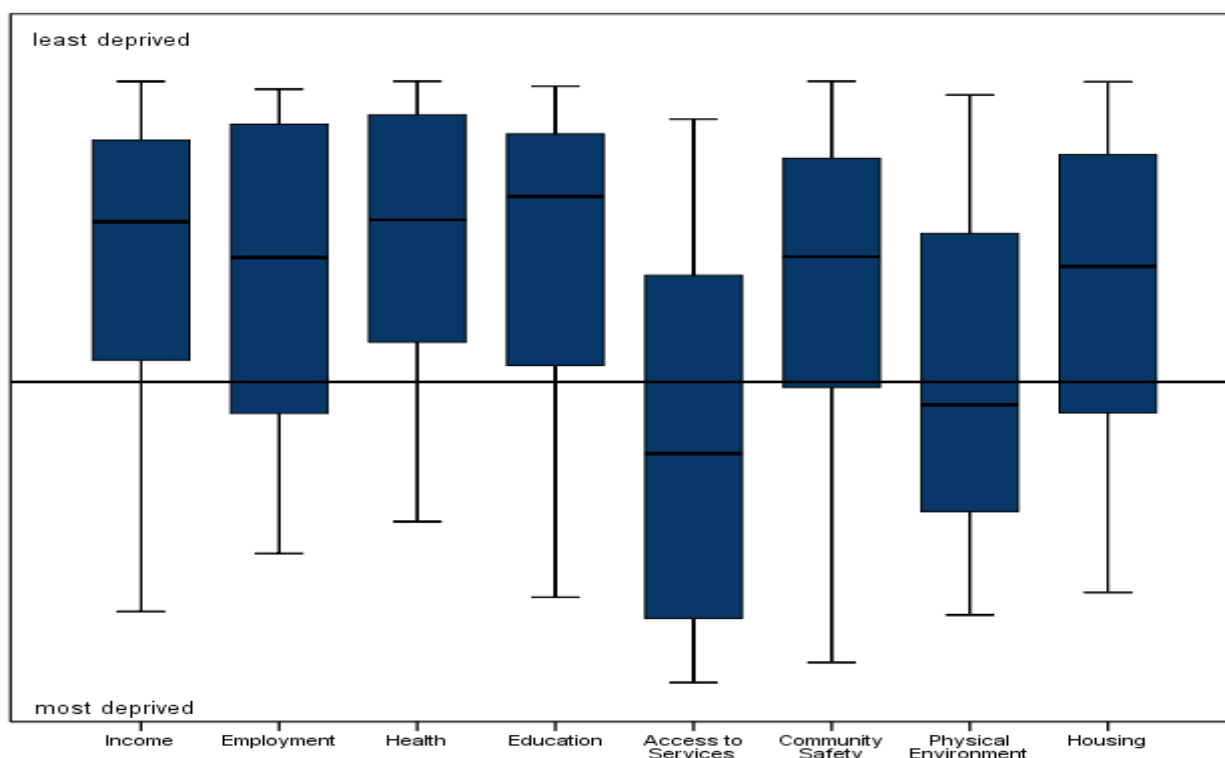
### Map 20: Overall Index of Multiple Deprivation for Monmouthshire



Source: <http://www.infobasecymru.net/IAS/> (Accessed 24/08/18)

When looking at the individual domains, however, there are areas where Monmouthshire shows higher than average levels of deprivation. Chart 31 highlights the range of ranks in each WIMD domain in Monmouthshire. The vertical line represents the range of ranks within each respective domain, where the blue box highlights the interquartile (middle 50%). The line inside of the blue box indicates the median rank in each respective domain, where the intersecting black line is the median rank for Wales. The chart indicates that the median rank in Monmouthshire was noticeably more deprived for geographical access to services and physical environment than for the other domains, and for Wales as a whole.

**Chart 31: Levels of spread of deprivation by domain**



Source: <http://www.infobasecymru.net/IAS/> (Accessed 24/08/18)

### 6.3 Housing

#### 6.3.1 Household Tenure

At the time of the 2011 census 73.6% of households in Monmouthshire were living in owner occupied accommodation, compared to 67.4% in Wales. This compares to 2001 when 76.2% of households in Monmouthshire were living in owner occupied accommodation, there has thus been a 2.6% decrease in the period 2001-2011, whereas the period 1991-2001 saw a rise of 16.5%. Wales also saw a decline in this tenure of 3.9% since 2001, with the period 1991-2001 seeing a rise of 8.8%. The percentage of properties rented from the Local Authority, housing associations and social landlords in 2001 was 14.7%, in 2011 this figure was 13.8%, meaning that in the intercensal period there was a 0.9% decrease. The period 1991-2001 also saw a decline of 17% in this tenure. However, some of this decline has been as a result of increased provision from the other social rented sector, with 64 households in 2001 compared to 3,698 households in 2011, this increase can partly be explained by amalgamations in certain sectors of the data.

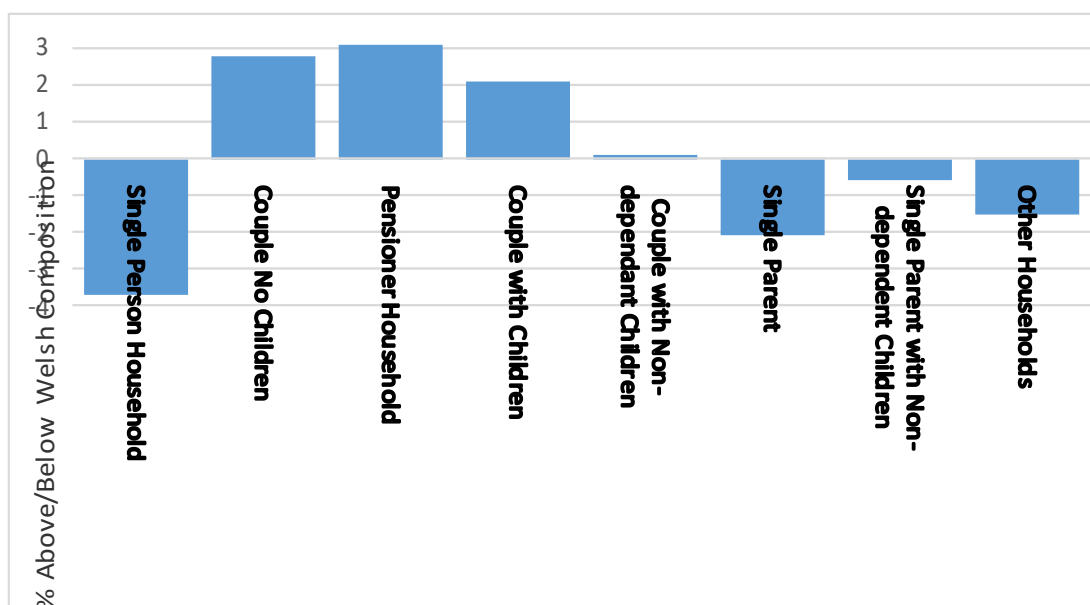
**Table 30: Household tenure 2011**

	All Households	Owner occupied (with or without a mortgage)	Rented from the Council	Other social rented	Private rented or living rent free
Monmouthshire	38,233	73.6%	4.2%	9.7%	12.2%
SE Wales	621,328	66.8%	8.8%	8.2%	15.7%
Wales	1,302,676	67.4%	9.8%	6.6%	15.7%

Source: ONS 2011 Census

6.3.2 Household Composition

**Chart 32: Household composition**



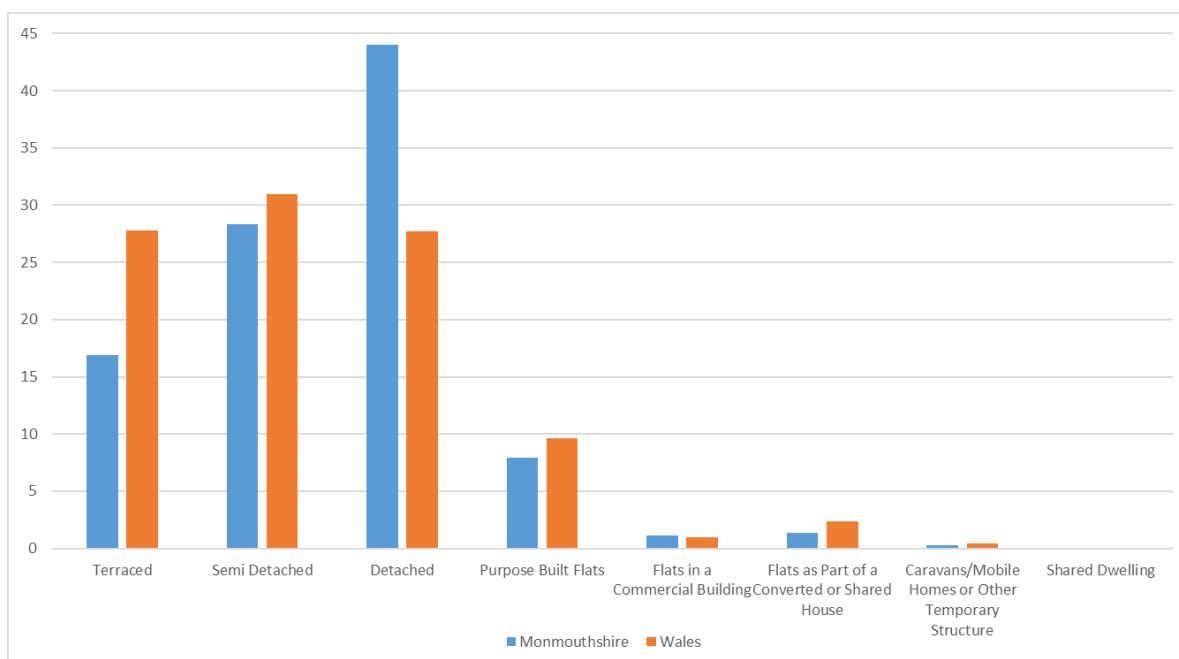
Source: ONS 2011 Census

Chart 32 summarises the composition of households resident in Monmouthshire at the time of the 2011 Census. The incidence of couples with no children and couples with children along with pensioner households are significantly above the Welsh average. It is important to consider the composition of households when assessing the housing need. An area with more single people requires accommodation comprised of smaller dwelling units, while an area with families will require larger houses to accommodate them.

6.3.3 Dwelling Type

44% of households in Monmouthshire live in detached properties, this compares to 27.7% for Wales as a whole. In contrast only 16.9% of households are resident in terrace properties compared to the Welsh average of 27.8% (Chart 33).

**Chart 33: Dwelling type (%)**



Source: ONS 2011 Census

**6.3.4 Housing Completions**

Table 31 shows the housing completions in the County for both private and affordable housing for the period 2009 to 2018. The average level of affordable completions for the period stood at 14.7% of all completions. However, when considering completions on developments of greater than 10 the figure is higher at 25.7%. There is a policy framework in place through the Adopted Local Development Plan for securing at least 35% affordable housing on developments of 5 or more dwellings in the main towns of Abergavenny, Chepstow and Monmouth and in the Rural Secondary Settlements of Usk, Raglan, Penperlleni and Llanfoist. The current policy framework also aims to secure 25% affordability on new sites in Severnside, 60% on rural allocations in main villages and 35% on large windfall sites.

**Table 31: Housing completions**

Year	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18
Sector									
Private	144	206	210	293	194	188	171	191	195
Affordable	14	61	44	49	36	17	63	47	84

Source: Monmouthshire Joint Housing Land Availability Study

### 6.3.5 Housing Land Availability

**Table 32: Housing land availability**

2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
3.4	5.0	4.4	3.6	5.2	5.0	4.1	4.0	3.9

Source: Monmouthshire Joint Housing Land Availability Study

There is a requirement under TAN 1, Joint Housing Land Availability Studies, that Local Authorities maintain a 5 year housing land supply. As can be seen from the above table Monmouthshire has found difficulties in maintaining this level of supply. With the adoption of the Local Development Plan and the allocation of more sites under the plan, housing land supply in 2014/15 was above the 5 year level. However, due to slow progress on some of the allocated sites, which are only now coming forward, the housing land supply in the County has dropped to 3.9 years.

### 6.3.6 Housing Need

The July 2018 Monmouthshire County Council Local Housing Market Assessment, estimated 475 units of affordable housing would be required each year for the next 5 years. However, this figure should not be taken as an annual delivery target, as new build homes are not the total solution to the supply of affordable homes in the county. The Affordable housing need can be further broken down to 105 social rented properties, 273 low cost home ownership properties and 97 intermediate rented properties. The Council is working with private landlords to increase the supply of private rented homes and also to bring empty properties back into use. The 273 low cost homeownership need in particular will be met by a variety of different products such as the Welsh Government's Help to Buy and Rent to Own schemes in addition to delivery of new build through the planning system. The figure of 475 is simply an indication of current and projected need for affordable housing within the County and sets a benchmark which the Council can work towards within the scope of the Council's Local Development Plan. The affordable housing waiting list for the County (Bands 1 – 5) currently stands at more than 3,000 households.

### 6.3.7 Housing Association Stock

**Table 33: Housing Association (HA) Stock by Type (2018)**

	MHA	Melin	Charter	Other	Totals
Bedsit	25	20	0	0	45
Bungalow 1	437	5	0	0	442
Bungalow 2	237	37	23	0	297
Bungalow 3	10	4	1	0	15
Bungalow 4	1	0	0	0	1
Flat1	789	312	212	57	1370

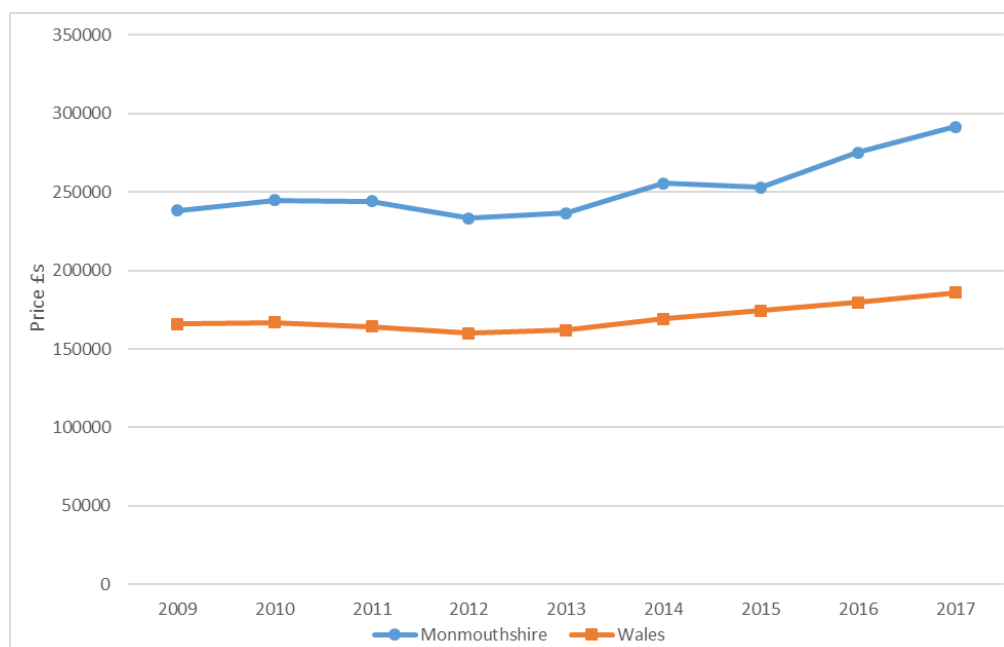
Flat2	594	38	34	3	669
Flat3	23	1	0	0	24
Flat4	1	0	0	0	1
House 1	2	0	29	0	31
House2	331	206	245	20	802
House3	1128	222	336	27	1713
House4	65	34	36	0	135
House5	2	0	0	0	2
House6	0	1	1	0	2
Maisonette 3	20	0	0	0	20
Maisonette 2	3	0	0	0	3
PHSE 3	33	0	0	0	33
PHSE 4	2	0	0	0	2
Rooms		0	1	0	1
<b>Totals</b>	<b>3703</b>	<b>880</b>	<b>918</b>	<b>107</b>	<b>5608</b>

Source: Monmouthshire County Council (2018)

Table 33 shows the housing stock available in Monmouthshire provided by the Housing Associations, with the housing stock standing at 5,608 dwellings in 2018. There is a mix of accommodation available ranging from 1 bed flats to family houses.

### 6.3.8 Average Property Prices

**Chart 34: Average property prices**



Source: Hometrack/ HM Land Registry – (Accessed 3/09/18)

Chart 34 shows the average house price in December of each respective year between 2009 and 2017. The average house price in Monmouthshire has been significantly above that in Wales throughout this period.

Table 34 illustrates the average price of different types of property within Monmouthshire and the surrounding areas. The average property prices relate to June 2017, whilst the percentage sales figures relate to the period Jan 2017 to December 2017. Monmouthshire has the second highest average house price in 2017, the largest proportion of property sales were accounted for by detached houses. Whilst the Welsh property price figures relate to July 2017, in 2017, the average overall property price in Monmouthshire was 52.3% higher than that for Wales.

**Table 34: Average property prices based on sales and valuations**

	Detached	Semi-detached	Terraced	Flat/Maisonette	Overall
Wales Av £	264,652	159,800	126,804	131,230	179,637
% Sales	31.1	28.1	32.1	8.7	
Monmouthshire Av £	358,216	201,180	190,425	149,378	273,523
% Sales	47.9	24.4	20.4	7.3	
Torfaen Av £	242,158	143,417	107,514	76,239	155,146
% Sales	28.5	25.9	42	3.6	
Newport Av £	291,609	169,661	131,717	101,357	179,125
% Sales	24	28	33.9	14.1	
Powys Av £	259,871	161,618	133,722	125,596	206,076
% Sales	53.1	23	21.6	2.4	
Blaenau Gwent Av £	190,482	115,333	74,561	58,913	99,273
% Sales	14.1	19.2	64.7	2.1	
S Gloucs Av £	430,141	283,103	241,553	169,782	291,324
% Sales	25.1	28.8	31.5	14.5	
Forest of Dean Av £	333,462	185,968	163,618	109,526	249,745
% Sales	49.8	28	17.91	4.3	
Herefordshire Av £	351,689	209,773	175,443	126,299	258,707
% Sales	44.4	25.4	21.9	8.3	

Source: Hometrack - (Accessed 21/09/18)

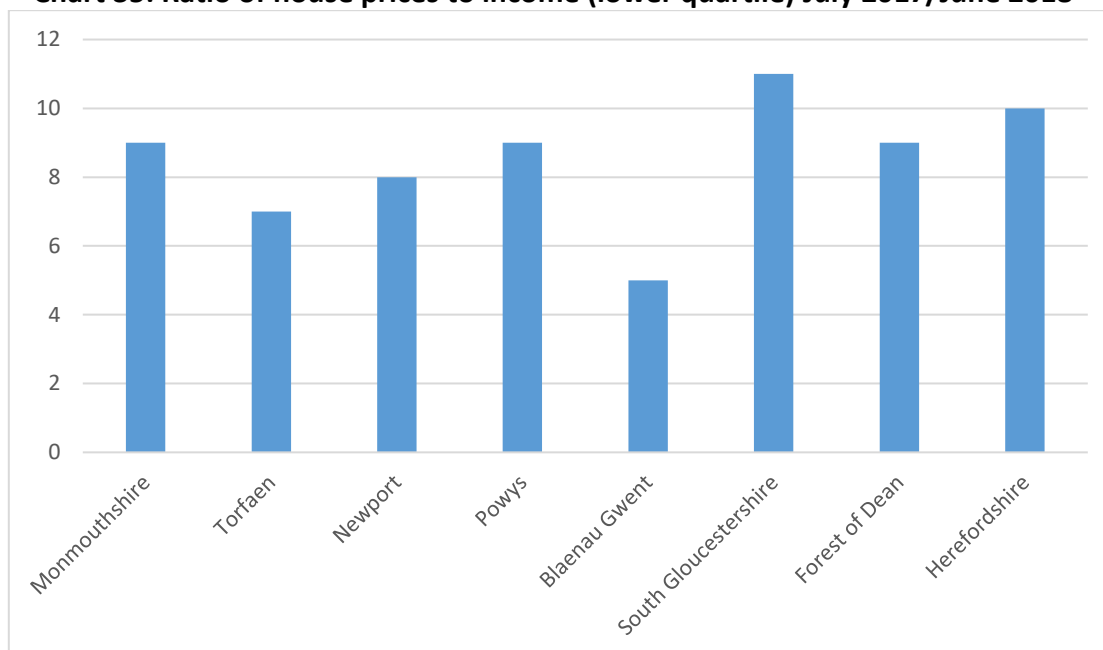
### 6.3.9 Affordability

Chart 35 shows the relative lack of affordability of housing in Monmouthshire compared to surrounding authorities in both Wales and England. That is the property price as a multiple of the annual income of the resident population. The graph is similar to that from 2012, however the ratios in all regions have increased over the period. Between



July 2017 and June 2018, in Monmouthshire the ratio between house prices and income stood at 7:1.

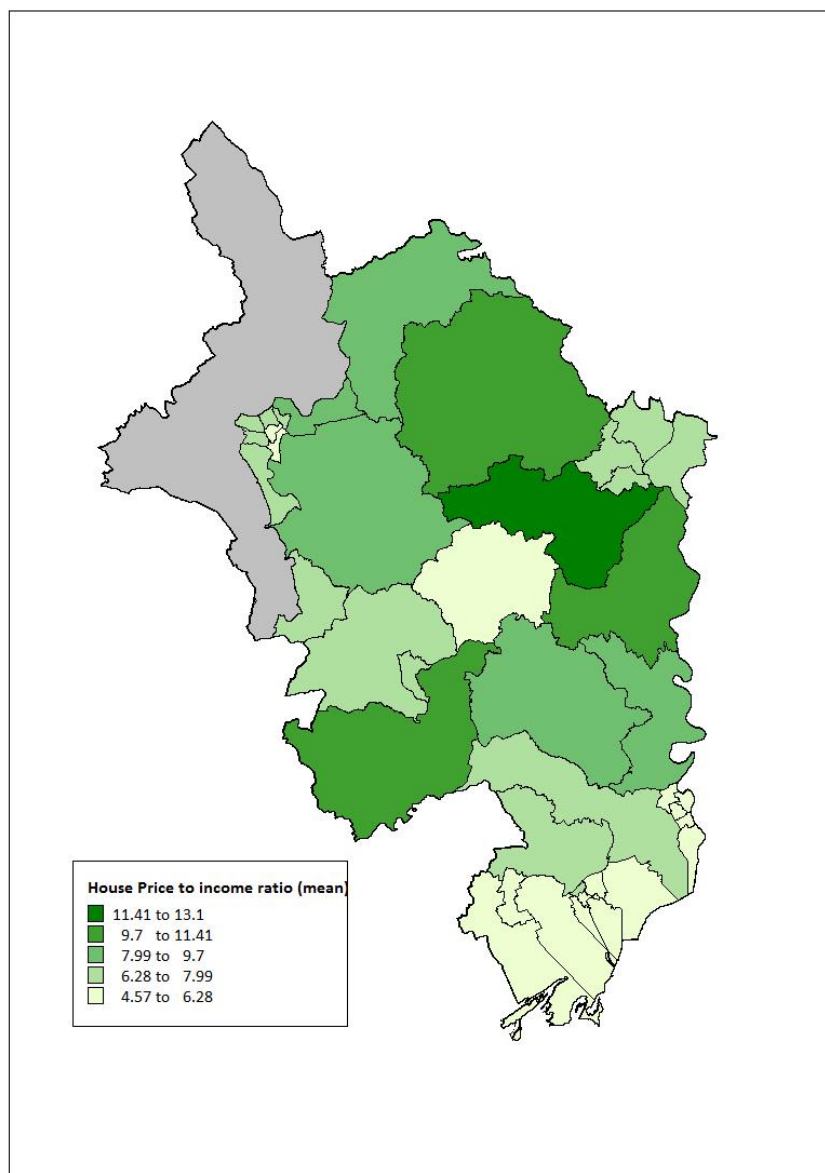
**Chart 35: Ratio of house prices to income (lower quartile) July 2017/June 2018**



Source: Hometrack - (Accessed 21/09/18)

Map 21 shows the spatial distribution of the relative affordability of housing in Monmouthshire. From this it can be seen that this varies across the County. The ratio is greater in the rural wards, particularly in the north of the County. In contrast the ratio is smaller in the more urban southern wards.

**Map 21: Spatial distribution of house prices to income ratio (mean)**



Source: Hometrack

### 6.4 Crime

Table 35 shows the incidences of crime in Monmouthshire for the years 2014/15 to 2017/18. The proportional share of crime is largely consistent over the years, however the 2017/18 financial year recorded the highest counts of crime in 7 of the 9 categories, over the 4 year period. Theft offences are consistently the largest proportion of crime in Monmouthshire, followed by violence against a person.

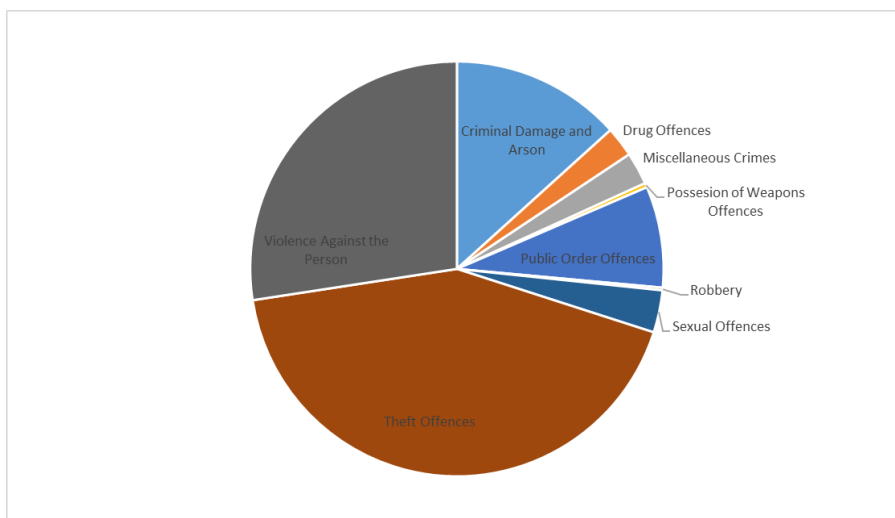
Crime	2014/15	%	2015/16	%	2016/17	%	2017/18	%
<b>Criminal Damage and Arson</b>	625	15.67	576	14.04	520	13.86	632	13.33
<b>Drug Offences</b>	236	5.92	162	3.95	108	2.88	112	2.36
<b>Miscellaneous Crimes</b>	48	1.20	65	1.58	78	2.08	120	2.53
<b>Possession of Weapons Offences</b>	10	0.25	18	0.44	12	0.32	16	0.34
<b>Public Order Offences</b>	185	4.64	199	4.85	236	6.29	374	7.89
<b>Robbery</b>	7	0.18	11	0.27	6	0.16	10	0.21
<b>Sexual Offences</b>	121	3.03	142	3.46	104	2.77	156	3.29
<b>Theft Offences</b>	1960	49.14	1831	44.63	1620	43.19	2022	42.64
<b>Violence Against the Person</b>	797	19.98	1099	26.79	1067	28.45	1300	27.41

**Table 35: Crime in Monmouthshire**

Source: Crime Community Safety Partnership Statistics - (Accessed 10/09/18)

Incidences of reported crime in Monmouthshire follow the same pattern as within Wales as a whole, where in the financial year 2017/18, the largest proportion of recorded crime (34.2%) was attributed to theft offences, compared to 42.6% in Monmouthshire. Similarly, the second largest proportion (32.5%) of crime was violence against the person, reflecting the trend in Monmouthshire for the same period.

**Chart 36: Incidences of Reported Crime in Monmouthshire (Count) (Financial Year 2017/18)**



Source: Crime Community Safety Partnership Statistics - (Accessed 21/09/18)

## 6.5 Transport

### 6.5.1 Roads

**Table 36: Road Length by Road Class 2017/18 (KM)**

Location	Motorway	Trunk	County	B & C Road	Minor Surfaced
Monmouthshire	21.5	101.8	58.7	610.1	839
Newport	25.2	8.8	51.3	189.1	414.8
Torfaen	0	14	26.3	101.6	314
Blaenau Gwent	0	9.6	45.2	66.6	389.7
Powys	0	430.6	238.2	2,706.1	2,126.8
Wales	133	1,576.3	2,762.9	12,854.3	17,085

Source: StatsWales - (Accessed 16/08/18)

Whilst Monmouthshire accounts for 4.7% of the total Wales road network, it accounts for 16.2% of the Welsh motorway network. In the Monmouthshire Local Development Plan there are two safeguarded proposed highway schemes:

- (a) M4 Relief Motorway around Newport – Magor to Castleton (Assembly Government Scheme)
- (b) B4245 Magor/Undy Bypass (Monmouthshire County Council Scheme)

### 6.5.2 Volume of Traffic

**Table 37: Volume of Traffic (Million Vehicle Kilometres)**

	2010	2011	2012	2013	2014	2015	2016	2017	+/- %

Monmouthshire	1,333	1,339	1,314	1,329	1,393	1,411	1,458	1,466	+10.0
Newport	1,747	1,787	1,762	1,767	1,861	1,904	1,941	1,949	+11.6
Torfaen	604	603	593	581	609	618	634	615	+1.8
Blaenau Gwent	392	397	395	396	400	425	435	411	+4.8
Powys	1,462	1,453	1,432	1,459	1,506	1,540	1,596	1,609	+10
S E Wales	12,595	12,663	12,642	12,663	13,145	13,388	13,667	13,451	+6.8
Wales	26,977	26,931	26,762	26,999	27,894	28,396	29,170	29,084	+7.8

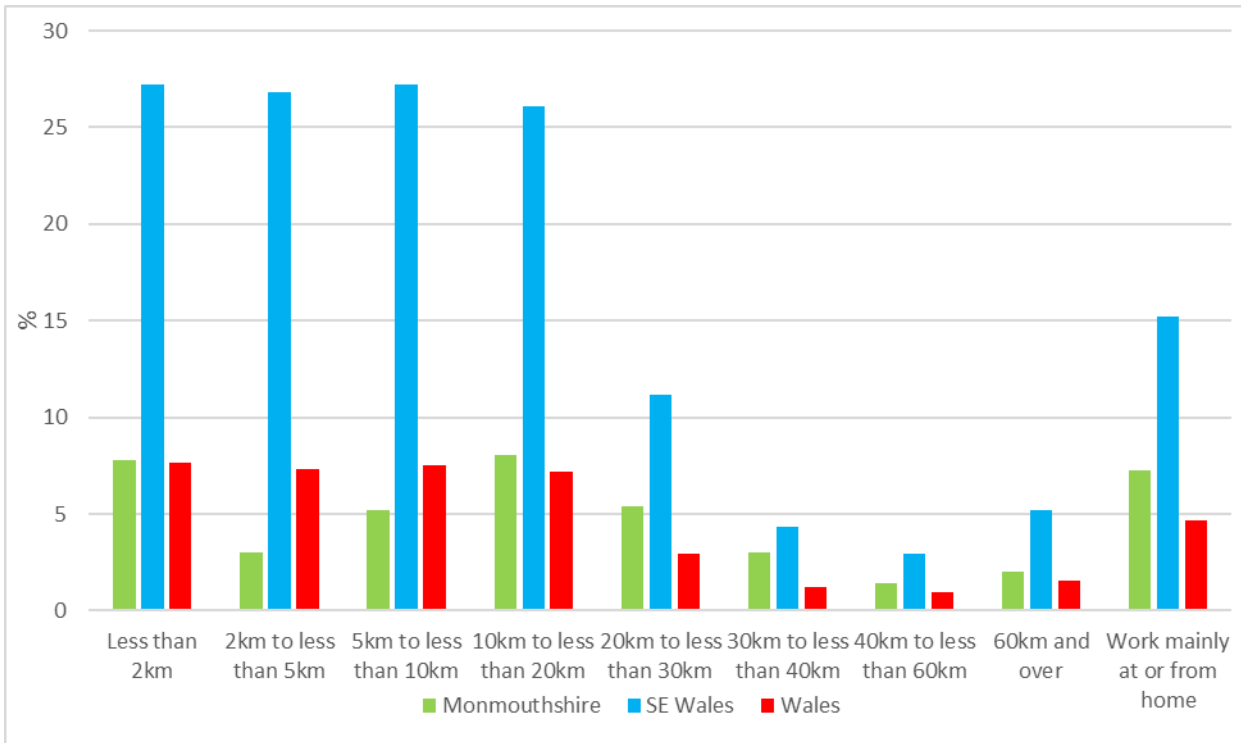
Source: StatsWales - (Accessed 16/08/18)

The net volume of traffic since 2010 has increased throughout Wales, with the largest increase seen in Newport. In 2017, the South East Wales area accounted for 46% of the volume of traffic in Wales. There has been an increase in traffic volume of 10% since 2010 in Monmouthshire compared to 6.8% across the South East Wales region.

### 6.5.3 Travel to Work

Section 1 showed that there is a high level of commuting amongst Monmouthshire's residents. In 2011, 18% of those in employment between the ages of 16-74 in Monmouthshire who travel to work travelled further than 30km to their place of work this compares to 11.3% in 2001. In 2011 10% of residents in the SE Wales region and 8.5% for Wales as a whole travelled further than 30km to their place of work. Equally, the percentage of those working mainly at or from home was 12.9% in 2001 compared to 15% in 2011, this compares to 10% for SE Wales and Wales. The average distance travelled to work by Monmouthshire residents in 2011 was 21.9km compared to 15.1km across the region and 16.7km in Wales.

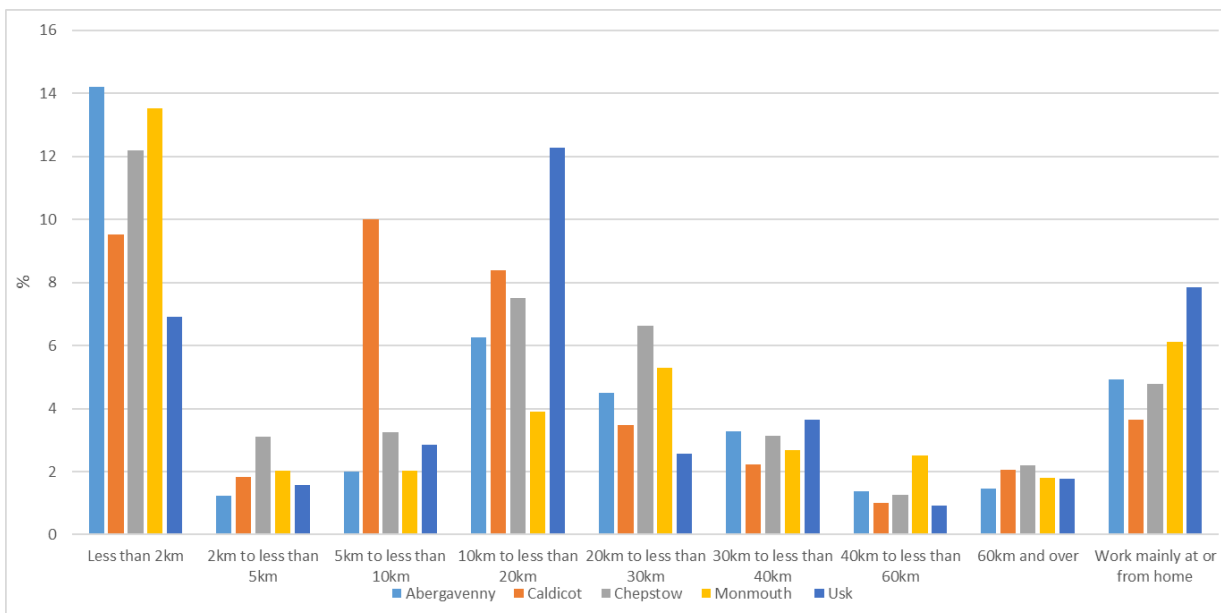
**Chart 37: Distance travelled to work (resident population) 2011**



Source: ONS Census 2011

Similarly to 2001, in 2011, Abergavenny and Monmouth had the highest percentage of their resident population working within 2km of their place of residence. In 2011, relatively large proportions of the resident population in each of the respective main settlements, worked mainly at or from home, the largest proportion seen in Usk, at just under 8%. However Usk and Chepstow also had the largest average distance travelled to work (21.1km), followed by Monmouth (20.7km) and then Caldicot (19.8km) and Abergavenny (18.8km).

**Chart 38: Distance travelled to work (resident population) 2011, main settlements**



Source: ONS Census 2011

#### 6.5.4 Mode of Travel to Work

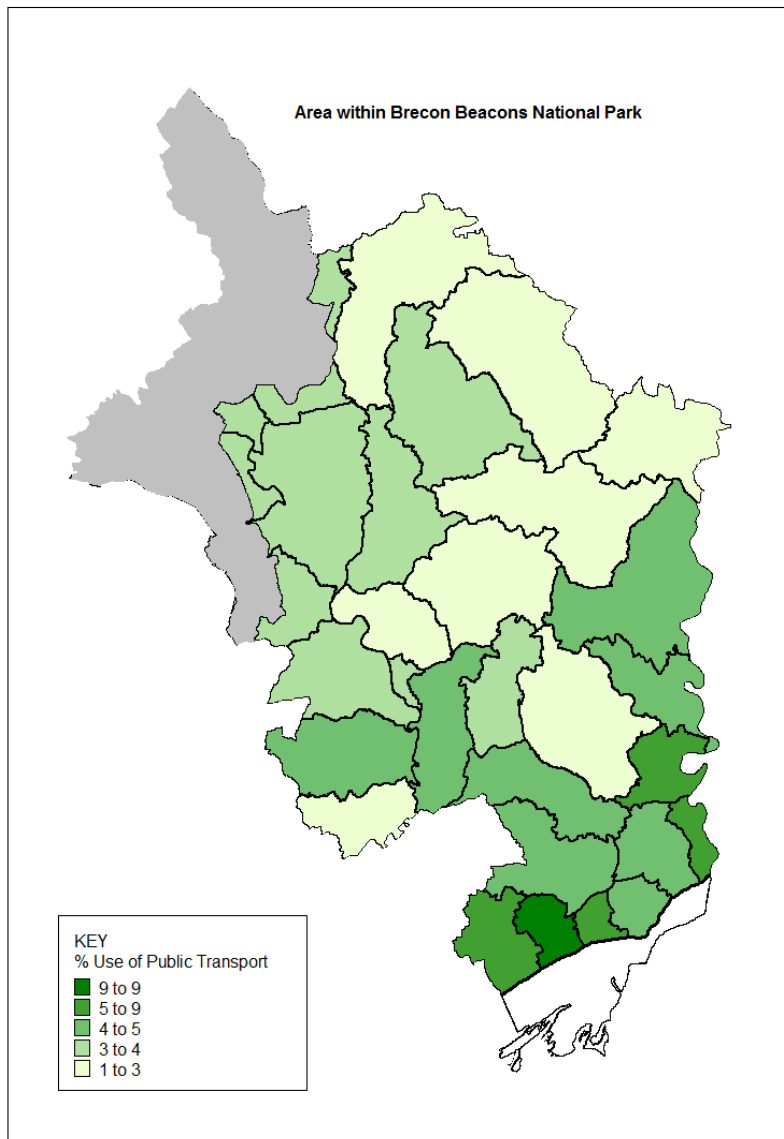
**Table 38: Mode of travel to work – resident population (excluding those working mainly from home)**

	Monmouthshire	South East Wales	Powys	Wales
Underground, metro, light rail	0.2	0.1	0.1	0.1
Train	2.4	2.9	0.7	2.2
Bus, minibus or coach	1.6	5.9	1.3	5.0
Taxi or minicab	0.2	0.5	0.2	0.5
Driving car or van	76.3	69.3	74.8	71.4
Passenger in car or van	6.1	7.1	5.8	7.4
Motorcycle, scooter, moped	0.9	0.6	0.4	0.6
Bicycle	1.3	1.9	1.7	1.6
On foot	10.5	11.2	14.2	10.7
Other	0.5	0.4	0.8	0.5

Source: ONS Census 2011

At the time of the 2011 Census 82.4% of the resident population of Monmouthshire were travelling to work by car or van, compared to 81.5% in 2001. In South East Wales in 2011, this figure was 76.4%, and in Wales 78.8%. In Powys, which in common with Monmouthshire is a rural border County, the figure is also lower than that for Monmouthshire at 80.6%.

#### **Map 22: Travel to Work – use of public transport**

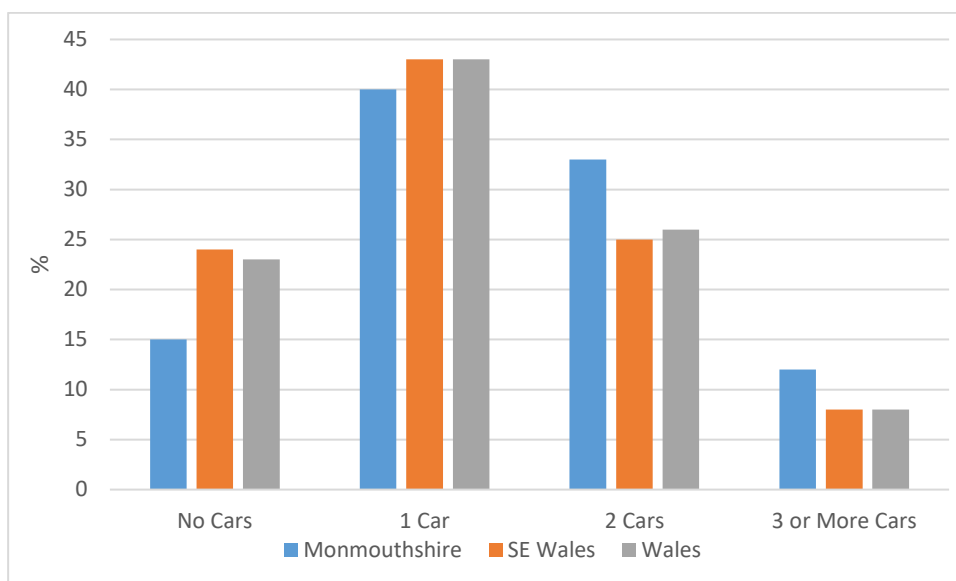


Source: ONS Census 2011

Monmouthshire has a lower percentage (3.6%) of its resident working population travelling to their place of work using public transport than either South East Wales (8.2%) or Wales (6.7%) as a whole. Although the South East Wales figures are influenced by Cardiff and Newport who have higher percentages, 13.6% and 10.1% respectively, of their resident population using public transport. The above map shows the use of public transport within Monmouthshire by Town and Community Councils, where the larger proportions of those using public transport are in the South of the County, where there are links to the M4 and train stations such as that at Severn Tunnel Junction and Chepstow. Rogiet had the highest proportion with 9% use of public transport, with the lowest in Llangattock Vibon Avel (1.2%).

**Chart 39: Car ownership by households**



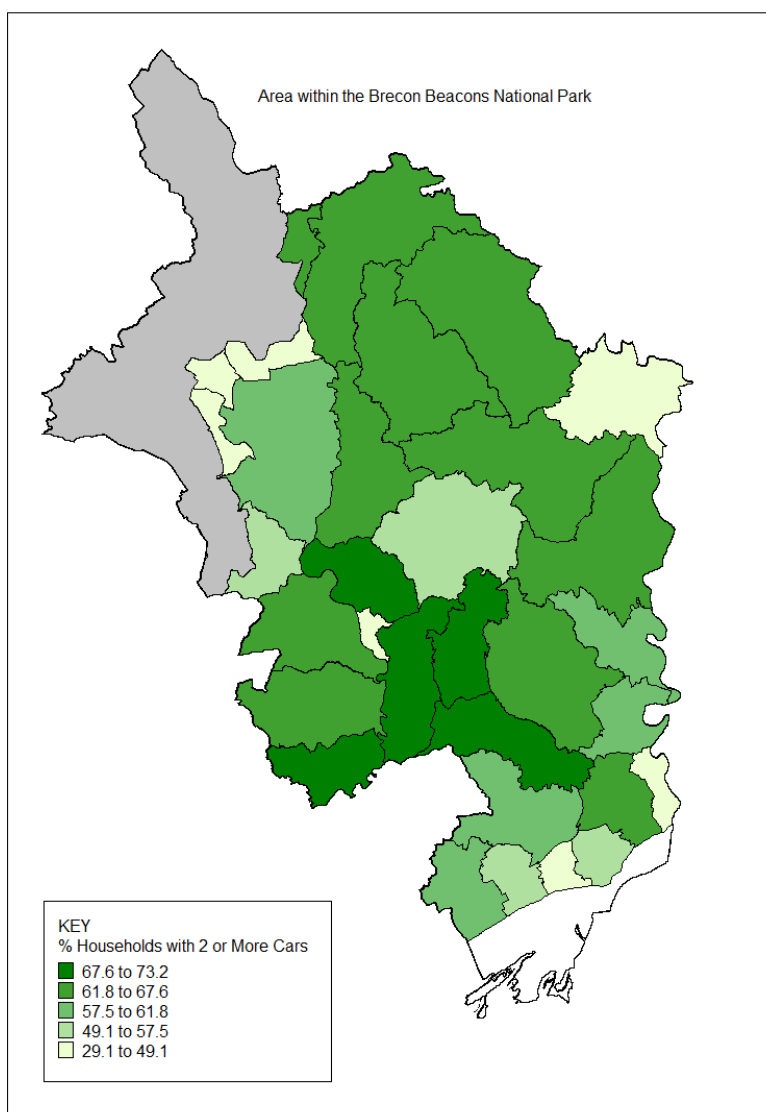


Source: ONS Census 2011

Monmouthshire has a higher percentage (33%) of households with 2 cars than either South East Wales (25%) or Wales (26%) as a whole. Equally, at the time of the 2011 Census, Monmouthshire had a larger proportion of households with 3 or more cars than both the South East Wales region and Wales as a whole. There has also been an intercensal increase in the number of cars per household. The 1991 Census recorded 33.7% of Monmouthshire households with 2 or more vehicles, this had risen to 40.1% by the time of the 2001 Census, and the 2011 Census recorded 45% of households.

Map 23 shows the distribution of car ownership throughout the County in 2011. As would be expected the level of car ownership is lower in the towns where there is access to greater levels of public transport than in the more rural areas where access to services is more limited.

**Map 23: % Households with 2 or more cars or vans**



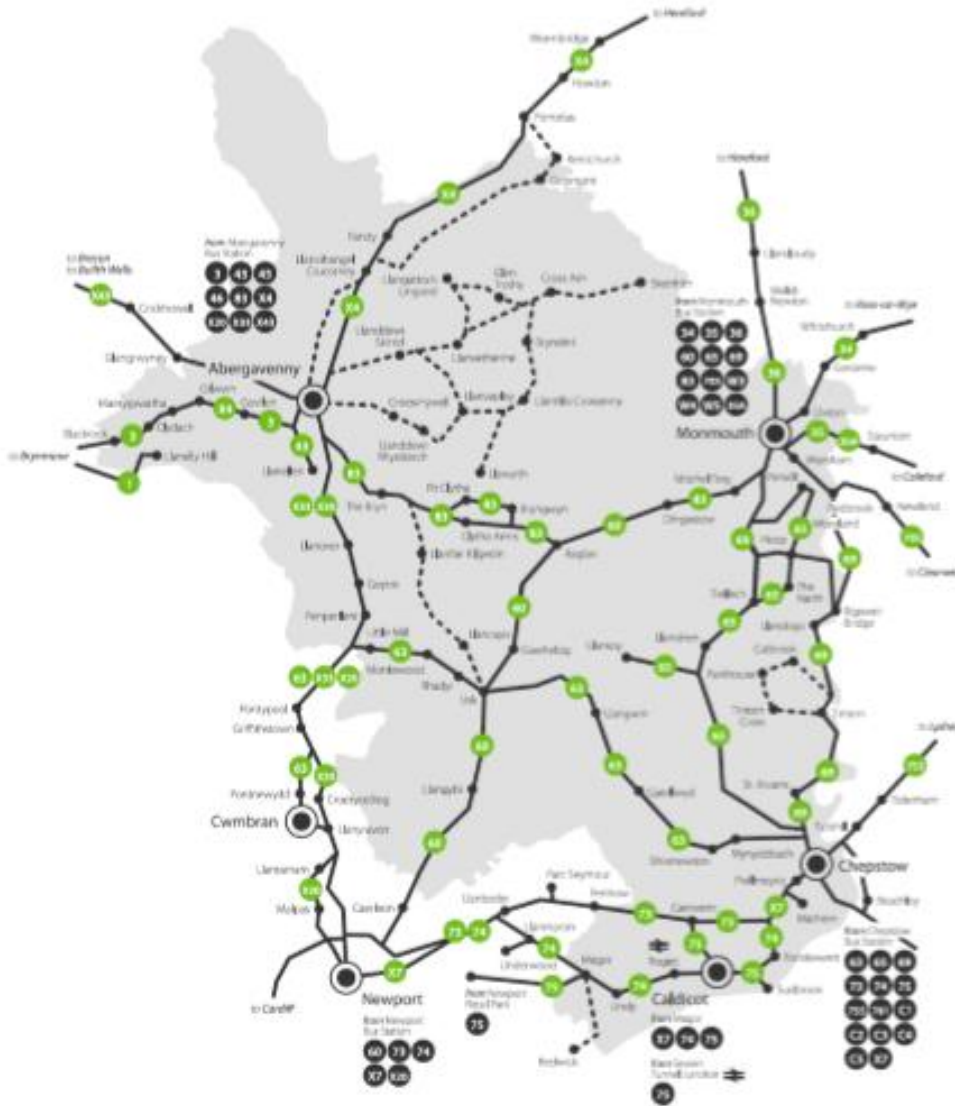
Source: ONS Census 2011

### 6.5.5 Public Transport Provision

Monmouthshire is served by a number of both local and national bus routes. The main towns of Abergavenny, Chepstow and Monmouth all have bus stations with bus services extending to the surrounding towns and villages and to the sub-region, including Bristol, Gloucester, Hereford, Newport and Cardiff, as illustrated in Map 24. From the map, however, it can be seen that in the north of the County in particular there is a lack of provision in the rural areas. This has been partly addressed by the introduction of a 'grass routes' bus service, which is a demand responsive bus service available during the week for all residents of Monmouthshire and accommodation providers who are members of the scheme.

In terms of rail provision, Monmouthshire has four railway stations, Caldicot, Chepstow and Severn Tunnel Junction in the south of the County and Abergavenny in the north. The centre and north east of the County are poorly served for rail travel.

**Map 24: Monmouthshire Bus Services**



Source: Monmouthshire County Council Local Transport Plan

**6.5.6 Public Rights of Way and Cycling**

Table 39 shows the extent of the public rights of way network that is present in Monmouthshire excluding the Brecon Beacons National Park (BBNP). The maps on the following pages identify the PRow network and that for off road cyclists and horse riders. Map 25 shows that although there is localised fragmentation, there is generally a high density and good coverage for walking within the county. Generally there is a good network of footpaths all over Monmouthshire but there are gaps in provision where there are Ministry of Defence Sites (such as in Caerwent) and in areas of privately owned estates such as The Hendre in Monmouth and along part of the coast (Source:

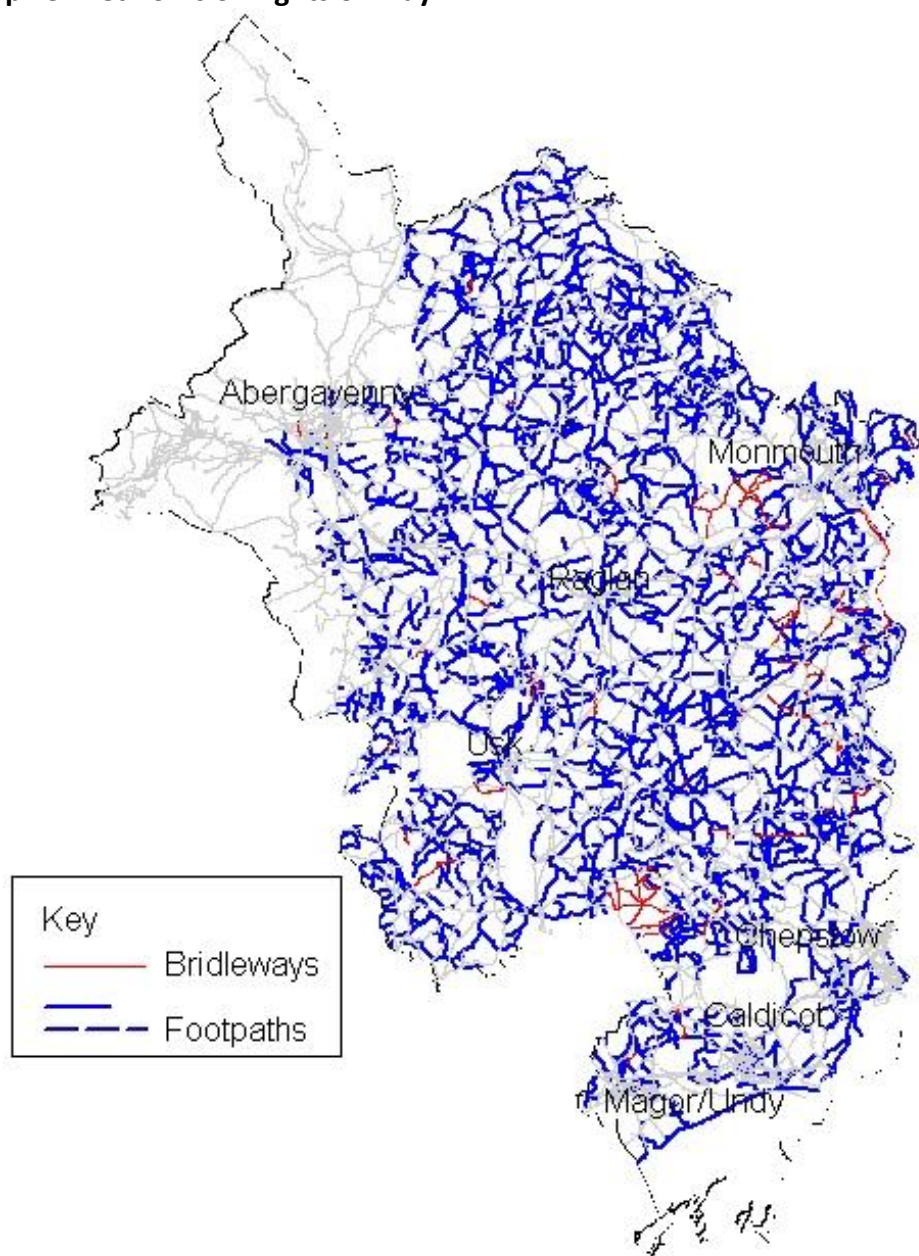
Monmouthshire ROWIP). There are 5 regional trails within the County, The Wye Valley Walk, The Three Castles Way, The Usk Valley Walk, St Tewdrig's Trail and the Monnow Valley Walk. There is also the Offa's Dyke Path National Trail and the Wales Coast Path which runs around the Severn Estuary ending in Chepstow.

**Table 39: Extent of PROW network (Excluding BBNP)**

Status of Path	% of Network	Total km
Bridleway	5%	82.5
Footpath	89%	1,490.1
Restricted Byways	6%	85
Byway	0%	1.5
Total km of PROW in Monmouthshire (excluding BBNP)		1,659.1
Total km of PROW in Wales		33,200

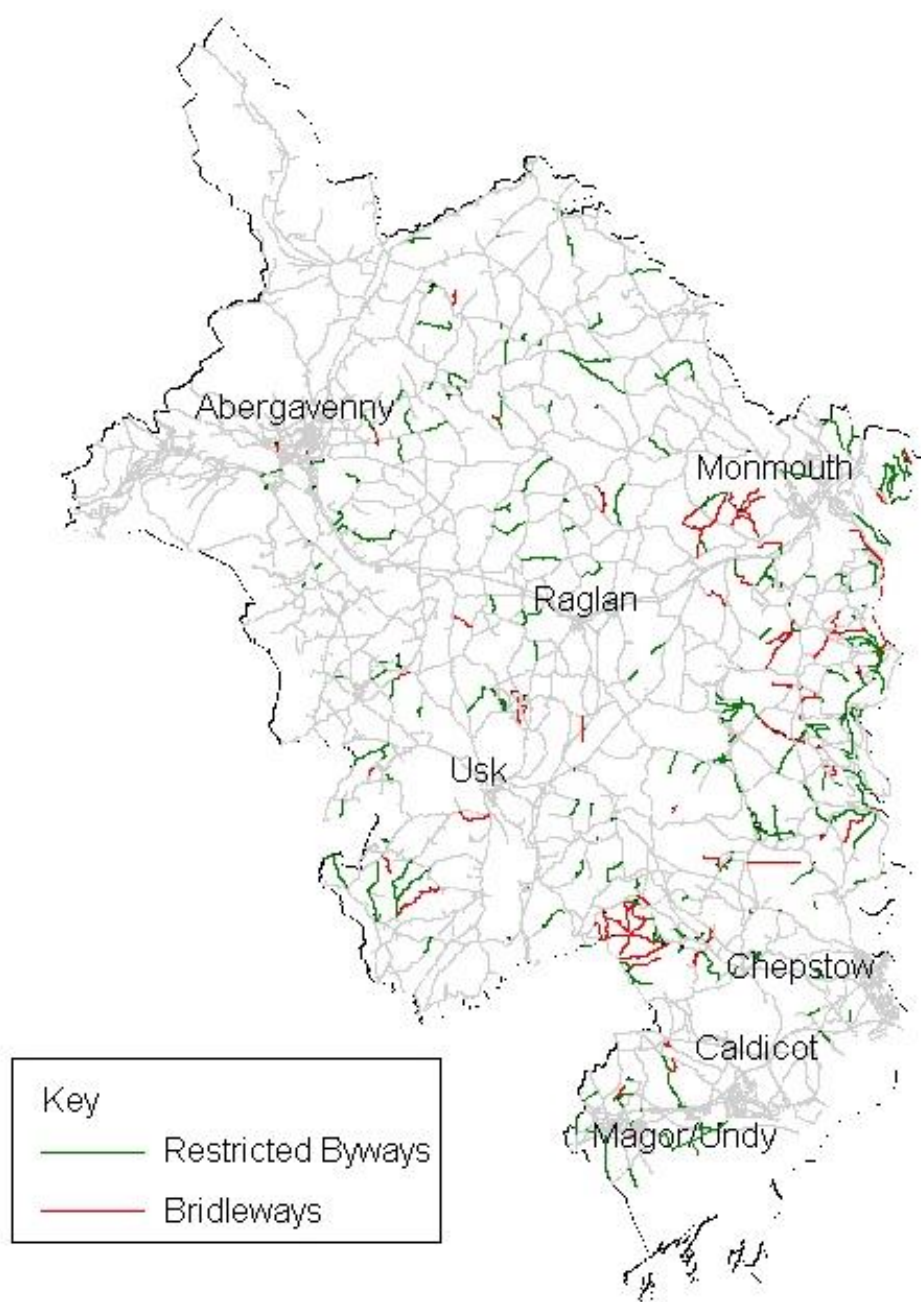
Source: Monmouthshire County Council 2018

**Map 25: Networks of Rights of Way**



Map 26 identifies the network for off road cyclists and horse riders. The map reveals a highly fragmented network, with little chance of connectivity possible without including the highways network. There are two national cycle routes within the county, both of these run from Chepstow; number 4- The Celtic Trail (Severn Bridge to Pembrokeshire) and number 42 (Chepstow to Glasbury, Powys). There are however currently no maps available to show all of the existing cycle ways within the county and this is therefore considered to be a data gap.

**Map 26: Network for off road cyclists and horse riders**



**6.6 Key Issues arising from a review of the Baseline Characteristics**

The creation of cohesive communities which are attractive, well-connected, safe and meet the needs of the population are important and is strongly tied to supporting the economy of Monmouthshire. The following are the key issues to arise from a review of the baseline characteristics of the County:

**Housing**

- House prices in the county are high (£273,500) compared to the Welsh average (£180,000) and have experienced significant increases in recent years, up nearly 29% over the past 5 years. There is a need to consider the potential impact on house prices

arising from the imminent removal of the Severn Bridge Tolls, the ambitions and opportunities associated with the Cardiff Capital Region and the SE Wales Metro.

- House prices are also high in relation to earnings (7:1) and there is a pressing need for additional affordable housing in the County in both urban and rural areas. The affordable housing waiting list for the County (Bands 1 – 5) currently stands at more than 3,000 households.
- A range and choice of housing is needed to both meet the needs of an ageing population and to attract and retain the younger age groups.
- The latest Welsh Government household projections (2014) indicate that the number of households in South East Wales will increase by 8.4% (46,500) between 2018 and 2033. Monmouthshire will have to accommodate a share of this growth both to fulfil its regional obligations as part of the Cardiff Capital Region and to ensure the viability of its own communities by addressing affordability and demographic issues.

### **Transport and Access**

- The volume of traffic in the County has continued to increase, up nearly 10% in the seven years to 2017. With a pattern of relatively long travel to work distances, high levels of car ownership and reliance on the private car.
- Poor access to community facilities and declining local service provision is a particular issue for rural communities. Achieving sustainable accessibility requires that whilst the majority of retail and other service provision takes place in existing centres local service provision in the smaller settlements is also supported. Where it is necessary to travel to existing centres to access higher order services there is a need to ensure that there is a sustainable transport system that connects these centres to their rural hinterlands.

## **6.7 Evolution of the baseline without the RLDP**

Without the RLDP new housing, employment and infrastructure growth would be delivered in a less coordinated way. As a result, it would be more difficult to address the key issues identified above as well as take advantage of potential opportunities.

## 7. A Wales of Vibrant Culture & Thriving Welsh Language

### 7.1 Introduction

This section provides baseline data relating to the following well-being goal:

‘A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.’

The data relates primarily to:

- Welsh Language;
- Diversity;
- Cultural and Heritage Assets and townscape; and
- Landscape

### 7.2 Welsh Language

The Welsh Government is committed to reviving and revitalising the Welsh language. In 2012 ‘A living language: a language for living’ was published. This was the Welsh Ministers' strategy for the promotion and facilitation of the use of the Welsh language. The Government's vision is to see the Welsh language thriving in Wales. To achieve that, the strategy aimed to see an increase in the number of people who both speak and use the language. It was a five-year strategy, from 1 April 2012 to 31 March 2017, which superseded Iaitb Pawb published in 2003. Post 2017 ‘Cymraeg 2050: A Million Welsh Speakers’, is ‘the Welsh Ministers’ strategy for the promotion and facilitation of the use of the Welsh language’. The ultimate aim of the strategy is to reach the target of a million Welsh speakers by 2050.

**Table 40: Knowledge/Skill in Welsh (%) People aged 3 and over**

Knowledge/skill (%)	Monmouthshire		Wales	
	2001	2011	2001	2011
Understands spoken Welsh only	2.1	2.4	4.9	5.2
Speaks but does not read or write Welsh	1.6	1.7	2.8	2.6
Speaks and reads but does not write Welsh	0.6	0.7	1.4	1.5
Speaks, reads and writes Welsh	<b>6.8</b>	<b>7.0</b>	<b>16.3</b>	<b>14.1</b>
Other combination of skills	1.8	1.8	3.0	2.4
No knowledge of Welsh	87.1	83.4	71.6	70.8

Source: ONS Census

At the time of the 2011 Census 7.0% of Monmouthshire’s population aged 3 and over said that they spoke Welsh compared to 6.8% in 2001, and an all Wales figure of 16.3% in 2011. While Monmouthshire is well below the Welsh average during the two intercensal periods there has been a growth in the number of people classifying themselves as Welsh speakers, a figure of only 2% was



recorded for Monmouthshire at the time of the 1991 Census. There are two Welsh Medium Schools in Monmouthshire:

- Ysgol Gymraeg Y Fenni, St David's Road, Abergavenny
- Ysgol Y Ffin, Sandy Lane, Caldicot

At the time of the 2009 annual population survey only 47.8% of the population in Monmouthshire considered themselves Welsh. Only Flintshire in the north of Wales recorded a lower figure. However, in March 2018, this figure was 54.5%, with Conwy, Denbighshire, Flintshire, Wrexham, Powys and Ceredigion all recording lower figures. (Source: Statswales)

### 7.3 Ethnic Diversity

Table 41 shows that Monmouthshire's population profile in terms of ethnic groups is different to both the Wales average and that of the South East Wales region as a whole. At the time of the 2011 census, 98% of Monmouthshire's population classified themselves as white, compared to 98.9% in 2001. In 2011 the figure for Wales's as a whole stood at 95.6% and in South East Wales 93.7%. The South East Wales figures are particularly influenced by the population profile of Cardiff which accounts for over 25% of the population of the region, and as would be expected the population profile is much more diverse in the city.

**Table 41: Ethnic Diversity**

		%					
	All people (100%)	White	Mixed/Multiple Ethnic Groups	Asian or Asian British	Black/African/Caribbean/Black British	Chinese	Other
England & Wales	56,075,912	86	2.2	7.5	3.3	0.7	1.0
Wales	3,063,456	95.6	1.0	2.3	0.6	0.4	0.5
SE Wales	1,380,136	93.7	1.4	3.3	0.9	0.5	0.7
<b>Monmouthshire</b>	<b>91,323</b>	<b>98.0</b>	<b>0.7</b>	<b>1.0</b>	<b>0.2</b>	<b>0.2</b>	<b>0.1</b>

Source: ONS 2011 Census

### 7.4 Cultural and Heritage Assets

Monmouthshire has a rich historic environment dating from the prehistoric period. Evidence of Bronze Age burials and Iron Age settlements have been found during excavations in the Gwent Levels. Roman occupation is evidenced by the establishment of a civil town at Caerwent (Venta Silurum), the only Roman walled town in the principality. The Normans brought the Romanesque style of architecture, apparent in the stone keeps of castles and early monastic churches, while the Gothic period is characterised by monastic ruins at Tintern. Medieval Castles exhibiting a variety of styles were built at Abergavenny, Chepstow, Monmouth, Raglan and Usk. Monmouthshire is also recognised for the interest of its sixteenth and seventeenth century farmhouses and vernacular buildings,

with many mansions adding to the architectural interest. The main towns within the County saw a wave of architectural influence in the 18<sup>th</sup> and 19<sup>th</sup> centuries with new buildings taking on the architecture of the day. The re-fronting of earlier structures with the new architectural styles is commonly found. The eighteenth and nineteenth century also saw greater industrialisation in South Wales and the industrial heritage of the County can still be seen in many places.

#### 7.4.1 Conservation Areas

There are 31 Conservation Areas within the Monmouthshire planning administrative area designated for their special historic or architectural interest. The 31 Conservation Areas vary considerably in size covering some 1648 hectares in total and include a wide spectrum of different areas from market towns, rural villages and medieval castles. The largest three Conservation Areas are Mathern (231.6ha), Llanarth (203.1ha) and Abergavenny (152.8ha), which illustrates that the larger Conservation Areas are not necessarily found within the urban areas of the County but that the landscape quality of the setting of villages can also be of importance within designations. The boundaries of the Conservation Areas are shown on Map 27.

Conservation Area Appraisals for the county's 31 conservation areas have been conducted and were formally approved by Single Cabinet Member on the 23<sup>rd</sup> of March 2016. These conservation area appraisals, have since been approved as Supplementary Planning Guidance (SPG).

#### 7.4.2 Historic Parks and Gardens

There are 45 Historic Parks and Gardens identified as having a Special Historic Interest within the Monmouthshire planning administrative area, covering approximately 1925 hectares. The County is exceptionally rich in parks and gardens of historic interest; many of these are closely associated with important listed buildings and are sometimes designed by the same person. The Historic Parks and Gardens are widely dispersed across the County and vary considerably in size and character, the largest of which is Chepstow Park Wood, a seventeenth-century deer park and deer course measuring approximately 366.5 hectares. The second largest is Piercefield Park covering approximately 274.2 hectares, the western half of Piercefield Park has been in use as Chepstow Racecourse since 1926. The extent of the Historic Parks and Gardens is shown on Map 27.

#### 7.4.3 Historic Landscapes

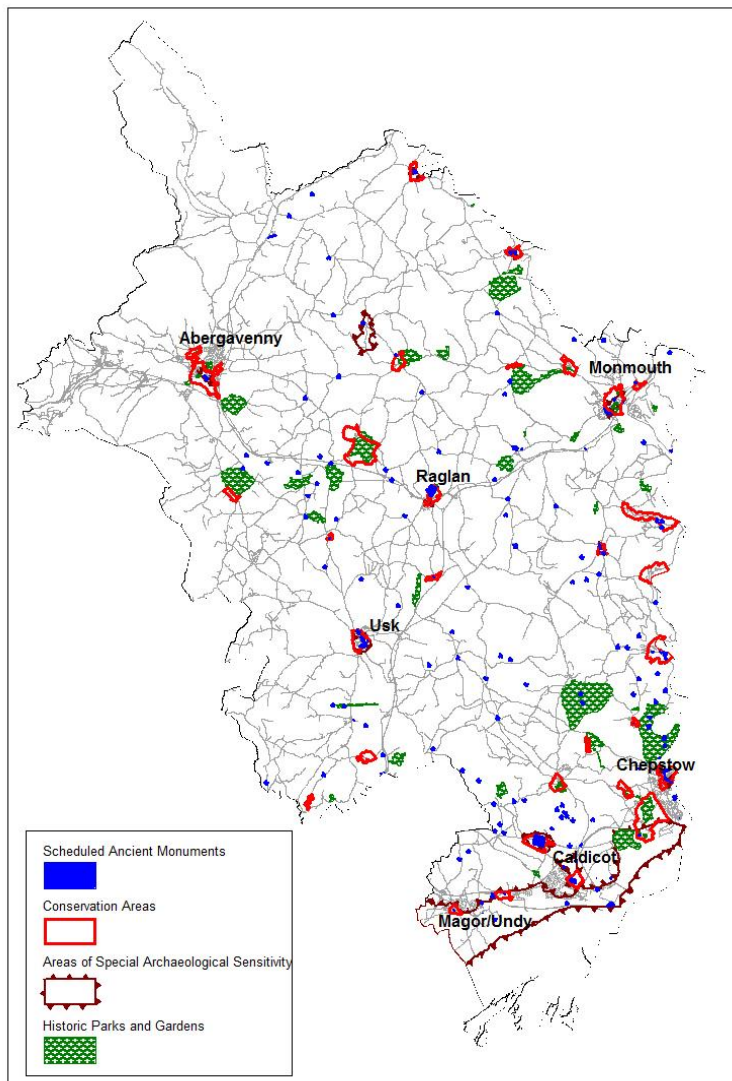
Three Landscapes of Outstanding Historic Interest have been identified by CADW within the Monmouthshire planning administrative area – Blaenavon, the Gwent Levels and the Lower Wye Valley. The outstanding nature of the historic landscapes is more broadly based, identifying those that are among the best surviving and most complete examples. Each of the historic landscapes

represents the range, type, diversity and quality of the historic content of the whole of the Welsh landscape. Blaenavon was also inscribed in 2000 as a World Heritage Site for its remarkable industrial heritage.

#### 7.4.4 Scheduled Ancient Monuments

There are approximately 164 archaeological sites statutorily protected as Scheduled Ancient Monuments under the Scheduled Ancient Monuments and Archaeological Areas Act 1979 (Source: Monmouthshire County Council Annual Monitoring Report 2018) within the Monmouthshire planning administrative area. The Scheduled Ancient Monuments are plotted on Map 27.

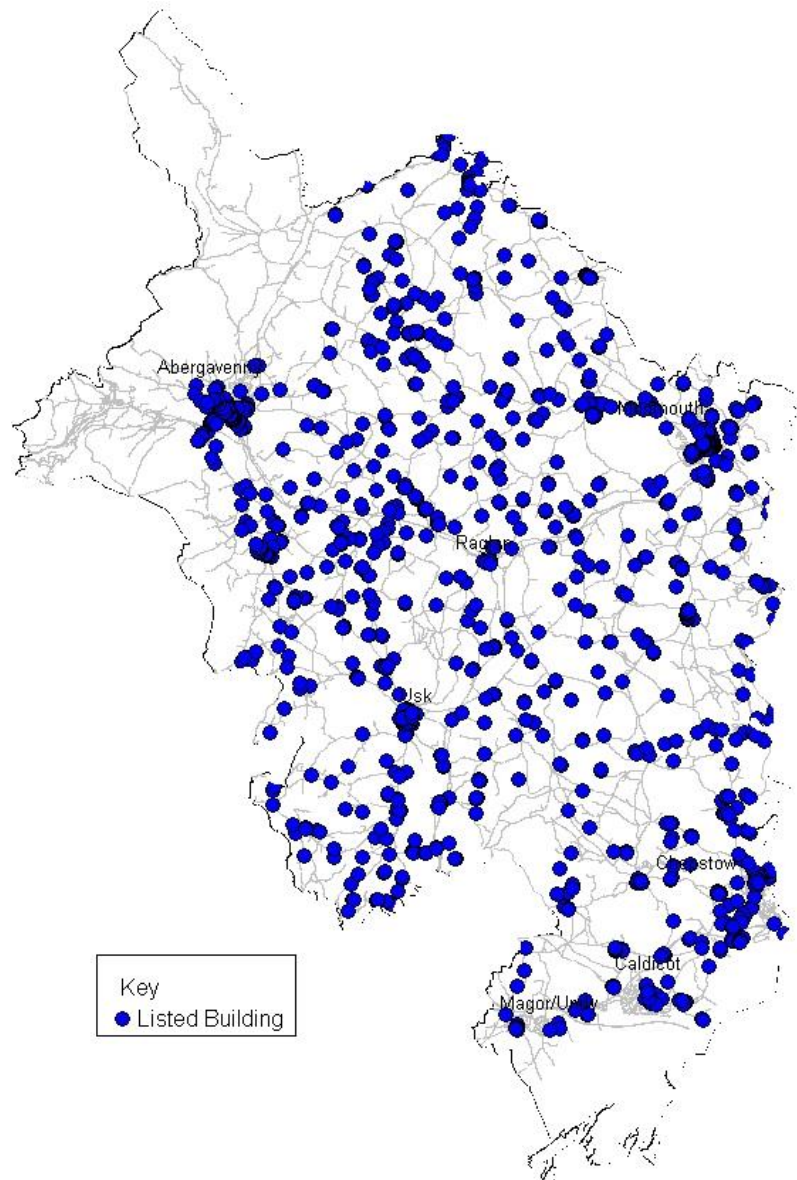
**Map 27: Location and Designation of Sites, Areas and Buildings of Historic or Conservation Importance**



Source: Cadw 2011

#### 7.4.5 Listed Buildings

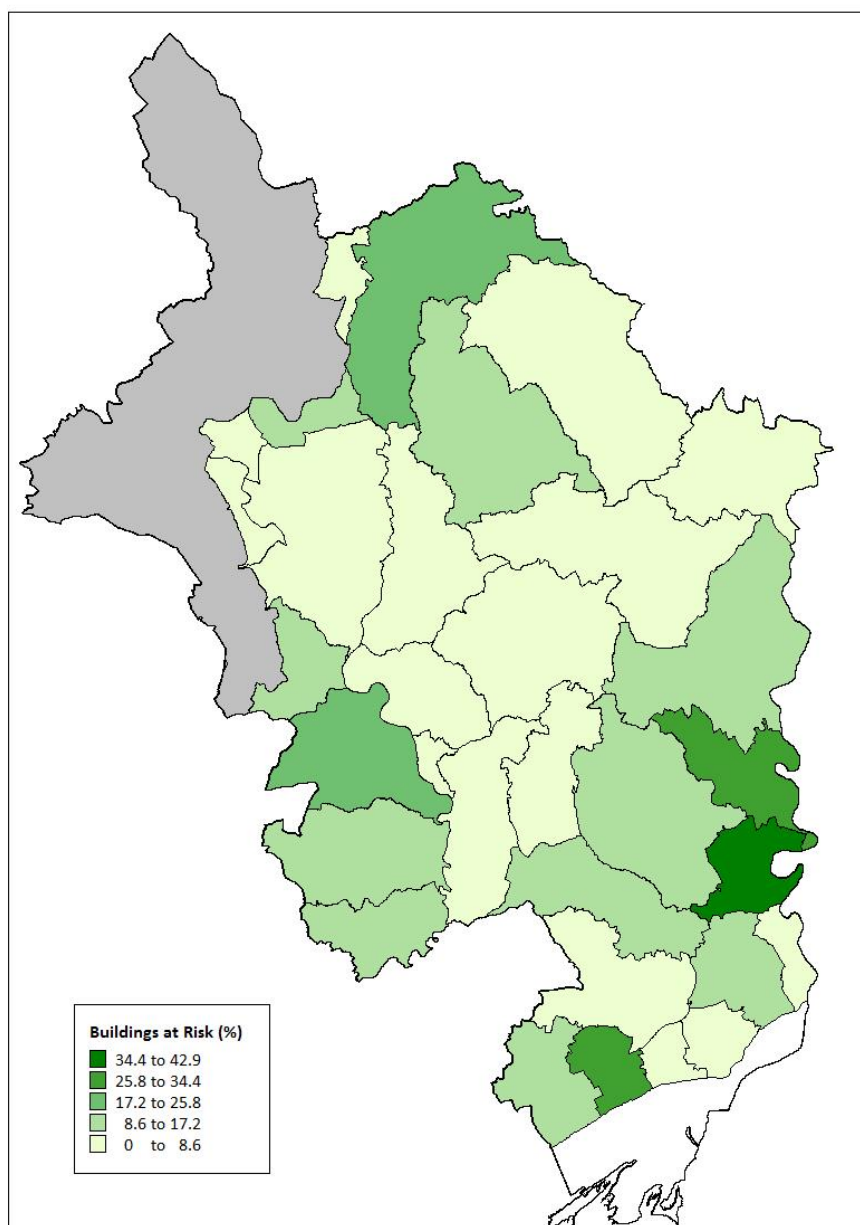
**Map 28: Location of Listed Buildings within Monmouthshire**



Source: Cadw (2011)

Cadw undertook a re-survey of Listed Buildings within Monmouthshire in 2005, the figures provided were indicative only due to the continual listing process; ad hoc listings may therefore be added to the stock throughout the plan process. There are currently just over 2,220 listed buildings, a figure which is above that recorded in 2011. Of the listed buildings 2% are Grade I, 10% are Grade II \* and 88% are Grade II.

**Map 29: Proportion of Listed Buildings at Risk- Percentage per Community.**



Source: Monmouthshire Conservation Section 2018

There are however a proportion of Listed Buildings within the County identified as being at risk, which amounts to approximately 166 in total (7.5% of the stock). The four communities identified as having the highest percentage of listed buildings at risk in name order based on the number of buildings are:

- St Arvans – 42.9% of the communities stock (12 buildings)
- Tintern – 28.1% of the communities stock (9 buildings)
- Rogiet – 30.8% of the communities stock (4 buildings)
- Llanbadoc – 25.0% of the communities stock (4 buildings)

The top five uses of listed buildings at risk are identified as; agricultural (61 buildings, 20.9%), monument (35 buildings, 29.2%), domestic (23 buildings, 2.2%) boundary (23 structures, 17%) and commercial (10 buildings, 2.3%)

demonstrating that there is a broad range of uses of listed buildings within the County that are considered to be 'at risk'. As buildings can be removed from the 'at risk' category or added to it the total numbers of Buildings at Risk are indicative and may change throughout the plan period.

The results of human activities on Monmouthshire's landscapes have been extensively analysed using the Countryside Council for Wales' (now NRW) *LANDMAP* methodology, two of the five aspect areas covered in the study relate to History and Culture. The study (Draft Supplementary Planning Guidance Landscape Assessment was published in 2001) in connection with the Deposit Monmouthshire Unitary Development Plan. NRW are currently carrying out a review of the cultural services *LANDMAP* layer leading to an update, results are due to be completed in 2019.

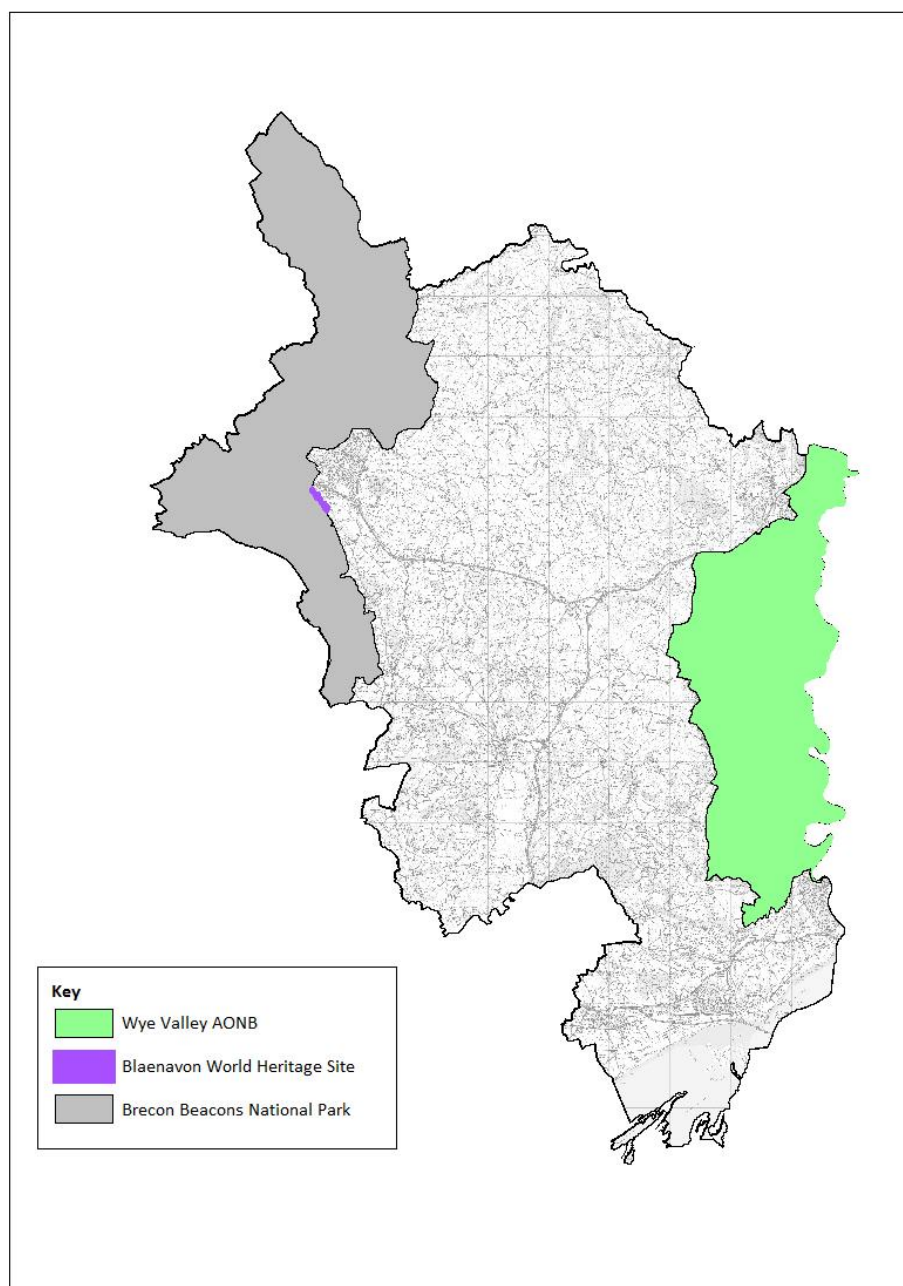
## 7.5 Landscape

Monmouthshire has a rich and diverse landscape stretching from the coastline of the Gwent Levels in the south of the County, to the uplands of the Brecon Beacons in the north, and the picturesque river corridor of the Wye Valley in the east.

### 7.5.1 Nationally Designated Landscapes.

The County incorporates part of the Wye Valley AONB shown in map 30 to the East of Monmouthshire and part of the Brecon Beacons National Park to the North West - both of which are nationally recognised designations of high quality landscape. There are also three landscapes of outstanding historic interest within Monmouthshire- Blaenavon, the Gwent Levels and the Lower Wye Valley. The portion of the Brecon Beacons National Park (BBNP) located in Monmouthshire covers some 14,880 hectares, which accounts for approximately 17% of the County. The BBNP Local Planning Authority exercise the development plan and development control functions in this part of the County but the impact of development on the setting of the National Park is an important consideration near the north-western boundary of the Monmouthshire Local Planning Authority area. The part of the Wye Valley AONB located within Monmouthshire covers approximately 11,710 hectares and accounts for approximately 16% of the Monmouthshire LDP area. A small portion of the Blaenavon World Heritage Site (approximately 20 hectares) also lies within the Monmouthshire local planning area.

**Map 30: Internationally and Nationally Designated areas within Monmouthshire**



Source: Monmouthshire Local Development Plan

**7.6 Key Issues arising from a review of the Baseline Characteristics**

Monmouthshire has a large number of designated and non-designated heritage assets, many of these provide attractive places to live and are important to the tourist economy of the County. In addition the Welsh language is an important component of Welsh national identity and culture. As such, the future well-being of the Welsh language is an important consideration. The following are the key issues to arise from a review of the baseline characteristics of the County:

### **Cultural and Heritage Assets**

- Statistics show that whilst the Welsh language does not currently play a significant role in the County, with less than 10% of residents able to speak Welsh, this figure has risen since the 2001 Census (up 0.2%).
- Monmouthshire has a rich cultural heritage, including 31 Conservation Areas, 45 Historic Parks and Gardens, 164 Scheduled Ancient Monuments and over 2,220 Listed Buildings. There is a need to preserve, protect and enhance these cultural assets.
- An integral element of Monmouthshire's distinctive settlement pattern is its historic towns and villages and their relationship with the surrounding rural areas. The LDP area has also experienced substantial suburban expansion especially along the M4 in the south of the County, with growth pressures in this area likely to increase as a result of the imminent removal of the Severn Bridge Tolls and the opportunities associated with the Cardiff Capital Region City Deal.

### **Landscape**

- Monmouthshire has a rich and diverse landscape, which incorporates parts of the Wye Valley Area of outstanding Natural Beauty, the Brecon Beacons National Park and the Blaenavon Industrial Landscape World Heritage Site. The County's beautiful landscapes and cultural heritage are part of what makes Monmouthshire special.
- There is a need to protect and enhance the landscape assets of the County, protecting the key views and the visual amenity of both the settlements and the wider countryside, whilst balancing this against the need to provide a range and choice of appropriate development to address the challenges Monmouthshire faces. As these assets extend beyond the boundary of the LDP area this protection incorporates cross-boundary landscapes.

## **7.7 Evolution of the baseline without the RLDP**

New development within Monmouthshire has the potential to impact built and cultural heritage assets and their settings through inappropriate design and layout. The County Borough has a wide range of built and cultural heritage and this range of historic contexts presents potential for a variety of negative effects from inappropriate development.

Equally, however, new development will offer opportunities for enhancing the quality of the County Borough's historic environment, either through regeneration of a specific asset or through improvements to an asset's setting and wider environment. Development can also offer opportunities to improve access to or better reveal the significance of a heritage asset.

Similarly, development could have potential for effects in relation to Monmouthshire's distinctive and attractive landscapes. New development could have potential to lead to incremental changes in landscape and townscape quality in and around the County Borough, particularly if located on



greenfield sites at the edges of the existing built area. However, existing development management policies will likely continue to provide mitigation against inappropriate or harmful design and layout.

Future development is unlikely to lead to significant effects in relation to the existing low rates of Welsh language proficiency in Monmouthshire, though there is no specific cause to think that Welsh Language use will fall as a result of future development.

**8. A Globally Responsible Wales**

**8.1 Introduction**

This section provides baseline data relating to the following well-being goal:

‘A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.’

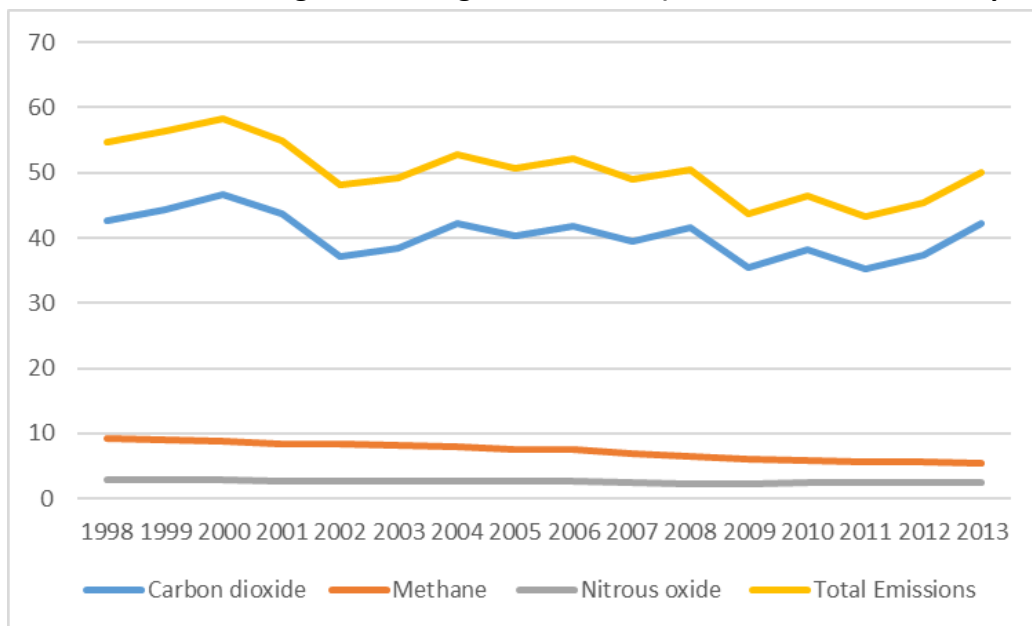
Essentially this well-being goal is a cross cutting goal which relates to all of the ISA topics. However, for the purposes of this report, the data in this section relates primarily to:

- Greenhouse Gas Emissions;
- Climatic Factors; and
- Flooding.

**8.2 Greenhouse Gas Emissions**

**8.2.1 Emissions of greenhouse gases in Wales**

**Chart 40: Emissions of greenhouse gases in Wales (million tonnes carbon equivalent)**



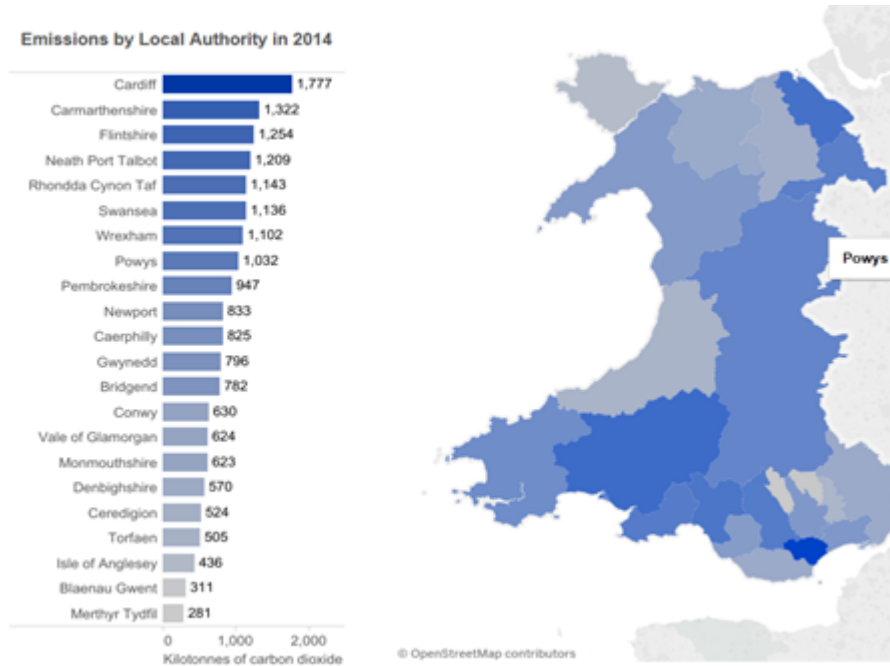
Source: Stats Wales (Accessed 05/09/2018)

Chart 40 shows the emissions of greenhouse gases in Wales. The overall effect since 1998 has been a decrease in total emissions of 8.5%. There were however increases in the early to mid-2000s within Wales. Equally, most recently in 2013, total emissions in Wales have risen 15.5% since 2011. The UK figures are more advanced than those for Wales and therefore cannot be compared directly, however, these show a 24.6%

reduction in the Basket of greenhouse gas emissions for the UK between 1998 and 2013. There is no local or regional comparator data available, which is therefore considered to be a data gap.

8.2.2 Emissions of CO<sub>2</sub> in Wales

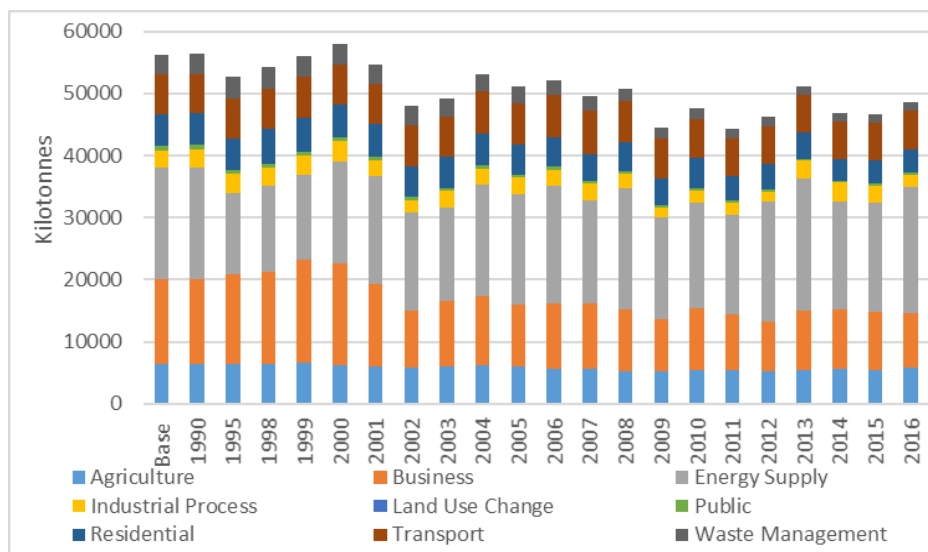
**Map 31: Total Welsh CO<sub>2</sub> emissions 2014**



Source: Welsh Government Statistics and Research. Accessed 05/09/2018

Map 31 above shows how carbon dioxide emissions vary across Wales, as expected, the most emissions in 2014 were recorded in Cardiff, and in more built up areas in general.

**Chart 41: Emissions of CO<sub>2</sub> in Wales by Source**



Source: StatsWales - (Accessed- 6/09/18)

Chart 42 indicates that emissions of Greenhouse Gases vary on a year by year basis although the sources are generally consistent. Total GHG emissions from Wales have reduced between by 14.2% between 1990 and 2016. These emission reductions are a result of a decline in manufacturing emissions (e.g. in iron and steel, bulk chemical production) in the Business and Industrial Process sectors, efficiencies in energy generation and business sector heating, the use of natural gas to replace some coal and other fuels as well as abatement in some chemical industries. Residential sector emissions and Transport emissions have not reduced markedly since the Base Year due to increasing population and increasing demand for heating and transportation despite improvements in energy efficiency of vehicles and housing.

### 8.2.3 Energy

There is no data relating specifically to emissions from energy within Monmouthshire. However Table 42 below outlines the main Greenhouse Gas emissions in 2016 for Wales. Emissions in 2016 are 47,787 ktCO<sub>2</sub>e with 43% of emissions in 2016 from Energy Supply, 19% from Business, 13% from Transport, 12% from Agriculture, and 8% for Residential Sources.

**Table 42 Emissions summary for Wales, 2016 (kt CO<sub>2</sub>e)**

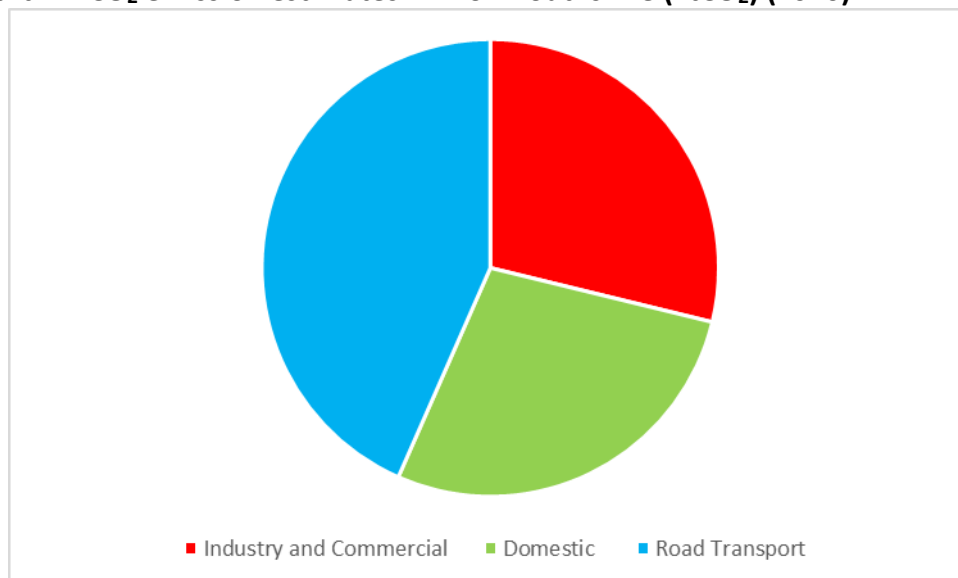
Sector Name	Emission	Percentage of total GWP Weighted Emissions
Agriculture	5,728.64	12.0
Business	8,896.24	18.6
Energy Supply	20,288.47	42.5
Industrial Process	2,009.74	4.2
Land Use Change	-773.08	-1.6
Public	337.60	0.7
Residential	3,730.04	7.8
Transport	6,312.05	13.2
Waste Management	1,257.93	2.6
Total	47,787.63	100.0

(Source: AEA Greenhouse Gas Inventories for England, Scotland, Wales and Northern Ireland: 1990-2016)

### 8.2.4 Emissions of CO<sub>2</sub> in Monmouthshire

Chart 42 shows that the most Carbon Emissions in Monmouthshire were produced by road transport (accounting for approximately 43%) with industry and commercial accounting for approximately 29% and domestic approximately 28%.

**Chart 42: CO<sub>2</sub> emission estimates in Monmouthshire (ktCO<sub>2</sub>) (2016)**

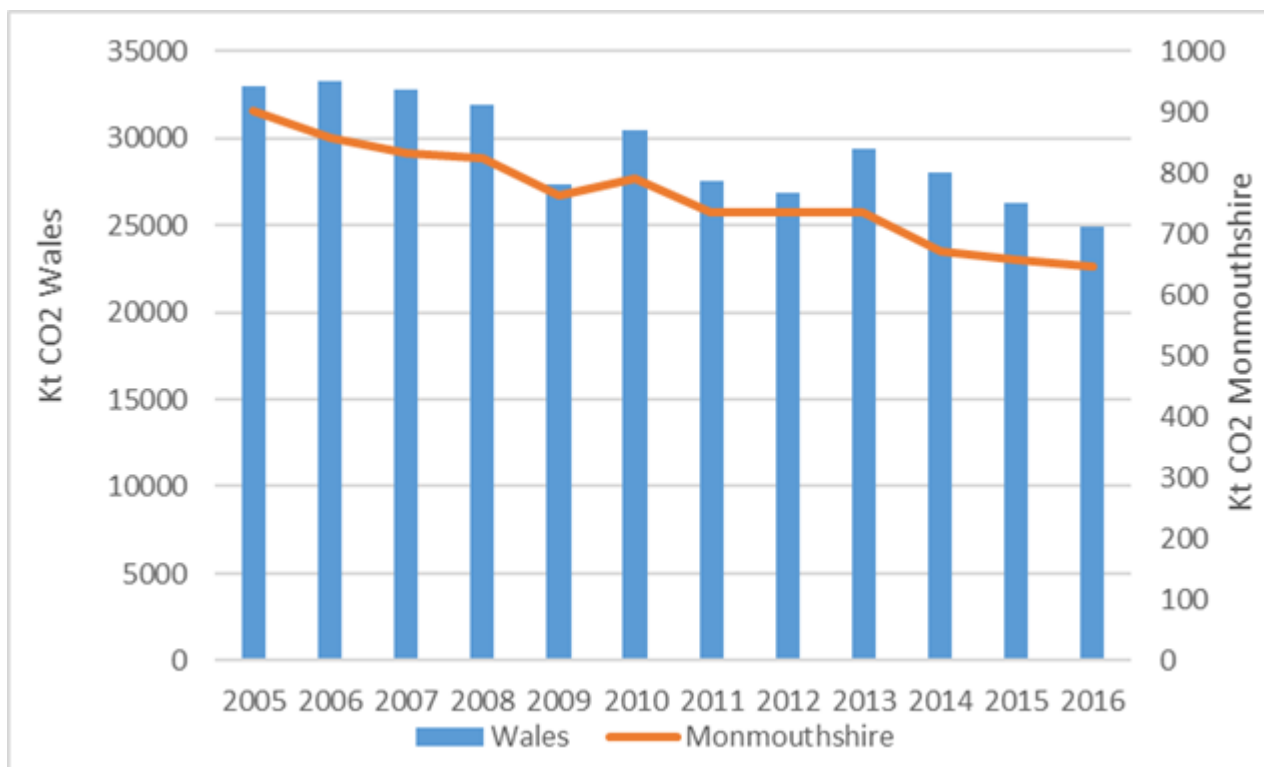


Source: DECC Carbon Dioxide Emissions National Statistics (Accessed 15/09/2018)

The CO<sub>2</sub> emissions per capita of Monmouthshire residents in 2005 was 9.2 tonnes, this had reduced to 7.4 tonnes by 2011, and was 6.3 tonnes in 2016. This is compared to an average for the South Wales region of 5.2 in 2016 and 5.4 tonnes for Wales as a whole. The only authorities with CO<sub>2</sub> emissions per capita higher than Monmouthshire were Powys and Newport with 7.2 and 6.5 respectively. (Source: DECC CO<sub>2</sub> Emissions Statistics). The Department of Energy and Climate Change estimates for 2013, suggest that the domestic tonnes per capita of Carbon Dioxide in Monmouthshire amounted to approximately 2.7 the same figure was recorded for the whole of Wales. Monmouthshire has a higher total than the neighbouring local authorities Newport (2.5), Torfaen (2.4) and Blaenau Gwent (2.6), but a lower total than Powys (2.9). It is likely that Monmouthshire has higher than average domestic tonnes per capita of Carbon Dioxide due to a combination of factors such as larger than average properties, off gas properties and older properties, all of which usually result in higher Carbon emissions. It is considered however, that more research needs to be undertaken in this area to accurately assess why carbon emissions are so high.

Chart 43 illustrates CO2 emissions in both Wales and Monmouthshire between 2005 and 2016. During this period, total CO2 emissions in Wales fell by 24.5% whilst in Monmouthshire CO2 emissions fell by 28.3%. In 2016, the largest proportion (54.3%) of Carbon Dioxide emissions in Monmouthshire were from Transport, where in Wales, industry and commercial activities accounted for 56.5% of emissions. In 2016, Monmouthshire had 6.9 tonnes of emissions per capita, compared to 8.0 tonnes for Wales.

**Chart 43: CO2 Emissions**



Source: UK local authority and regional carbon dioxide emissions statistics, GOV.UK (Accessed 08/10/2018; <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016>)

**8.3 Climatic Factors**

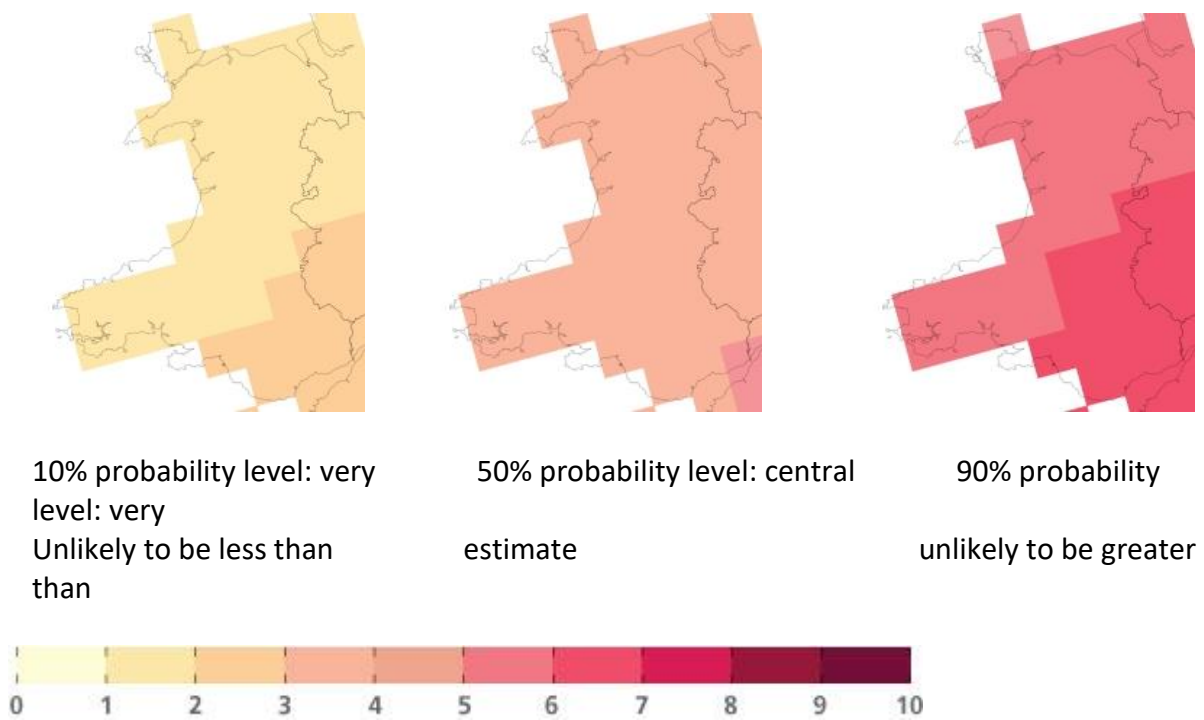
Both natural and human factors affect global climate. Natural causes can include interactions between the ocean and the atmosphere, changes in the Earth’s orbit and volcanic eruptions. Humans influence global climate by releasing greenhouse gases (for example carbon dioxide and methane) into the atmosphere. These gases absorb energy that is radiated from the Earth’s surface, warming the atmosphere and increasing temperatures globally. The Intergovernmental Panel on Climate Change (IPCC) concluded in 2007 that most of the observed increase in global average temperatures since the mid-20<sup>th</sup> century is very likely to be due to the observed increase in man-made greenhouse gas concentrations. Average annual temperatures for Wales largely reflect those for the UK. Welsh temperatures over land between 2005-2014 were 0.9°C warmer than the 1961 – 1990 average, where in the UK temperatures have risen by just over a centigrade since the 1950s (UK Climate Change Risk Assessment 2017 Evidence Report:

Summary for Wales). The UK Climate Projections from 2009 predict that under a medium emissions scenario, mean summer temperatures will increase by 0.9°C-4.5°C by the 2050s (UK Climate Change Risk Assessment 2017 Evidence Report: Summary for Wales). Climate change can be reduced by mitigation; by reducing the net emissions of greenhouse gases, notably CO<sub>2</sub>. However, some impacts can be tackled through adaptation.

### 8.3.1 Temperature

Map 32 shows the view of future change in summer temperature in Wales under a medium emissions scenario. It is evident from this that even under the 10% probability level Monmouthshire is located in an area where temperatures are likely to be higher than for much of the rest of Wales. No specific data for the County is however available and is therefore considered to be a data gap.

**Map 32: Change in summer mean temperature for Wales, 2080s, under a Medium emissions scenario**



10% probability level: very  
level: very  
Unlikely to be less than  
than

50% probability level: central  
estimate

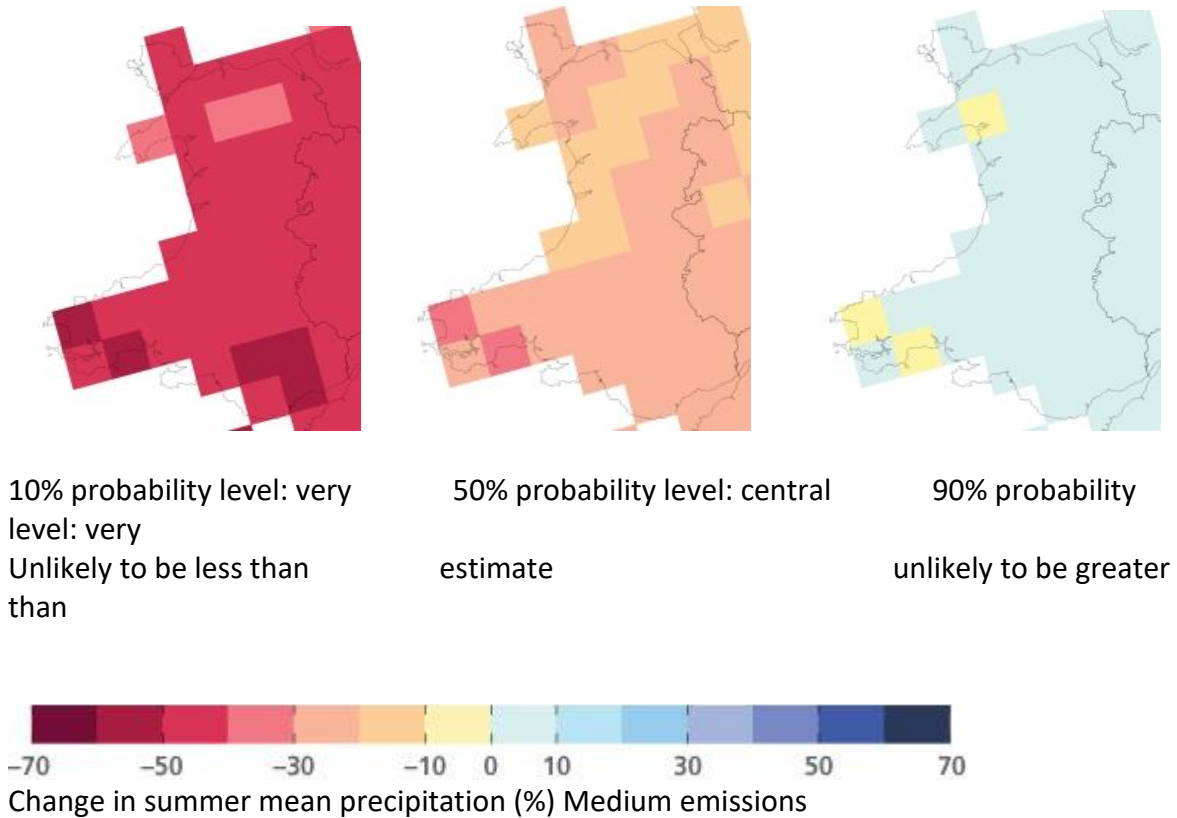
90% probability  
unlikely to be greater  
than

Change in summer mean temperature (°C) Medium emissions

(Source:<http://ukclimateprojections.metoffice.gov.uk/24120?emission=medium>(Accessed 17/09/18))

8.3.2 Summer Precipitation

**Map 33: Change in summer mean precipitation for Wales, 2080s, under a Medium emissions scenario**



(Source:<http://ukclimateprojections.metoffice.gov.uk/24120?emission=medium>)(Accessed 17/09/18)

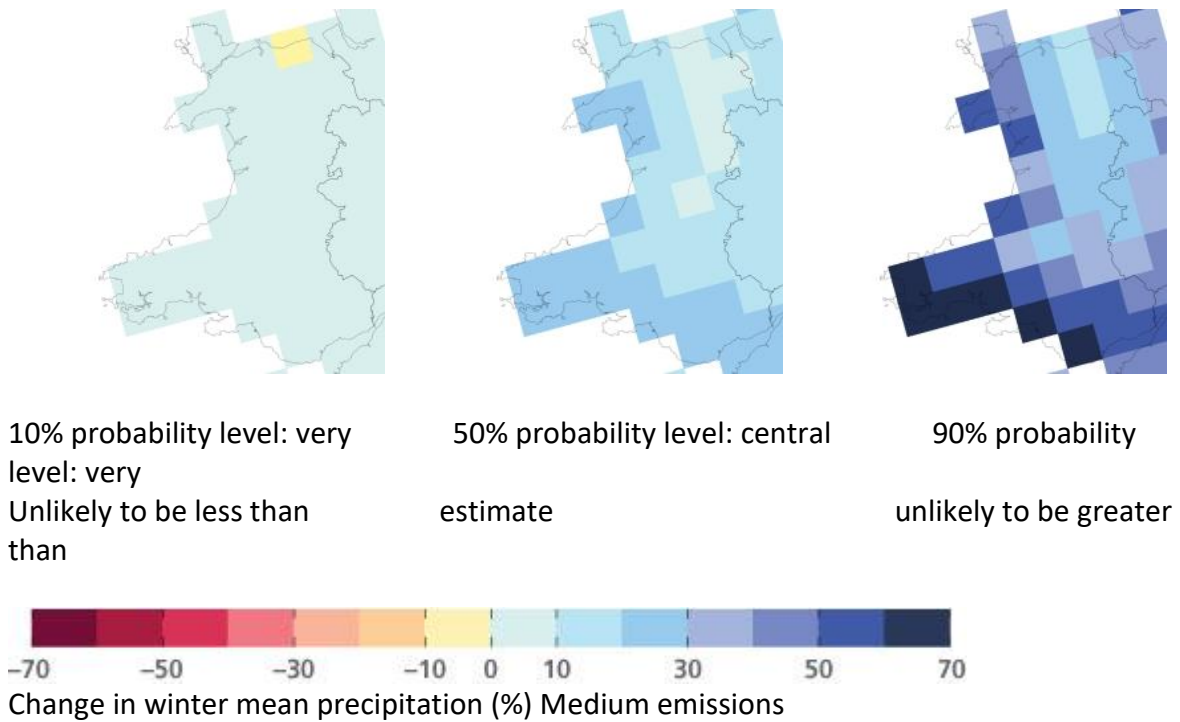
Map 33 shows the view of future change in summer precipitation in Wales under a medium emissions scenario. It is evident from this that even under the 10% probability level Monmouthshire is located in an area where summer precipitation is likely to be less than for much of the rest of Wales. No specific data for the County is however available and is therefore considered to be a data gap.

8.3.3 Winter Precipitation

Map 34 gives the view of future change in winter precipitation in Wales under a medium emissions scenario. The medium emissions scenario shows a change across the whole of the Country at the 50% probability to the 2080s period of between 10% and 30%. No specific data for the County is however available and is therefore considered to be a data gap.



**Map 34: Change in winter mean precipitation for Wales, 2080s, under a Medium emissions scenario**



(Source:<http://ukclimateprojections.metoffice.gov.uk/24120?emission=medium> (Accessed 17/09/2018))

**8.3.4 Habitat and Species Loss and Influx**

The abundance of species are increasing and decreasing at sites and a range of species seem to be changing distributions in ways correlated with climate change. Within Wales, there is evidence that various species are travelling north and uphill, where new colonies originally from the South are forming. Equally, migratory birds are migrating shorter distances outside of the breeding season, where many have relocated to the north east in search of new feeding grounds, where warmer –milder winters help facilitate this (UK Climate Change Risk Assessment 2017 Evidence Report: Summary for Wales). Conversely, an increase in temperatures has positively affected terrestrial invertebrates, however, wet and warm winters have affected the numbers of both butterflies and moths. Furthermore, there is a significant risk to species at the margin of their southern range, who are retreating northwards, where species that are unable to adapt to a lack of suitable habitats may be lost from lower ground (UK Climate Change Risk Assessment 2017 Evidence Report: Summary for Wales).

Some of the most dramatic changes may occur on the coast, estuaries and tidal rivers, as a result of sea-level rise intensified by extreme weather events (Source: Defra 2007). The habitats and species found within the River Wye, River Usk and the Severn Estuary could therefore be affected due to climate change, within Monmouthshire this is likely to include wintering waders and ducks.

There is however a degree of uncertainty about the actual scale and future responses of individual species and habitats to a changing climate, due to a combination of issues and will be heavily dependent upon the capacity of species to disperse in response to climate change, which is difficult to predict (UK Climate Change Risk Assessment 2017 Evidence Report: Summary for Wales). It is considered therefore that there is a data gap in relation to the effects of climate change on the loss and influx of habitats and species.

#### 8.3.5 Habitat Connectivity

Habitat connectivity and landscape permeability have been recognised as key to helping species dispersal and enhancing resilience. Habitat connectivity describes the spatial links between core areas of suitable habitat. It has been shown experimentally that physically connecting fragmented habitats or making the intervening habitat less hostile for example by reducing the intensity of land use, improves dispersal for some species (Source: Defra 2007). Within Monmouthshire examples of this can be found through the projects undertaken by Gwent Wildlife Trust on landscape management. Other than the work undertaken by Gwent Wildlife Trust there is no trend data available on habitat connectivity.

#### 8.3.6 Peak Oil

The Peak Oil concept refers to the point when the maximum amount of oil that can be extracted globally is reached. Thereafter, production will tail off as remaining reserves become more difficult and more expensive to harvest. It is estimated that global oil supplies will fall by around 22% by 2020, and by approximately 50% by 2035. Approximately around a quarter of the UK's energy currently comes from oil compared to a global average of approximately 36% (Source: Soil Association 2008).

It is suggested that this could result in a large increase in fuel costs which as a consequence could have the following impacts: make it socially unacceptable to use cars for short journeys, make it difficult economically for most people to commute over significant distances- bringing the need for people's homes and places of work to be close together, increase domestic fuel prices with a knock-on effect that could increase the gap between rich and poor people (Draft Monmouthshire Community Strategy 2008).

There are however suggested positive aspects of peak oil which includes: the use of alternative clean fuels which could help control the pollution of fossil fuel use as well as mitigate global warming, a move to self-sufficiency and more natural systems which could result in a rise in agricultural input prices reducing the use of fertilisers, more organic farming practices which could lead to less processed food and more whole food.

Transition Towns/communities work together to look at what they can do to respond to the challenges and opportunities of peak oil and climate change. Within Monmouthshire, Abergavenny, Chepstow and Monmouth are designated Transition Towns and, Caldicot and Grosmont are currently 'mulling over' the idea of becoming a

Transition Town (Source: [www.transitionnetwork.org](http://www.transitionnetwork.org) 2018). There is currently no data relating to peak oil and the effect it will have in Monmouthshire, this is therefore considered to be a data gap.

### 8.3.7 Agriculture and Forestry

Extra CO<sub>2</sub> is likely to have a fertilising effect and increase plant growth through combined effects of interaction of temperature rise and altered patterns of precipitation and evapotranspiration. This is likely to benefit cereal crops, however increased temperature will shorten grain ripening and depress the yield. The 'UK Climate Change Risk Assessment 2017 Evidence Report: Summary for Wales' suggests that a warmer climate may facilitate an increase in the land used for agriculture in Wales. However, this will vary across different regions. Those limited by climatic conditions may see an increase in agricultural land due to enhanced land capacity and longer and warmer summers, however an increase in soil aridity may decrease productivity. Projections suggest that the best grades of agricultural land in Wales and England (1-3a), will decrease from 37% to 7% by the 2080s. Equally the area of grade 4 land is expected to increase from 2% to roughly 66%. These projections are based upon a high emissions scenario and affected by factors such as soil aridity and the frequency of droughts (UK Climate Change Risk Assessment 2017 Evidence Report: Summary for Wales).

As of 2016, agriculture accounts for 12% of total greenhouse gases in Wales, and is the most significant source sector or methane (CH<sub>4</sub>), accounting for 62% of total Welsh emissions for methane. (Source: National Atmospheric Emissions Inventory 1990-2016). There is a data gap in relation to the effects of agriculture and climate change in Monmouthshire.

### 8.3.8 Built Heritage

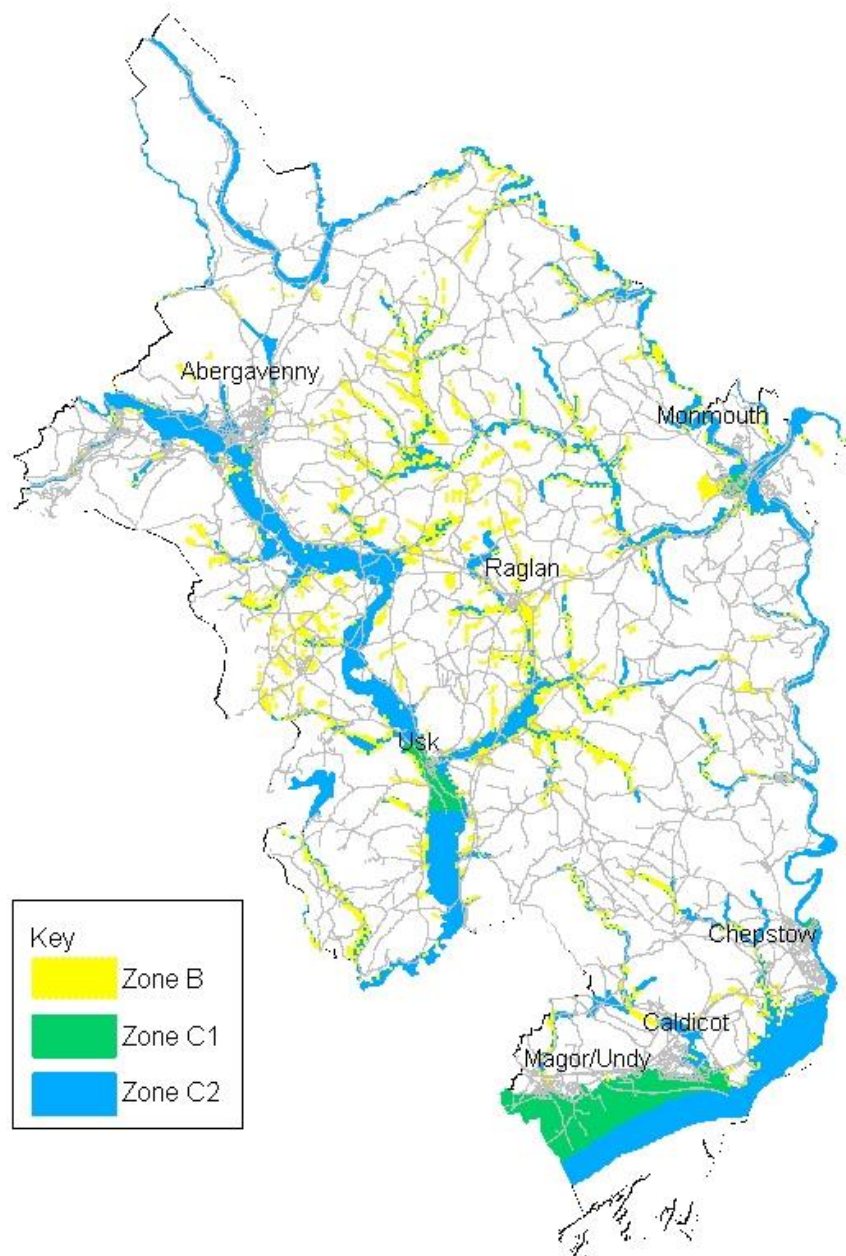
The risk of flooding to archaeological sites in low-lying areas like the Gwent Levels is likely to be increased. Other built heritage may suffer damage from increased severity in winter storms and in dry summers, subsidence as the ground dries out (Source UKCIP 2000). There is however a data gap in relation to the effects of climate change on the built heritage of Monmouthshire.

## 8.4 **Flooding**

- 8.4.1 Technical Advice Note (TAN) 15 published by the Welsh Assembly Government categorises areas of floodplain within Wales, Map 35 identifies the areas of floodplain within Monmouthshire. Zone B relates to areas that have known to have been flooded in the past, evidenced by sedimentary deposits. There are a number of these areas within Monmouthshire adjacent to the historic river courses and waterways. Zone C1 identifies areas of the floodplain that are developed and served by significant infrastructure, including flood defences. Zone C2 identifies areas of the floodplain without significant flood defence infrastructure, TAN15 states that only 'less vulnerable' forms of development should be considered within these areas.

A large proportion of both Zone C1 and Zone C2 floodplains are identified to the South of the County in the Gwent Levels. There is significant C2 floodplain in Monmouth, the Wye Valley (including Llandogo and Tintern) and Chepstow which are all located alongside the River Wye and its tributaries to the east of the County. There is also significant C2 floodplain in the settlements of Abergavenny, Llanfoist, Llangybi and Usk, these settlements are located adjacent the River Usk in the west of the County. There are however flood defences within the towns of Chepstow, Monmouth and Usk.

**Map 35: Areas of flooding within Monmouthshire, with and without flood defences**



Source: Welsh Assembly Government Technical Advice Note 15.

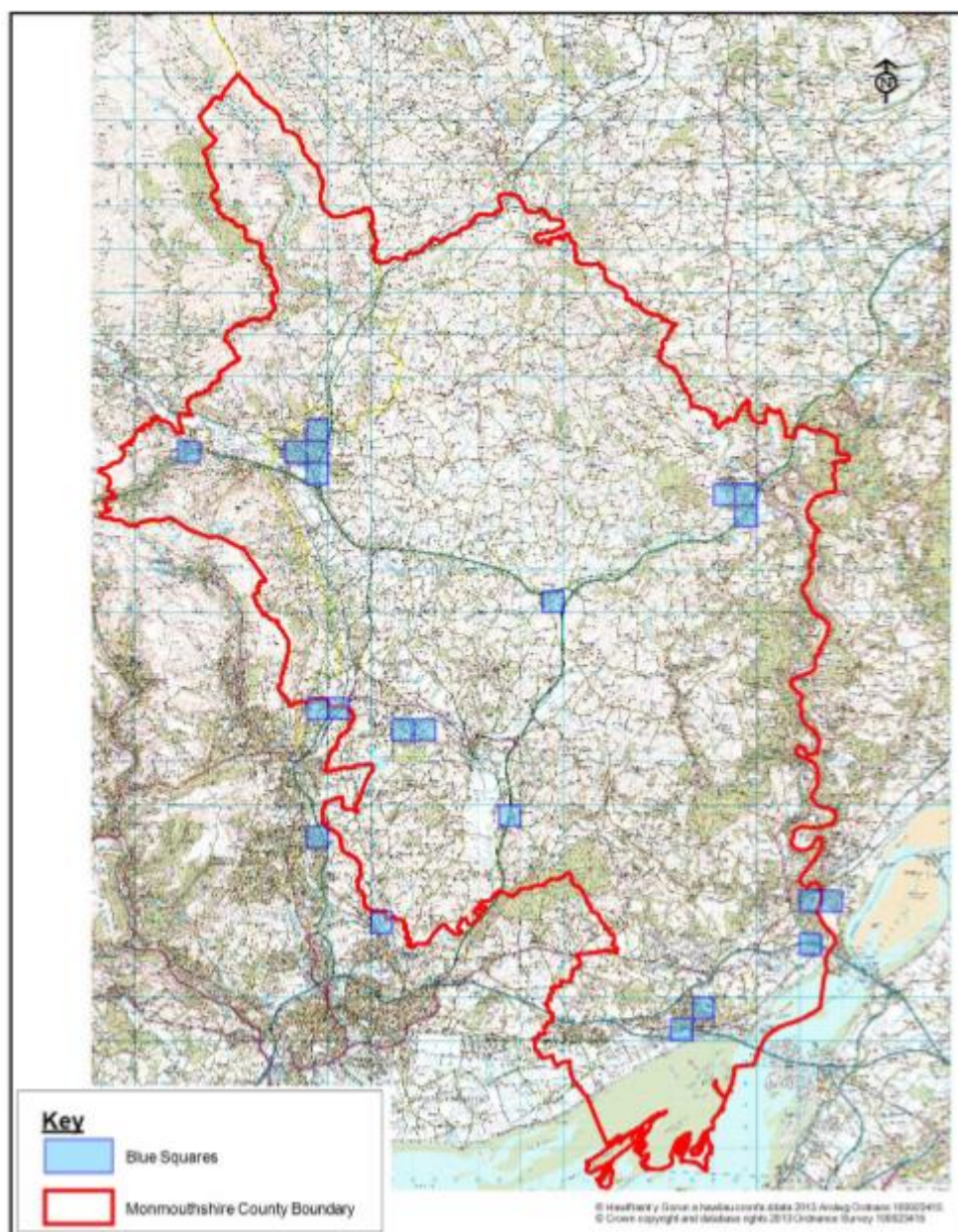
**8.4.2 Flood Risk**

It is predicted that the sea level will rise by about 40cm by 2080 around the Welsh coasts, the frequency of flooding of low-lying areas like the Gwent Levels is therefore expected to increase (Source: UKCIP 2000).

Increased winter storms and intensity of daily precipitation will lead to the capacity of drains and sewers being exceeded; this will not only result in an increase in flooding but also the lack of replenishment of aquifers and reservoirs, as water is often diverted to rivers in these situations.

The Monmouthshire County Council Flood Risk Management Plan 2016 suggests that of the 92,994 people in the county, 543 are at high risk or 1 in 30 (3%) or greater chance of flooding, 801 are at medium risk or 1 in 100 (1%) chance of flooding, whilst 4,782 people are at low risk or 1 in 1000 (0.1%) chance of flooding. In addition, the plan suggests that those communities most at risk of 1 in 1000 year surface flooding were Caldicot with 1159 residents and 493 properties at risk, Abergavenny with 1135 residents and 483 properties at risk, and Chepstow with 947 residents and 403 properties at risk. Monmouth, Magor with Undy, Llantilio Pertholey, Llanfoist Fawr, Usk, Llanelly and Portskewett all feature as part of the top 10 communities in this category. In terms of flooding from main rivers and the sea, those communities at most risk from a 1 in 1000 year flood, are Monmouth with 3443 residents and 1465 properties at risk, Abergavenny with 2374 residents and 1010 properties at risk and Usk with 1659 residents and 706 properties at risk.

**Map 36: Areas of Concentrated Flood Risk**



Source: Natural Resources Wales - (Accessed 17/09/2018)

Map 36 above, indicates areas of Monmouthshire of concentrated flood risk, and where flood risk exceeds the defined threshold, where ‘a minimum of 200 people at risk of flooding; a minimum of 20 businesses at risk of flooding and 2 or more critical services are at risk of flooding’. The map produced by NRW identifies 21 of these areas, 17 of which were within the Monmouthshire County Boundary.

#### 8.4.3 Catchment Abstraction Management

The River Usk and River Wye both have Catchment Abstraction Management Strategies (CAMS) which set out how water abstraction will be managed, by outlining where water is available and where current rates of abstraction need to be reduced.

The Usk CAMS covers 1169km<sup>2</sup> and is spread across 5 counties including Monmouthshire, it is one of the Environment Agency's largest catchments and includes the River Usk and its tributaries but not the Usk Estuary. In the Usk CAMS, water is taken from both surface water and groundwater resources. Water is abstracted for public water supply, navigation, agriculture, commerce/industry, domestic use, spray irrigation, horticultural watering, lake/pond maintenance, fish farming and hydropower generation.

The 2015 Usk Abstraction Licensing Strategy suggests that Natural Resources Wales believe that surface water is very limited and is protected from abstraction, which should only be carried out at high flows.

The River Wye CAMS covers an area of 4171km<sup>2</sup> and includes a number of substantial tributaries including the Monnow. The 2015 Wye Abstraction Licensing Strategy suggests that Natural Resources Wales have concerns about surface water availability during low flows, where water for consumptive abstraction may only be available at medium to high flows.

## 8.5 Key Issues arising from a review of the Baseline Characteristics

Monmouthshire has a contribution to make to Wales as a globally responsible nation. In particular energy consumption and greenhouse emissions are two things that occur locally through homes, businesses and transport but contribute to global consequences. The following are the key issues to arise from a review of the baseline characteristics of the County:

- The number of low carbon energy generation projects in Monmouthshire has risen to over 4,000 in 2016. There is a continued need to encourage renewable and low carbon energy generation in appropriate locations and the incorporation of appropriate renewable energy schemes within new developments.
- Monmouthshire's carbon and ecological footprints are high when compared to both neighbouring authorities and Wales as a whole.
- Parts of the County, mainly in the south and those areas adjacent to major water courses, are vulnerable to flooding, a risk that is increasing through climate change and rising sea levels. In 2016 there were some 1,344 people and 292 properties in the County at high (1 in 30 year) or medium (1 in 100 year) at risk of flooding.

## 8.6 Evolution of the baseline without the RLDP

Without the RLDP new housing, employment and infrastructure growth would be delivered in a less coordinated way. As a result, it would be more difficult to address the key issues identified above as well as take advantage of potential opportunities.

New development could have potential to increase flood risk through factors such as changing surface and ground water flows, overloading existing inputs to the drainage and wastewater networks or increasing the number of residents exposed to areas of existing flood risk. Widespread implementation of SuDS could help reduce the risk from surface water run off, though it will continue to be important that new development avoids introducing large new areas of non-permeable hardstanding where possible. In the long term, climate change could increase the potential for flood events through changing rainfall patterns.

Per capita emissions in Monmouthshire are likely to decrease over time as energy efficiency measures, renewable energy production and new technologies become more widely adopted. This includes potential for reduced emissions from transport, as increased take up of more energy efficient vehicles and electric vehicles takes place.



## Review of plans and programmes

In order to establish a clear scope for the SA, it is necessary (and a requirement of SEA) to review and develop an understanding of the wider range of plans, policies and programmes that are relevant to the Plan. This table below summarises the outcome of a review of International, European, UK, National and Local plans, policies and environmental protection objectives. Summarising the aspirations of other relevant policies, plans, programmes and sustainability objectives promotes a systematic identification of the ways in which the RLDP could help to fulfil them. The list is not exhaustive and does not provide a definitive account of their contents; however, it is considered that it provides a sufficient review of those relevant to the preparation of the replacement LDP and identifies any social, economic, cultural and environmental objectives that should be considered within the SA.

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<b>1. Population (including relevant socio-economic issues)</b>			
<b>International</b>			
<ul style="list-style-type: none"> <li>United Nations (2016) Habitat III (Quinto),</li> <li>United Nations Economic Commission for Europe (1998) The Aarhus Convention</li> </ul>	These documents provide an international framework for promoting sustainable development within all decision making. National and local developments should take sustainability into account and openly share relevant information to the public.	The replacement LDP should set out policies and proposals which promote sustainable development and safeguard transparency in decision making. The LDP Revision process itself must also be objective, transparent, evidence based and conducted fairly.	The SA Framework should provide a holistic suite of assessment criteria to determine the contribution of any replacement LDP to the delivery of sustainable development.
<b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b>			
<ul style="list-style-type: none"> <li>European Commission (2003) Public Sector Information Directive (PSI) 2003/98/EC,</li> <li>European Commission (2010) Europe 2020: A strategy for smart, sustainable and inclusive growth, Growth within: A Circular Economy Vision for a Competitive Europe</li> <li>European Commission (2013) Towards Social Investment for Growth and Cohesion 2014-2020</li> <li>McKinsey Centre for Business and Environment (2015)</li> </ul>	These documents provide a European framework to further social cohesion, freedom of information, economic growth and inclusion.	The replacement LDP should set out policies and proposals for relevant socio-economic issues as outlined in the European Policies.	The SA Framework should include objectives to facilitate positive growth for the economy and improving social cohesion.
<b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• The Enterprise and Regulatory Reform Act 2013</li> <li>• The Plan for Growth (BIS, 2011)</li> <li>• Equality Act 2010, Local Growth: Realising every Place’s potential (BIS, 2010)</li> <li>• HM Government (2013) Aviation Policy Framework</li> </ul>	<p>These documents provide a framework at the UK level to promote strong, sustainable and balanced growth across all economies. They aim to encourage investment and create an equal opportunity environment.</p>	<p>The replacement LDP should set out policies and proposals for the promotion of sustainable growth within the MCC area for the benefit of its resident population.</p>	<p>The SA Framework should include objectives for the promotion of economic growth as designated by national policy.</p>
<p><b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b></p>			
<ul style="list-style-type: none"> <li>• Well Being of Future Generations (Wales) Act 2015</li> <li>• Housing (Wales) Act 2014</li> <li>• Growth and Competitiveness Commission (2016)</li> <li>• Cardiff Capital Region City Deal – Report and Recommendations</li> <li>• Welsh Government Valleys Task Force Our Valleys, Our Future (July 2017)</li> <li>• Welsh Government Future Trends Report (2017)</li> <li>• The Strategy for Older People in Wales: Living Longer, Ageing Well (2013-2023 (Welsh Assembly Government)</li> <li>• Social Services and Well-being (Wales) Act 2014</li> <li>• Welsh Assembly Government (2007) One Wales – A Progressive Agenda for the Government of Wales</li> <li>• Welsh Assembly Government (2009) Getting On Together - a Community Cohesion Strategy for Wales</li> <li>• Welsh Assembly Government (2009) Improving Lives and Communities – Homes in Wales</li> <li>• Welsh Assembly Government (2006) Play Policy Implementation Plan</li> <li>• Welsh Assembly Government (2009) Farming, Food and Countryside: Building a Secure future – A New Strategy for Farming</li> <li>• Welsh Assembly Government (2009) Living Well Living Independent Lives</li> <li>• Welsh Assembly Government (2010) Economic Renewal: A New Direction</li> </ul>	<p>These policies are informed by International, European and UK policies and broadly focus on progressive agendas for increasing economic growth and enhancing social wellbeing in Wales.</p>	<p>The replacement LDP should set out policies and proposals relating to relevant socio-economic and population issues within the MCC area.</p>	<p>The SA Framework should include objectives relating to the creation of acceptable policies for the benefit of the population. The quality of social services, job provision, equality legislation and economic growth targets should be considered in a holistic manner.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Welsh Assembly Government (2010) Food for Wales, Food from Wales 2010:2020</li> <li>• Welsh Assembly Government (2010) Fulfilled Lives, Supportive Communities</li> <li>• Welsh Assembly Government (2010) Welsh Medium Education Strategy 2010</li> <li>• Welsh Assembly Government (2011) Sustainable Social Services for Wales: A Framework for Action</li> <li>• Welsh Assembly Government (2011) Rights of Children and Young Persons (Wales) Measure 2011</li> <li>• Welsh Assembly Government (2013) Partnership for Growth: The Welsh Assembly Government Strategy for Tourism 2013 – 2020</li> <li>• Welsh Assembly Government (2013) Vibrant and Viable Places New Regeneration Framework</li> <li>• Welsh Assembly Government (2013) The Strategy for Older People in Wales 2013-2023</li> <li>• Welsh Assembly Government (2013) Framework for Action on Independent Living</li> <li>• Welsh Assembly Government (2014) Declaration of Rights for Older People</li> <li>• Welsh Assembly Government (2014) Housing (Wales) Act 2014</li> <li>• Welsh Assembly Government (2015) Green Growth Wales: Investing in the Future</li> <li>• Welsh Assembly Government (2015) Child Poverty Strategy for Wales</li> <li>• Welsh Assembly Government (2015) Volunteering Policy, Supporting Communities, Changing Lives</li> <li>• Welsh Assembly Government (2016) Strategic Equalities Plan</li> <li>• Welsh Assembly Government (2016) Social Services: The national outcomes framework for people who need care and support and carers who need support</li> </ul>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>Welsh Assembly Government (2016) Early Years Outcomes Framework</li> <li>Welsh Assembly Government (2017) Prosperity for All :The National Strategy</li> <li>Welsh Assembly Government 2015/16 Review of evidence of inequalities in Wales</li> <li>Welsh Assembly Government Future Trends Report (2017)</li> <li>Welsh Assembly Government Population and Household Projections (2017)</li> </ul>			
<b>Wales National Planning Policy</b>			
<ul style="list-style-type: none"> <li>Welsh Government Planning Policy Wales (Edn 10, December 2018)</li> <li>Welsh Assembly Government (2015) Technical Advice Note 1: Joint Housing Land Availability Studies</li> <li>Welsh Assembly Government (2006) Technical Advice Note (TAN) 2: Planning and Affordable Housing</li> <li>Welsh Assembly Government (2016) Technical Advice Note (TAN) 4: Retail and Commercial Development</li> <li>Welsh Assembly Government (2010) Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities, Welsh Assembly Government (2009)</li> <li>Technical Advice Note (TAN) 13: Tourism, Welsh Assembly Government (2013)</li> <li>Technical Advice Note (TAN) 16: Sport, Recreation and Open Space</li> <li>Welsh Assembly Government (2014) Technical Advice Note (TAN) 23: Economic Development</li> <li>Welsh Assembly Government (2019) Draft National Development Framework</li> <li>Welsh National Marine Plan (Nov 2019)</li> </ul>	<p>These documents set out the national planning policy of the Welsh Government. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs, listed in Annex 1). Procedural advice is given in circulars and policy clarification letters. It translates our commitment to sustainable development into the planning system so that it can play an appropriate role in moving towards sustainability. The Draft National Development Framework was published in August 2019 and sets out the will set the direction for development in Wales from 2020 to 2040.</p> <p>The planning system should support economic and employment</p>	<p>The replacement LDP should provide policies, proposals, advice and guidance relating to relevant socio-economic and population issues within Monmouthshire.</p>	<p>The SA Framework should include objectives relating to socio-economic issues including economic competitiveness and economic growth, employment provision, social wellbeing, housing and open space.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>growth alongside social and environmental considerations within the context of sustainable development. They should aim to:</p> <ul style="list-style-type: none"> <li>• co-ordinate development with infrastructure provision; • support national, regional, and local economic policies and strategies;</li> <li>• align jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car;</li> <li>• promote the re-use of previously developed, vacant and underused land; and</li> <li>• deliver physical regeneration and employment opportunities to disadvantaged communities.</li> </ul>		
<b>Regional Plans</b>			
<ul style="list-style-type: none"> <li>• N/A</li> </ul>			
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>• Monmouthshire Local Development Plan 2011 – 2021</li> <li>• Monmouthshire Public Service Board Well-being Plan (Feb 2018)</li> <li>• Monmouthshire Public Service Board Well-being Assessment (April 2017)</li> <li>• Monmouthshire Social Services and Well-being Act Population Needs Assessment (April 2017)</li> <li>• Greater Gwent Health, Social Care &amp; Well-being Partnership Draft Well-being Area Plan 2018/19</li> </ul>	<p>The adopted Monmouthshire Local Development Plan and other local policies and plans with regard to the population and socio-economic issues broadly address the following themes:</p> <ul style="list-style-type: none"> <li>• Building sustainable and resilient communities that support the well-being of</li> </ul>	<p>The LDP should provide Land – use policies, proposals and guidance relating to the well-being and prosperity of the residents of Monmouthshire. These should include policies for employment and economic growth, housing which addresses the needs of all sectors of the community and infrastructure.</p>	<p>The SA Framework should include objectives relating to the creation of policies for the benefit of the social and economic well-being of the population of Monmouthshire.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Monmouthshire Corporate Business Plan 2017 – 2022 including well-being objectives and statement</li> <li>• Monmouthshire Destination Management Plan 2017 – 2020</li> <li>• Monmouthshire Economies of the Future Draft Baseline Report (March 2018)</li> <li>• Monmouthshire Business and Enterprise Strategy, 2014-2020</li> <li>• Monmouthshire 21st Century Schools</li> <li>• Monmouthshire Local Housing Market Assessment (April 2015)</li> <li>• Monmouthshire’s Gypsy &amp; Accommodation Assessment 2016 - 2021</li> </ul>	<p>current and future generations.</p> <ul style="list-style-type: none"> <li>• Providing children and young people with the best possible start in life.</li> <li>• Respecting distinctiveness.</li> <li>• Responding to the challenges associated with demographic change.</li> <li>• Promoting a sustainable economy and developing opportunities for communities and businesses to be part of an economically thriving and well-connected county.</li> </ul> <p>The Monmouthshire Well-being Plan (2018) sets out the issues/challenges to the social, economic, environmental and cultural well-being of Monmouthshire residents, as required under the Well-being of Future Generations Act (2015). The Plan identifies the areas the PSBs will focus on to deliver the objectives as they concern the population of the County:</p> <ul style="list-style-type: none"> <li>• Suitable and affordable housing available to all demographic groups.</li> </ul>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<ul style="list-style-type: none"> <li>• Potential for intergenerational living.</li> <li>• Active citizenship.</li> <li>• Maximising opportunities for Monmouthshire as part of the City Deal.</li> <li>• Facilitating the sharing of knowledge and access to technology and regional opportunities.</li> <li>• Training and education links with business to identify skills needed now and in the future.</li> </ul>		
<ul style="list-style-type: none"> <li>• Blaenau Gwent County Borough Council Local Development Plan – adopted Nov 2012</li> <li>• Brecon Beacons National Park Local Development Plan – adopted Dec 2013</li> <li>• Forest of Dean Core District Council Strategy – adopted Feb 2012</li> <li>• Newport City Council Local Development Plan – adopted Jan 2015</li> <li>• Powys County Council Local Development Plan – adopted April 2018</li> <li>• South Gloucestershire Council Core Strategy – adopted Dec 2013</li> <li>• Torfaen County Borough Council Local Development Plan – adopted Dec 2013</li> </ul>	<p>The LDPs set out the land-use planning framework for neighbouring local authorities</p>	<p>The LDP should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential opportunities for the provision of infrastructure that could have benefits for local communities.</p>	<p>The SA should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential opportunities for the provision of infrastructure that could have benefits for local communities.</p>
<b>2. Human Health</b>			
<b>International</b>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• United Nations (1989) UN convention on the Rights of the Child 1989,</li> <li>• Guidelines for Community Noise (1999),</li> <li>• United Nations 2016 Committee on the Rights of Child recommendations Report</li> <li>• World Health Organisation (2004)</li> <li>• Children’s Environment and Health Action Plan for Europe</li> </ul>	<p>These documents provide the international framework which recognises the importance of the preservation and protection of human health when undertaking development activities.</p>	<p>The replacement LDP should set out policies and proposals for the prevention of negative effects to human health from local developments in line with international legislations.</p>	<p>The SA Framework should include objectives relating to the protection of human health</p>
<b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b>			
<ul style="list-style-type: none"> <li>• Noise Directive (Directive 2002/49/EC),</li> <li>• European Commission (2002)</li> <li>• Environmental Noise Directive (END) 2002/49/EC,</li> <li>• European Commission (2007) Together for Health - A Strategic Approach for the EU 2008-2013</li> </ul>	<p>These documents provide a European framework to reduce noise pollution and promote a strategic vision for improving health standards</p>	<p>The replacement LDP should set out policies and proposals for the improvement of health and wellbeing, including in relation to reducing noise pollution.</p>	<p>The SA Framework should include objectives for acceptable noise and other safety levels for the protection of human health</p>
<b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b>			
<ul style="list-style-type: none"> <li>• Health Protection Agency (2007) Children’s Environment and Health Action Plan,</li> <li>• Health Protection Agency (2008) Health Effects of Climate Change in the UK 2008 - An update of the department of Health report 2001/2002, Health Protection Agency (2009) Health Strategy for the United Kingdom 2,</li> <li>• Health and Safety Executive (2009) The Health and Safety of Great Britain: Be Part of the Solution,</li> <li>• Sustainable Development Commission (2010) Sustainable Development: The Key to Tackling Health Inequalities</li> <li>• The Marmot Review, The Health and Social Care Act (2012),</li> <li>• Child Obesity Plan (2016),</li> </ul>	<p>These documents provide a framework at the UK level to reduce health inequalities and to improve public health while promoting active lifestyles</p>	<p>The replacement LDP should set out policies and proposals for access to good quality health services as set out in International and European legislation.</p>	<p>The SA Framework should include objectives relating to tackling health issues and creating adequate health and safety guidelines.</p>
<b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>• Welsh Assembly Government (2006) Climbing Higher – A Strategy for Sport and Physical Activity</li> <li>• Welsh Assembly Government (2008) Designed to Add Value - a third dimension for One Wales</li> <li>• Welsh Assembly Government (2009) Rural Health Plan</li> </ul>	<p>These documents provide a framework at the Welsh level to improve the physical and mental health of the population</p>	<p>The replacement LDP should set out policies and proposals for key health provision for the area.</p>	<p>The SA Framework should include objectives relating to adequate health provisions for all communities regardless of location.</p>



Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Wales Assembly Government (2010) Setting the Direction: Primary and Community Services Strategic Delivery programme</li> <li>• NHS Wales (2011) Together for Health</li> <li>• Welsh Assembly Government (2012) Working Differently – Working Together</li> <li>• Welsh Assembly Government (2012) Together for Mental Health: A Strategy for Mental Health and Wellbeing in Wales</li> <li>• Welsh Assembly Government (2013) A Noise Action Plan for Wales 2013-2018</li> <li>• National Assembly for Wales (2014) Social Services and Well Being (Wales) Act 2014</li> <li>• The Active Travel (Wales) Act (2015)</li> <li>• Public Health Wales (2015) A Healthier, Happier and Fairer Wales</li> <li>• National Assembly for Wales (2016) Public Health (Wales) Bill</li> <li>• Children’s Commissioners for Wales (2016) Annual Report 15-16</li> <li>• Welsh Assembly Government/ NHS (2016) Measuring the health and well-being of a nation: Public Health Outcomes Framework for Wales</li> <li>• Welsh Assembly Government Noise and Soundscape Action Plan 2018 - 2023</li> <li>• Public Health (Wales) Act 2017</li> </ul>			
<b>Wales National Planning Policy</b>			
<ul style="list-style-type: none"> <li>• Welsh Government Planning Policy Wales (Edn 10, December 2018)</li> <li>• Welsh Assembly Government (1997) Technical Advice Note (TAN) 11: Noise</li> <li>• Welsh National Marine Plan (Nov 2019)</li> </ul>	<p>These documents provide national planning policy in respect of health. PPW requires the planning system to:</p> <ul style="list-style-type: none"> <li>• Contribute to the protection and, where possible, the improvement of people’s health and</li> </ul>	<p>The replacement LDP should provide policies, proposals, advice and guidance relating to the promotion of health and wellbeing and to ensure developments are planned without adverse effects in terms of noise in line with relevant regulations.</p>	<p>The SA Framework should include objectives relating to all aspects of human health and wellbeing and to the mitigation of noise impacts to new development</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>wellbeing as a core component of achieving the well-being goals and responding to climate change.</p> <ul style="list-style-type: none"> <li>• Consideration of the possible impacts of developments – positive and/or negative – on people’s health at an early stage will help to clarify the relevance of health and the extent to which it needs to be taken into account</li> </ul> <p>Development plan policies should be designed to ensure, as far as is practicable, that noise-sensitive developments, such as hospitals, schools and housing, that need to be located close to the existing transportation infrastructure to facilitate access, are designed in such a way as to limit noise levels within and around those developments.</p> <p>Development plan policies and decisions on planning applications should take into account national air quality objectives, EU limit and target values<sup>6</sup>, World Health Organisation guidelines on the health effects of noise and national indicators set by the Welsh</p>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>Ministers under the Well-being of Future Generations (Wales) Act 2015, together with information from the local authority’s annual air quality reports, national noise maps and any area statements issued by Natural Resources Wales under the Environment (Wales) Act 2016</p>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>• Gwent Childhood Obesity Strategy (July 2015)</li> <li>• Gwent Regional Partnership Board: Area Plan (April 2018)</li> <li>• Aneurin Bevan University Health Board: Integrated Medium Term Plan (March 2018)</li> <li>• Aneurin Bevan University Health Board: Clinical Futures strategy</li> </ul>	<p>These plans set out the range and level of services that are to be provided in response to population need. They include the details of specific services that are planned.</p>	<p>The replacement LDP should set out policies and proposals for key health provision for the area.</p>	<p>The SA Framework should include objectives relating to adequate health provisions for all communities regardless of location.</p>
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>• Monmouthshire Public Service Board Well-being Plan (Feb 2018)</li> <li>• Monmouthshire Public Service Board Well-being Assessment (April 2017)</li> <li>• Social Services and Well-being Act Population Needs Assessment (April 2017)</li> <li>• Greater Gwent Health, Social Care &amp; Well-being Partnership Draft Well-being Area Plan 2018/19</li> </ul>	<p>The health policies relevant to Monmouthshire address issues encompassing good mental health and emotional well-being of all the population, appropriate housing for older people and independent living.</p> <p>The Monmouthshire Well-being Plan (2018) sets out the issues/challenges to the social, economic, environmental and cultural well-being of Monmouthshire residents, as required under the Well-being of Future Generations Act (2015). The</p>	<p>The LDP should provide land-use policies, proposals and guidance which promote the good health of all of the County’s residents by providing new developments which foster the opportunity for healthier life styles and protecting the County’s open space and countryside from unnecessary development.</p>	<p>The SA Framework should include objectives relating to tackling both health issues and their causes and consider the impacts of new developments on residents’ health and well-being.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>Plan identifies the areas the PSB will focus on to deliver the objectives as they relate to health:</p> <ul style="list-style-type: none"> <li>• Tackling the causes of Adverse Childhood Experiences (ACEs) and the perpetuation of generational problems.</li> <li>• Working to tackle physical inactivity and obesity in order to increase the health and well-being of future generations.</li> <li>• Working to ensure that schools and services for children focus on well-being and a more rounded approach.</li> <li>• Supporting the resilience of children and young people in relation to mental health and emotional well-being.</li> <li>• Developing a model of care built on well-being and looking after each other rather than through formal care provision.</li> </ul>		
<ul style="list-style-type: none"> <li>• Blaenau Gwent County Borough Council Local Development Plan – adopted Nov 2012</li> <li>• Brecon Beacons National Park Local Development Plan – adopted Dec 2013</li> <li>• Forest of Dean Core District Council Strategy – adopted Feb 2012</li> </ul>	<p>The LDPs set out the land-use planning framework for neighbouring local authorities</p>	<p>The LDP should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise</p>	<p>The SA should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>Newport City Council Local Development Plan – adopted Jan 2015</li> <li>Powys County Council Local Development Plan – adopted April 2018</li> <li>South Gloucestershire Council Core Strategy – adopted Dec 2013</li> <li>Torfaen County Borough Council Local Development Plan – adopted Dec 2013</li> </ul>		<p>through the requirement for development plan compatibility and consistency. This includes potential opportunities for the provision of infrastructure that could have benefits for local communities.</p>	<p>opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential opportunities for the provision of infrastructure that could have benefits for local communities.</p>
<b>3. Biodiversity, Flora &amp; Fauna</b>			
<b>International</b>			
<ul style="list-style-type: none"> <li>Convention on the Conservation of Migratory Species of Wild Animals (1979) The Bonn Convention</li> <li>AEWA (1995) Convention on the Agreement on the Conservation of African – Eurasian Migratory Waterbirds The Bonn Convention</li> <li>UNESCO (1971) The RAMSAR Convention on Wetlands (1971)</li> <li>UNESCO (1972) Convention concerning the Protection of the World Cultural and Natural Heritage</li> <li>UNESCO (1973) Convention on International Trade in Endangered Species of Wild Fauna and Flora</li> <li>United Nations (1992) The Rio Convention on Biodiversity</li> <li>United Nations (1992) The Rio Declaration on Environment and Development</li> <li>EU Biodiversity Strategy – Our Life Insurance, Our Nature Capital: An EU Biodiversity Strategy (2011)</li> </ul>	<p>These documents provide an international framework to protect sites designated at the international level for reasons of biodiversity conservation and protecting important species form harm</p>	<p>The replacement LDP should set out policies, proposals and advice for the avoidance of effects on biodiversity in the Development Strategy and in allocating sites for development</p>	<p>The SA Framework should include objectives that seek to conserve and enhance designated sites for biodiversity conservation.</p>
<b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b>			
<ul style="list-style-type: none"> <li>Council of Europe (1981) Convention on the Conservation of European Wildlife and Natural Habitats - The Bern Convention,</li> </ul>	<p>These policies provide a European framework to protect sites designated at the European level</p>	<p>The replacement LDP should set out policies and, proposals for the protection of biodiversity in</p>	<p>The SA Framework should include appropriate objectives to assess</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>European Union (2001) SEA Directive (2001/42/EC)</li> <li>European Commission (2004) Environmental Liability Directive 2004/35/EC,</li> <li>European Habitats Directive (Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna)</li> <li>European Commission - EU Birds Directive (Directive 2009/147/EC/ on the conservation of wild birds)</li> <li>EU Biodiversity Strategy - Our Life Insurance, Our Nature Capital: An EU Biodiversity Strategy (2011-2020), European Commission (2008) Environmental Quality Standards Directive 2008/105/EC</li> </ul>	<p>for reasons of biodiversity conservation and protecting important species from harm.</p>	<p>accordance with European legislation &amp; policy</p>	<p>potential habitat loss, recreational impacts, water abstraction, pollution and disturbance effects from policies, proposals, advice and guidance contained within any replacement LDP resulting from the LDP revision.</p>
<p><b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b></p>			
<ul style="list-style-type: none"> <li>HM Government (1990) Environmental Protection Act</li> <li>HM Government (1995) Environment Act 1995</li> <li>The Protection of Badgers Act 1992</li> <li>Countryside and Rights of Way Act 2000</li> <li>Natural Environment and Rural Communities Act (2006),</li> <li>Defra (2007) Conserving Biodiversity the UK Approach 2007</li> <li>Defra, Scottish Government, Welsh Assembly Government (2008) The Invasive and Non-Native Species Framework Strategy for Great Britain</li> <li>Strategic Plan for Biodiversity 2011-2020 (2010)</li> <li>HM Government (2010) Environmental Permitting (England and Wales) Regulations</li> <li>HM Government (2010) The Conservation of Habitats and Species Regulations (2010) as amended (2011)</li> <li>UK National Ecosystem Assessment (2011) UK National Ecosystem Assessment: Understanding Nature's Value to Society</li> <li>The UK Post 2010 Biodiversity Framework (JNCC, 2012),</li> <li>Joint Nature Conservation Committee and Defra (2012) UK Post-2010 Biodiversity Framework</li> <li>The Natural Environment White Paper (DEFRA, 2012),</li> <li>The Conservation of Habitats and Species Regulations (2017)</li> </ul>	<p>These documents provide a framework at the UK level to provide protection for protected species and habitats.</p>	<p>The replacement LDP should set out policies and proposals for protection of protected habitats and species, including any special protection areas.</p>	<p>The SA Framework should include objectives relating to national policy on the protection of Biodiversity, flora and fauna.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>The Conservation of Habitats and Species Regulations), 25 Year Environment Plan (UK Government, 2018)</li> </ul>			
<p><b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b></p>			
<ul style="list-style-type: none"> <li>(2009) Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009</li> <li>Welsh Assembly Government (2009) Woodlands for Wales Strategy</li> <li>Wales Biodiversity Partnership (2010) Wales Biodiversity Framework</li> <li>Welsh Assembly Government (2015) The Nature Recovery Plan for Wales – Setting the course for 2020 and beyond</li> <li>National Assembly for Wales Environment (Wales) Act, 2016</li> <li>National Action Plan for Pollinators in Wales (July 2013)</li> <li>Nature Recovery Plan for Wales (Dec 2015)</li> <li>Environment Wales Act (Section 7 – Habitats and Species of Principle Importance for Conservation in Wales) (2016)</li> </ul>	<p>These documents provide a framework at the Welsh level to protect biodiversity interests, including designated sites and important species.</p>	<p>The replacement LDP resulting from this LDP Review should set out policies and proposals for the protection of biodiversity, flora and fauna.</p>	<p>The SA Framework should include objectives relating to the preservation, protection and conservation of biodiversity.</p>
<p><b>Wales National Planning Policy</b></p>			
<ul style="list-style-type: none"> <li>Welsh Government Planning Policy Wales (Edn 10, December 2018),</li> <li>Welsh Assembly Government (2009) Technical Advice Note (TAN) 5: Nature Conservation and Planning,</li> <li>Welsh Assembly Government (1997) Technical Advice Note (TAN) 10: Tree Preservation Orders,</li> <li>Welsh National Marine Plan (Nov 2019)</li> </ul>	<p>These documents provide national planning policy in respect of Biodiversity. Development Plans should:</p> <ul style="list-style-type: none"> <li>identify all international, national and local designated sites (including potential SPAs, candidate SACs and listed Ramsar sites);</li> <li>provide criteria against which a development affecting the different types of designated site</li> </ul>	<p>The replacement LDP should set out policies, proposals, advice and guidance relating to the protection, preservation and enhancement of biodiversity, flora and fauna in accordance with national planning policy.</p>	<p>The SA Framework should include objectives relating to biodiversity conservation</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>will be assessed, reflecting their relative significance;</p> <ul style="list-style-type: none"> <li>• include locally-specific policies for the conservation and, where appropriate, enhancement of landscape and amenity;</li> <li>• provide for the conservation and, where appropriate, enhancement of biodiversity and landscape outside designated areas, in particular identifying opportunities to conserve important local habitats and species, and to safeguard and manage landscape features of major importance for nature conservation or amenity;</li> <li>• make appropriate provision for Local Nature Reserves;</li> <li>• include, where appropriate, locally-specific policies for conserving native woodland and protecting and planting trees;</li> <li>• clarify how biodiversity will be safeguarded outside statutory designated sites without unduly restricting</li> </ul>		



Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>development that is otherwise appropriate;</p> <ul style="list-style-type: none"> <li>provide for the protection and enhancement of open space of conservation value, seeking to identify opportunities to promote responsible public access for enjoyment and understanding of the natural heritage where this is compatible with its conservation and existing land uses; and</li> <li>recognise the potential of, and encourage land uses and land management practices that help to secure carbon sinks.</li> </ul>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>Green Infrastructure Action Plan for Pollinators in South East Wales (December 2015)</li> </ul>	<p>A regional project to address the decline in Welsh biodiversity through landscape-scale projects, recognising the interdependency of maintaining biodiversity with socioeconomic factors.</p>	<p>The LDP should provide policies, proposals and guidance which protect and enhance the biodiversity, flora and fauna of the County.</p>	<p>The SA Framework should include objectives relating to the protection from development and enhancement of the resilience of the County's natural environment.</p>
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>Monmouthshire Biodiversity &amp; Ecosystem Resilience Forward Plan (March 2017)</li> <li>Living Levels Green Infrastructure Strategy (April 2017)</li> </ul>	<p>Local plans and policies with regard to biodiversity look to protect and enhance the resilience of the natural environment whilst</p>	<p>The LDP should provide policies, proposals and guidance which protect and enhance the</p>	<p>The SA Framework should include objectives relating to the protection from development and</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Monmouthshire Public Service Board Well-being Plan (Feb 2018)</li> <li>• Monmouthshire Public Service Board Well-being Assessment (April 2017)</li> </ul>	<p>mitigating and adapting to the impacts of climate change.</p> <p>The Biodiversity &amp; Ecosystem Resilience Forward Plan has been prepared to meet the Section 6 Biodiversity and Ecosystem Resilience duty of the Environment (Wales) Act 2016 and to provide a mechanism for delivering the County's requirements under the Well-being of Future Generations (Wales) Act 2015</p> <p>The Monmouthshire Well-being Plan (2018) sets out the issues/challenges to the social, economic, environmental and cultural well-being of Monmouthshire residents, as required under the Well-being of Future Generations Act (2015). The Plan identifies the areas the PSB will focus on to deliver the objectives as they relate to the protection and enhancement of the natural environment with a focus on improving the resilience of ecosystems by working at a larger scale (landscape) to manage biodiversity and maximise benefits such as natural flood risk management and promoting well-connected habitats to promote resilience.</p>	<p>biodiversity, flora and fauna of the County.</p>	<p>enhancement of the resilience of the County's natural environment.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>Blaenau Gwent County Borough Council Local Development Plan – adopted Nov 2012</li> <li>Brecon Beacons National Park Local Development Plan – adopted Dec 2013</li> <li>Forest of Dean Core District Council Strategy – adopted Feb 2012</li> <li>Newport City Council Local Development Plan – adopted Jan 2015</li> <li>Powys County Council Local Development Plan – adopted April 2018</li> <li>South Gloucestershire Council Core Strategy – adopted Dec 2013</li> <li>Torfaen County Borough Council Local Development Plan – adopted Dec 2013</li> </ul>	<p>The LDPs set out the land-use planning framework for neighbouring local authorities</p>	<p>The LDP should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential enhancements to those designated and non-designated natural environment (landscape, biodiversity and heritage) sites and other networks that cross LA boundaries.</p>	<p>The SA should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential enhancements to those designated and non-designated natural environment (landscape, biodiversity and heritage) sites and other networks that cross LA boundaries.</p>
<p><b>4. Soil &amp; Land</b></p>			
<p><b>International</b></p>			
<ul style="list-style-type: none"> <li>N/A</li> </ul>			
<p><b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b></p>			
<ul style="list-style-type: none"> <li>European Commission (2006) European Thematic Strategy on Soil Protection European Commission (2006)</li> <li>Environmental Liability Directive 2004/35/EC,</li> </ul>	<p>These documents provide a European framework to promote the sustainable use of soil resources, soil restoration and the prevention of land degradation</p>	<p>The replacement LDP should set out policies, proposals, and guidance for the sustainable use of soils within local development</p>	<p>The SA Framework should include objectives relating to contaminated land remediation, soil quality and pollution to ground receptors. Consequential human health and ecological risks and impacts should also be considered in a holistic manner</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b>			
<ul style="list-style-type: none"> <li>Environment Agency - Guiding Principles for Land Contamination (March 2010)</li> <li>HM Government (1986) Agriculture Act (with numerous revisions) 1986,</li> </ul>	<p>These documents provide a framework at the UK level to identify and remediate contaminated land, as well as regarding the management of agricultural land</p>	<p>The replacement LDP should set out policies, proposals, advice and guidance for the protection of agricultural land assets and land contamination policies.</p>	<p>The SA Framework should include objectives relating to contaminated land remediation, soil quality and pollution to ground receptors. Consequential human health and ecological risks and impacts should also be considered in a holistic manner.</p>
<b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>Joint Nature Conservation Committee (ongoing) Geological Conservation Review</li> <li>Welsh Assembly (2012) Contaminated Land (Wales) (Amendment) Regulations 2012</li> <li>Environment (Wales) Act, 2016,</li> <li>The Nitrate Pollution Prevention (Wales) Regulations 2016</li> <li>Welsh Government – Agricultural Land Classification Maps (November 2017)</li> </ul>	<p>These documents provide a framework at the Welsh level regarding the avoidance and remediation of contaminated land and the creation of an geological profile of Wales</p>	<p>The replacement LDP should provide policies, proposals, advice and guidance for local developments which may be taking place on protected areas or contaminated land.</p>	<p>The SA Framework should include objectives relating to contaminated land remediation, soil quality and pollution to ground receptors. Consequential human health and ecological risks and impacts should also be considered in a holistic manner</p>
<b>Wales National Planning Policy</b>			
<ul style="list-style-type: none"> <li>Welsh Government Planning Policy Wales (Edn 10, December 2018)</li> </ul>	<p>This document requires the preparation of LDPs to:</p> <ul style="list-style-type: none"> <li>Take account of the physical and environmental constraints on development of land, including, for example, the level of contamination and stability</li> <li>Ensure new development is not undertaken without an understanding of the risks,</li> </ul>	<p>The replacement LDP should provide policies, proposals, advice and guidance relating to the safeguarding and efficient use of land and soil resources.</p>	<p>The SA Framework should include objectives relating to the safeguarding and efficient use of land and soil resources</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>including those associated with the previous land use, mine and landfill gas emissions, and rising groundwater from abandoned mines</p> <ul style="list-style-type: none"> <li>• Ensure new development does not take place without appropriate remediation</li> <li>• Ensure consideration is given to the potential impacts which remediation of land contamination might have upon the natural and historic environments</li> <li>• Ensure new development is not undertaken without an understanding of the risks, including those associated with subsidence, landslips or rock falls</li> <li>• Ensure development does not take place without appropriate precautions;</li> <li>• Take account of coastal / land erosion risks</li> <li>• Seek to restore unstable and contaminated land.</li> </ul>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>• N/A</li> </ul>			
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>• N/A</li> </ul>			
<b>5. Water</b>			
<b>International</b>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>United Nations (1982) Convention on Law of the Sea</li> </ul>	<p>This convention demonstrates the rights and responsibilities of nations for fair use of the world’s oceans</p>	<p>The replacement LDP should set out policies, proposals, advice and guidance for the objective of ensuring that all development activities adhere with the convention’s guidelines.</p>	<p>The SA Framework should include objectives pertaining to the protection of coastal areas and the avoidance of negative effects on the sea caused by development.</p>
<p><b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b></p>			
<ul style="list-style-type: none"> <li>European Commission (1991) The Urban Waste Water Directive 91/271/EEC</li> <li>European Commission (1998) The Drinking Water Directive 98/83/EC</li> <li>European Commission (2000) The Water Framework Directive (Directive 2000/60/EC)</li> <li>European Commission (2006) The Bathing Waters Directive 2006/7/EC</li> <li>European Commission (2006) Groundwater Directive 2006/118/EC</li> <li>European Commission (2007) The Floods Directive 2007/60/EC</li> <li>European Commission (2008) Marine Strategy Framework Directive 2008/56/EC</li> </ul>	<p>These documents provide a European framework which seek to protect the quality of the water environment, including through ensuring safe levels for bathing and drinking water and by promoting sustainable urban drainage.</p>	<p>The Replacement LDP should set out policies for mitigating flood risk, protecting the drinking water supply and the protection of the community from unsafe water levels.</p>	<p>The SA Framework should include objectives relating to the quality of the water environment and water resources, as well as to manage flood risks.</p>
<p><b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b></p>			
<ul style="list-style-type: none"> <li>HM Government (1973) The Protection of Wrecks Act 1973,</li> <li>HM Government (2003) The Water Environment (Water Framework Directive) (England and Wales) Regulations</li> <li>Change DEFRA (2005) Safeguarding Sea Life The Pitt Review.</li> <li>Environment Agency (2005) Cleaner Coasts , Healthier Seas: EA Marine Strategy</li> <li>HM Government (2007) Offshore Marine Conservation (Natural Habitats, &amp;c.) Regulations 2007 (as amended 2010)</li> <li>Department for Transport (2007) Ports Policy Review Interim Report</li> </ul>	<p>These documents provide a framework at the UK level regarding flood risk management and the protection of water and coastal environments</p>	<p>The replacement LDP should set out policies, proposals, advice and guidance relating to the management of flood risk</p>	<p>The SA Framework should include objectives relating to marine guidelines for cleaner oceans and provide flood risk mitigation.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Learning Lessons from the 2007 Floods (2008),</li> <li>• Flood and Water Management Act (2010),</li> <li>• Defra (2007) Fisheries 2027: A long-term vision for sustainable fisheries,</li> <li>• HM Government (2009) Flood Risk Regulations</li> <li>• Defra (2009) Our Seas – a Shared Resource: High Level Marine Objectives</li> <li>• HM Government (2009) The Marine and Coastal Access Act</li> <li>• HM Government (2010) Flood and Water Management Act 2010</li> <li>• HM Government (2010) Marine Strategy Framework Directive - putting in place the legal framework for implementation</li> <li>• DECC (2010) Marine Energy Action Plan,</li> <li>• DEFRA (2010) Adapting to Coastal Change: Developing a Policy Framework</li> <li>• NERC (2010) Marine Environmental Mapping Programme (MAREMAP)</li> <li>• UK Marine Monitoring and Assessment Strategy (2010) Charting Progress 2: The State of UK Seas</li> <li>• DEFRA (2011) Marine Policy Statement</li> <li>• Department for Transport (2011) National Policy Statement for Ports</li> <li>• NI Executive, Scottish Government, Welsh Assembly Government (2011) UK Marine Policy Statement, Inshore Fisheries and Conservation Authorities Bylaws (various)</li> <li>• Natural England and JNCC (2011) Marine Conservation Zone (MCZ) Project</li> <li>• Defra (2012) Marine Strategy Part 1: UK Initial Assessment and Good Environmental Status,</li> <li>• Environment Agency (2013) Groundwater Protection Policy and Practice (GP3)</li> <li>• Healthier Seas: EA Marine Strategy 2017</li> <li>• Water Framework Directive (England and Wales) Regulations 2017</li> </ul>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>UK Marine Policy Statement, Inshore Fisheries and Conservation Authorities Bylaws (various)</li> </ul>			
<b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>Welsh Government (2004) Technical Advice Note 15: Development and Flood risk</li> <li>Defra (2005) Safeguarding Sea Life Welsh Government (2007)</li> <li>Welsh Water (2008) Surface Water Management Strategy</li> <li>Welsh Government (2011) Strategic Policy Position on Water</li> <li>Welsh Government (2013) Wales Marine and Fisheries Strategic Action Plan</li> <li>Welsh Water (2014) Final Water Resources Management Plan</li> <li>Environment Agency (2015) The Severn River Basin Management Plan</li> <li>Welsh Government (2015) Water Strategy for Wales</li> <li>Welsh Government (2015) Wales Marine Evidence Report</li> <li>Welsh Government Environment Act 2016</li> </ul>	<p>These documents provide a framework at the Wales level regarding flood risk management and the protection of water and coastal environments.</p>	<p>The replacement LDP should set out policies and proposals relating to the management of flood risk.</p>	<p>The SA Framework should include objectives relating to the quality of the water environment and managing flood risk</p>
<b>Wales National Planning Policy</b>			
<ul style="list-style-type: none"> <li>Welsh Government Planning Policy Wales (Edn 10, December 2018),</li> <li>Welsh Assembly Government (1998) Technical Advice Note (TAN) 14: Coastal Planning,</li> <li>Welsh Assembly Government (2004) Technical Advice Note (TAN) 15: Development and Flood Risk</li> <li>Welsh National Marine Plan (Nov 2019)</li> </ul>	<p>These documents provide national planning policy on flooding. The general approach of PPW, supported by the TAN, is to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions. The overarching aim of the precautionary framework is to direct new development away from those areas which are at high risk of flooding.</p>	<p>The replacement LDP should provide policies and proposals relating to the precautionary approach to flood risk, protection and enhancement of water quality, water resources and the water environment.</p>	<p>The SA Framework should include objectives relating to the precautionary approach to floodrisk, protection and enhancement of water quality, water resources and the water environment.</p>



Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<ul style="list-style-type: none"> <li>• Take account of the physical and environmental constraints on development of land, including flood risk</li> <li>• Consider PPW (2015) 'Infrastructure and Services' objectives when considering the effects of development on water supply and waste water management, development plans and water and development management and water.</li> </ul> <p>Development plans should take water-related issues into account from an early stage in the process of identifying land for development and redevelopment.</p> <p>New development should be located and its implementation planned in such a way as to allow for sustainable provision of water services, in particular minimising vulnerability to the impacts of climate change. Design approaches and techniques that improve water efficiency and minimise adverse impacts on water resources, surface water quality, the ecology of rivers and groundwater should be encouraged</p> <p>As part of LDP preparation planning authorities are required to engage</p>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>Natural Resources Wales and adjacent local planning authorities When preparing LDPs, LPAs should consult with adjacent authorities and Natural Resources Wales and ensure that, as well as not being at risk itself, development does not increase the risk of flooding elsewhere.</p>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>N/A</li> </ul>			
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>Flood Risk Management Plan (Feb 2016)</li> </ul>	<p>This plan recognises the challenges arising from flood risk from runoff, groundwater and water courses.</p>	<p>The LDP should provide policies, proposals and guidance which guide the location and character of new development in order to avoid harm to either surface or ground water quality and minimise the risk from flooding.</p>	<p>The SA Framework should include objectives relating to the appropriate location of new developments to minimise the risks of flooding and to protect water quality.</p>
<ul style="list-style-type: none"> <li>Blaenau Gwent County Borough Council Local Development Plan – adopted Nov 2012</li> <li>Brecon Beacons National Park Local Development Plan – adopted Dec 2013</li> <li>Forest of Dean Core District Council Strategy – adopted Feb 2012</li> <li>Newport City Council Local Development Plan – adopted Jan 2015</li> <li>Powys County Council Local Development Plan – adopted April 2018</li> <li>South Gloucestershire Council Core Strategy – adopted Dec 2013</li> <li>Torfaen County Borough Council Local Development Plan – adopted Dec 2013</li> </ul>	<p>The LDPs set out the land-use planning framework for neighbouring local authorities</p>	<p>The LDP should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential enhancements to those designated and non-designated natural environment (landscape, biodiversity and heritage) sites</p>	<p>The SA should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential enhancements to</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
		and other networks that cross LA boundaries.	those designated and non-designated natural environment (landscape, biodiversity and heritage) sites and other networks that cross LA boundaries.
<b>6. Air</b>			
<b>International</b>			
<ul style="list-style-type: none"> <li>Geneva Convention on Long Range Transboundary Air Pollution (1979)</li> </ul>	<p>The aim of the Convention is that Parties shall endeavour to limit and, as far as possible, gradually reduce and prevent air pollution including long-range transboundary air pollution. Parties develop policies and strategies to combat the discharge of air pollutants through exchanges of information, consultation, research and monitoring.</p>	<p>The replacement LDP should set out policies and proposals to improve air quality and reduce pollution and to consider air quality in the planning of new development allocations. It should also promote low carbon initiatives and sustainable transport modes.</p>	<p>The SA Framework should include objectives relating to improving air quality and associated health impacts and to minimise air pollution in new development.</p>
<b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b>			
<ul style="list-style-type: none"> <li>European Commission (2001) National Emissions Ceiling Directive 2001/81/EC</li> <li>European Commission (1991) The Nitrates Directive 91/676/EEC</li> <li>European Commission (2005) EU Thematic Strategy on Air Quality</li> <li>European Union (2005) Emissions Trading Scheme</li> <li>European Commission (2008) Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC and Air Quality Framework Fourth Daughter Directive 2004/107/EC 1</li> <li>European Commission (2010) Industrial Emissions Directive (integrated pollution prevention and control) (Directive 2010/75/EU)</li> </ul>	<p>These documents provide a European framework to protect and enhance air quality. These include measures to limit values and alert thresholds for air pollutants and a requirement for reporting of air quality and production of action plans where thresholds are exceeded.</p>	<p>The replacement LDP should set out policies and proposals to improve air quality and reduce pollution and to consider air quality in the planning of new development allocations and adhere to European legislation. It should promote low carbon initiatives and sustainable transport modes.</p>	<p>The SA Framework should include objectives relating to improving air quality and associated health impacts and to minimise air pollution in new development.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>European Commission (2001) The Clean Air for Europe Programme (CAFÉ),</li> </ul>			
<b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b>			
<ul style="list-style-type: none"> <li>The Environment Act (1995)</li> <li>The Air Quality Standards Regulations (2010) as amended, Air Quality Strategy for England, Scotland, Wales and Northern Ireland,</li> <li>Defra (2010) Air Pollution: Action in a Changing Climate</li> <li>Defra (2011) Air Quality Plans for the Achievement of EU Air Quality Limit Values for Nitrogen Dioxide (NO2) in the UK: List of UK and National Measures</li> <li>UK's Air Quality Action Plan (Defra, revised January 2016),</li> <li>Revised UK Air Quality Plan for Tackling Nitrogen Dioxide (Improving air quality in the UK: tackling nitrogen dioxide in our towns and cities) (Consultation Draft May 2017)</li> </ul>	<p>These documents provide a UK framework to implement objectives that promote the reduction of the levels of air pollution such as Nitrogen Dioxide.</p>	<p>The replacement LDP should set out policies and proposals with regard to the preservation of acceptable levels of air quality</p>	<p>The SA Framework should include objectives relating to protection of and improvement of air quality and associated health impacts and to minimise air pollution in new development.</p>
<b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>Air Quality Standards (Wales) Regulations (2010)</li> <li>Welsh Government (2018) Consultation Document 'Tackling roadside nitrogen dioxide emissions in Wales'</li> <li>Welsh Assembly Government Noise and Soundscape Action Plan 2018 - 2023</li> </ul>	<p>These regulations bring into law in Wales the limits set out in European Union (EU) Daughter Directives on Air Quality. The regulations require that Welsh Ministers divide Wales into air quality zones. There are two zones North and South Wales. It provides a Wales framework for the protection and improvement of air quality in accordance with limits set within European legislation.</p>	<p>The replacement LDP should set out policies and proposals with regard to the preservation of acceptable levels of air quality management within the area</p>	<p>The SA Framework should include objectives relating to protection of air quality and air pollution controls, and acceptable air quality levels for protection of human health purposes.</p>
<b>Wales National Planning Policy</b>			
<ul style="list-style-type: none"> <li>Welsh Government Planning Policy Wales (Edn 10, December 2018)</li> </ul>	<p>This document provides national planning policy in respect of air. Development plans are important vehicles for the promotion of environmental protection and</p>	<p>The replacement LDP should provide policies and proposals relating to air quality.</p>	<p>The SA Framework should include objectives relating to reducing air pollution and improving air quality.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>should enable consideration of the effects which proposed developments, and transport demand associated with them, may have on air or water quality and the effects which air or water quality may have on proposed developments. Local planning authorities should take account of such quality objectives when preparing development plans and should work closely with pollution control authorities in the preparation of these plans and when determining planning applications. The planning system should determine whether a development is an acceptable use of land and should control other development in proximity to potential sources of pollution rather than seeking to control the processes or substances used in any particular development.</p>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>N/A</li> </ul>			
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>2017 Air Quality Management Report for Monmouthshire County Council (Sept 2017)</li> </ul>	<p>These plans recognise the challenges arising from air pollution, the impacts on health and</p>	<p>The LDP should provide policies, proposals and guidance which guide new developments to</p>	<p>The SA Framework should include objectives relating to the appropriate location of</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Monmouthshire Public Service Board Well-being Plan (Feb 2018)</li> <li>• Monmouthshire Public Service Board Well-being Assessment (April 2017)</li> <li>• Corporate Business Plan 2017 – 2022 including well-being objectives and statement</li> </ul>	<p>the risks to the natural and built environment.</p> <p>The Monmouthshire Well-being Plan (2018) sets out the issues/challenges to the social, economic, environmental and cultural well-being of Monmouthshire residents, as required under the Well-being of Future Generations Act (2015). The Plan identifies the areas the PSB will focus on to deliver the objectives as they relate to air:</p> <ul style="list-style-type: none"> <li>• Developing the infrastructure needed for alternative vehicle use</li> <li>• Developing public transport solutions to address rural isolation and access to jobs and services</li> <li>• Promoting active travel – walking and cycling</li> </ul>	<p>locations that are accessible to pedestrians and cyclists to reduce the need for car travel in order to minimise the effects of new development on air quality.</p>	<p>new developments to minimise the need for car travel.</p>
<b>7. Climatic Factors</b>			
<b>International</b>			
<ul style="list-style-type: none"> <li>• United Nations (1994), The United Nations Framework Convention on Climate Change</li> <li>• United Nations (1997) ) Kyoto Protocol to the UN Convention on Climate Change</li> <li>• United Nations (2009) The Copenhagen Accord,</li> <li>• United Nations (2010) Cancun Adaptation Framework,</li> <li>• United Nations (2016) Paris Agreement</li> </ul>	<p>These documents provide an international framework identifying the need for climate change mitigation and adaptation action.</p>	<p>The replacement LDP should set out policies and proposals, that promote adaption to the effects of and mitigation of climate change effects caused by development</p>	<p>The SA Framework should include objectives that adapt to the effects of climate change, promote energy efficiency, resource efficiency, sustainable transport, GHG emissions</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
			and climate change mitigation
<b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b>			
<p>European Union (2001) SEA Directive (2001/42/EC)</p> <ul style="list-style-type: none"> <li>• European Commission (2001) National Emissions Ceiling Directive 2001/81/EC,</li> <li>• European Commission (2002) Energy Performance in Buildings Directive 2002/49/EC</li> <li>• European Union (2005) Emissions Trading Scheme (EU ETS)</li> <li>• European Commission (2007)The Integrated Climate and Energy Package</li> <li>• European Commission (2007) The Integrated Climate and Energy Package</li> <li>• European Commission (2009) Renewable Energy Directive (2009/28/EC)</li> <li>• European Commission (2010) Energy 2020 - A Strategy for Competitive, Sustainable and Secure Energy</li> <li>• European Commission (2011) A Roadmap for Moving to a Competitive Low Carbon Economy in 2050</li> <li>• European Commission (2012) Energy Efficiency Directive (2012/27/EU),</li> <li>• European Council (2013) Seventh EU Environmental Action Plan (EAP) (2013-2020),</li> <li>• European Commission (2013) Strategy on Adaptation to Climate Change</li> <li>• European Commission (2013) Seventh Environmental Action Programme to 2020 'Living well, within the limits of our planet'</li> <li>• European Commission (2014) 2030 Policy Framework for Climate and Energy</li> </ul>	<p>These documents provide a European framework to respond to the global challenge of climate change. They promote and seek to secure the minimisation of future climate change through mitigation and the implementation of adaptation measures to the future effects of climate change.</p> <p>In respect of the UK a key aim is that we are required to ensure 15% of energy needs are delivered from renewable sources, including biomass, hydro, wind and solar power by 2020.</p>	<p>The replacement LDP should set out policies that adapt to the effects of climate change and contribute to mitigation of further climate change.</p>	<p>The SA Framework should include objectives for increasing use of low carbon and renewable energy sources, resource efficiency, sustainable development that reduces the need to travel and to ensure new development is designed to adapt to the future effects of climate change.</p>
<b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• HM Government (2006) The Stern Review: The Economics of Climate Change</li> <li>• HM Government (1998) Petroleum Act</li> <li>• Committee on Climate Change (2008) Building a Low-Carbon Economy - the UK's Contribution to Tackling Climate Change</li> <li>• HM Government (2008) Climate Change Act 2008</li> <li>• HM Government (2008) The Energy Act 2008</li> <li>• Health Protection Agency (2008) Health Effects of Climate Change in the UK 2008 - An update of the Department of Health report 2001/2002</li> <li>• DECC (2009) UK Ports for the Offshore Wind Industry: Time to Act</li> <li>• DECC (2009) Framework for the Development of Clean Coal</li> <li>• HM Government (2009) The Climate Change Act 2008 (2020 Target, Credit Limit and Definitions) Order 2009</li> <li>• Environment Agency (2010) Managing the Environment in a Changing Climate</li> <li>• DECC (2011) The Carbon Plan Carbon Plan: Delivering our Low Carbon Future</li> <li>• DECC (2011) National Policy Statements for Energy Infrastructure</li> <li>• DECC (2011) UK Renewable Energy Roadmap</li> <li>• Defra (2012) UK Climate Change Risk Assessment: Government Report</li> <li>• Defra (2013) The National Adaptation Programme: Making the Country Resilient to a Changing Climate</li> <li>• DECC (2014) UK National Energy Efficiency Action Plan</li> <li>• HM Government (2015) Ozone-Depleting Substances Regulations 2015</li> <li>• HM Government (2017) UK Climate Change Risk Assessment</li> </ul>	<p>These documents provide a framework at the UK level regarding the need to mitigate and adapt to climate change. The Climate Change Act 2008 sets a legally binding target of reducing the UK's GHG emissions by 80% by 2050 compared with 1990 and requires a programme of rolling carbon budgets to be set to achieve this.</p>	<p>The replacement LDP should set out policies and proposals to minimise environmental effects from new development and to promote use of renewable and low carbon technologies and minimising emissions of Greenhouse Gas emissions.</p>	<p>The SA Framework should include objectives for increasing use of low carbon and renewable energy sources, resource efficiency, sustainable development that reduces the need to travel and to ensure new development is designed to adapt to the future effects of climate change.</p>
<b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>• Welsh Government (2006) Environment Strategy for Wales</li> </ul>	<p>These documents provide a framework at the Welsh level to</p>	<p>The replacement LDP should set out policies and proposals to</p>	<p>The SA Framework should include objectives relating to</p>



Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Sustainable Development Commission (2009) Low Carbon Wales</li> <li>• Welsh Government (2010) Climate Change Strategy for Wales</li> <li>• Welsh Government (2010) Low Carbon Revolution – the Welsh Government Energy Policy Statement</li> <li>• Welsh Assembly Government (2010), Capturing the Potential: A Green Jobs Strategy for Wales,</li> <li>• Welsh Government (2011) Marine Renewable Energy Strategic Framework</li> <li>• Welsh Government (2011) Policy Statement: Preparing for a Changing Climate</li> <li>• Welsh Assembly Government (2011) Preparing Wales for Climate Change: Adaptation Delivery Plan,</li> <li>• Welsh Government (2012) Energy Wales: A Low Carbon Transition</li> <li>• Welsh Assembly Government (2016) Environment (Wales) Act 2016</li> <li>• Committee on Climate Change (2017) UK Climate Change Risk Assessment 2017 Evidence Report, Summary for Wales</li> </ul>	<p>respond to the need to mitigate and adapt to the effects of climate change. The framework focuses on seeking to decarbonise key economic sectors, encouraging renewable and low carbon energy generation and enhancing the resilience of the natural environment.</p>	<p>promote reduced energy and energy usage in new development, utilisation of renewable and low carbon energy sources, and promotion of sustainable design. Minimise environmental effects from new development and promote the use of renewable and low carbon technologies and minimise Greenhouse Gas emissions</p>	<p>renewable energy use, resource efficiency, sustainable transport, GHG emissions and climate change mitigation.</p>
<b>Wales National Planning Policy</b>			
<ul style="list-style-type: none"> <li>• Welsh Government Planning Policy Wales (Edn 10, December 2018),</li> <li>• Welsh Assembly Government (2005) Technical Advice Note (TAN) 8: Renewable Energy</li> </ul>	<p>These documents provide the national planning policy on mitigating and adapting the effects of climate change. In their land allocation policies and proposals, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• Ensure that tackling the causes and consequences of climate change is taken into account in locating new development.</li> <li>• Local planning authorities should consider the contribution</li> </ul>	<p>The replacement LDP should provide policies, proposals, advice and guidance relating to climate change mitigation and adaptation.</p>	<p>The SA Framework should include objectives relating to climate change mitigation and adaptation.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>that their settlement strategies can make to tackling the causes of climate change and the need to deal with the consequences of climate change</p> <ul style="list-style-type: none"> <li>Local planning authorities should guide appropriate renewable and low carbon energy development by undertaking an assessment of the potential of all renewable energy resources and renewable and low carbon energy opportunities within their area and include appropriate policies in development plans. Local planning authorities are encouraged to work collaboratively in order to gather evidence on a sub-regional basis wherever possible.</li> </ul> <p>The Welsh Governments objectives in relation to infrastructure and climate change to promote the generation and use of energy from renewable and low carbon energy sources at all scales and promote energy efficiency, especially as a means to secure zero or low carbon developments and to tackle the causes of climate change</p>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>N/A</li> </ul>			
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Monmouthshire Public Service Board Well-being Plan (Feb 2018)</li> <li>• Monmouthshire Public Service Board Well-being Assessment (April 2017)</li> <li>• Monmouthshire Corporate Business Plan 2017 – 2022 including well-being objectives and statement</li> <li>• Monmouthshire Flood Risk Management Plan (Feb 2016)</li> </ul>	<p>These documents recognise that climate change presents risks to the natural and built environment and is likely to increase the risk of flooding. Commit to MCC producing 'Green and Clean' energy by:</p> <ul style="list-style-type: none"> <li>• Enabling renewable energy schemes</li> <li>• Developing new energy solutions including storage, smart energy, heat and local supply</li> <li>• Reducing the carbon footprint of Council operations</li> </ul>	<p>The LDP should provide policies, proposals and guidance to protect communities against flood risk and to support the movement to a lower carbon economy. This should include the provision of a supportive policy framework for renewable and low carbon energy generation in appropriate locations and the incorporation of appropriate renewable energy schemes within new developments. A policy framework that ensures that new development is not at risk from flooding.</p>	<p>The SA Framework should include objectives relating to energy use and energy efficiency, emissions and climate change mitigation. It should also include objectives which mitigate against flood risk.</p>
<b>8. Material Assets</b>			
<b>International</b>			
<ul style="list-style-type: none"> <li>• United Nations (1989) Basel Convention</li> </ul>	<p>This convention seeks to reduce the movements of hazardous waste between nations and the amounts/toxicity of waste generated.</p>	<p>Any replacement LDP resulting from this LDP Revision should set out policies, proposals, advice and guidance for the reduction in toxic waste generated.</p>	<p>The SA Framework should include objectives relating to resource efficiency, land use, waste management, energy, connectivity and accessibility.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b>			
<ul style="list-style-type: none"> <li>• European Commission (1999) Landfill Directive (1999/31/EC)</li> <li>• European Commission (2002) Environmental Noise Directive (END) 2002/49/EC</li> <li>• European Commission (2002) Mineral Waste Directive 2006/21/EC</li> <li>• European Commission (2003) Public Sector Information Directive (PSI) 2003/98/EC</li> <li>• European Commission (2004) Environmental Liability Directive 2004/35/EC</li> <li>• European Commission (2008) Waste Framework Directive 2008/98/EC</li> <li>• European Commission (2011) Roadmap to a Single European Transport Area,</li> <li>• Towards a Circular Economy: A Zero Waste Programme for Europe (2014),</li> <li>• EU Directive on the Incineration of Waste (2000)</li> <li>• EU Waste Oil Directive,</li> <li>• EU Energy Performance of Buildings Directive (Directive 2018/844)</li> <li>• European Commission (2002) Mineral Waste Directive 2006/21/EC</li> </ul>	<p>These documents provide a European framework to promote the sustainable management of waste and to move toward a circular economy on waste. All EU member states will have new recovery and recycling targets at 5 year intervals Some important targets by 2020:</p> <ul style="list-style-type: none"> <li>• Reduction of level of biodegradable waste sent to landfills will have to be reduced by 35% compared to 1995 levels.</li> <li>• By 2020, 50% of certain waste materials from households and other origins similar to households for re-use and recycling, and 70% preparing for re-use, recycling and other recovery of construction and demolition waste.</li> <li>• The UK is required to source 15% of energy needs from renewable sources, including biomass, hydro, wind and solar power by 2020. The SA Framework should include objectives relating to resource efficiency, land use, waste management, energy, connectivity and accessibility.</li> </ul>	<p>The replacement LDP should set out policies and proposals promoting sustainable waste management and the proper disposal of waste in line with European directives.</p>	<p>The SA Framework should include objectives relating to resource efficiency, land use, waste management, energy, connectivity and accessibility.</p>
<b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b>			
<ul style="list-style-type: none"> <li>• HM Government (1995) Environment Act 1995,</li> <li>• Waste and Emissions Trading Act 2003 (Amended)</li> </ul>	<p>These documents provide a framework at the UK level</p>	<p>The replacement LDP should set out policies and proposals, for the</p>	<p>The SA Framework should include objectives relating to</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• The Hazardous Waste Regulations 2005 (England and Wales)</li> <li>• Landfill Regulations 2002 (England and Wales, amended 2005)</li> <li>• Meeting the Energy Challenge: A White Paper on Energy (DECC, 2007),</li> <li>• Department for Transport (2008) Delivering a Sustainable Transport System</li> <li>• HM Government (2010) Environmental Permitting (England and Wales) Regulations</li> <li>• HM Government (2010) Waste (Wales) Measure 2010,</li> <li>• The UK Renewable Energy Strategy (2009)</li> <li>• HM Treasury (2011) UK Plan for Growth</li> <li>• The Waste Regulations 2011 (England and Wales)</li> <li>• DEFRA (2013) Reducing and Managing Waste Policy</li> <li>• DEFRA, 2013, Waste Incineration (England and Wales) Regulations 2002</li> <li>• HM Treasury (2014) National Infrastructure Plan</li> <li>• The Environmental Permitting (England and Wales) (Amendment) Regulations 2016,</li> <li>• National Planning Policy for Waste (DCLG, 2014)</li> <li>• The Waste Electronic Equipment (Amendment) Regulations SI 2010/1155 amending The Waste Electrical and Electronic Equipment (WEEE) (Waste Management Licensing) (England and Wales) Regulations 2006,)</li> </ul>	<p>regarding infrastructure development, environmental permitting, waste management and energy generation</p>	<p>efficient use of material assets, transport, and to facilitate renewable and low carbon energy generation sources and sustainable waste management.</p>	<p>resource efficiency, land use, transport, waste management, energy, connectivity and accessibility.</p>
<p><b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b></p>			
<ul style="list-style-type: none"> <li>• Welsh Assembly Government (2008) One Wales: Connecting the Nation, Welsh Assembly Government (2008)</li> <li>• Sustainable Development Commission (2009) Low Carbon Wales,</li> <li>• Wales Transport Strategy, Welsh Assembly Government (2010) Towards Zero Waste One Wales: One Planet. The Overarching Waste Strategy Document for Wales</li> </ul>	<p>These documents provide a Welsh Policy framework for the protection of natural resources, infrastructure development strategies and investment plans, and transport strategies and policies.</p>	<p>The replacement LDP should provide policies and proposals for the enhancement and protection of material assets within the County Council area.</p>	<p>The SA Framework should include objectives relating to transport, waste regulations, protection of natural resources, resource management and green growth.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>Welsh Assembly Government (2012) Sustaining a Living Wales: A Green Paper on a New Approach to Natural Resource Management in Wales</li> <li>Welsh Assembly Government (2012) Wales Infrastructure Investment Plan</li> <li>Welsh Assembly Government (2013) Active Travel (Wales) Act</li> <li>Cardiff Capital Region (2015) Powering the Welsh Economy, Active Travel Act (Wales) 2013</li> <li>LIFE Natura 2000 Programme for Wales Natural Resources Wales (2016)</li> <li>State of Natural Resources Report (SoNaRR) (2016)</li> <li>Welsh Assembly Government (2015) Green Growth Wales: Local Energy,</li> <li>Welsh Assembly Government (2016) Active Travel Action Plan for Wales,</li> <li>Welsh Assembly Government (2016) Energy Efficiency in Wales: A Strategy for the Next 10 years 2016-2026,</li> <li>Welsh Assembly Government (2017) Natural Resources Policy,</li> </ul>			
<b>Wales National Planning Policy</b>			
<ul style="list-style-type: none"> <li>Welsh Assembly Government (2018) Planning Policy Wales (Edn 10),</li> <li>Welsh Assembly Government (2002) Technical Advice Note (TAN) 19: Telecommunications</li> <li>Welsh Assembly Government (2004) Minerals</li> <li>Welsh Assembly Government (2007) Technical Advice Note (TAN) 18: Transport Technical Advice Note (MTAN) Wales 1: Aggregates Welsh Assembly Government (2004)</li> <li>Welsh Assembly Government (2009) Minerals Technical Advice Note (MTAN) Wales 2: Coal</li> <li>Welsh Assembly Government (2014) Technical Advice Note (TAN) 21: Waste,</li> </ul>	<p>These documents provide national planning policy and guidance in respect of transport, waste, minerals and infrastructure. In preparation of the LDP:</p> <ul style="list-style-type: none"> <li>The Welsh Government supports a transport hierarchy in relation to new development that establishes priorities in such a way that, wherever</li> </ul>	<p>The replacement LDP should provide policies and proposals relating to sustainable transport infrastructure development, waste management and the sustainable use of natural resources.</p>	<p>The SA Framework should include objectives relating to the promotion of a sustainable transport hierarchy, infrastructure development, waste management and the sustainable use of natural resources.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>Welsh National Marine Plan (Nov 2019)</li> </ul>	<p>possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. Careful consideration needs to be given to the allocation of new sites which are likely to generate significant levels of movement in Local Development Plans to ensure that access provisions which promote walking and cycling, as well as by public transport are included from the outset.</p> <ul style="list-style-type: none"> <li>Development plan strategies and policies need to be consistent and integrated with the strategies and policies contained in LTPs, Road Traffic Reduction Reports, air quality and noise action plans and local well-being plans, and take account of information from the local authority's annual air quality reports, national noise maps, the public service board's assessment of local</li> </ul>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>wellbeing and any area statements issued by Natural Resources Wales under the Environment (Wales) Act 20162. Any LTP proposal that directly involves the development or use of land, or has land use implications, should appear as a policy or proposal in the development plan.</p> <ul style="list-style-type: none"> <li>• Ensure that transport centred projects' undergo an assessment in accordance with the Welsh Transport Appraisal Guidance (WeITAG).</li> <li>• Development plans provide the main means for achieving integration between land use and transport. They must provide an explanation of the authority's transport aims and the way in which the transport policies support the other objectives of the plan. Development plans should provide the means for: <ul style="list-style-type: none"> <li>• examining the relationship between transport and land use planning;</li> </ul> </li> </ul>		



Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<ul style="list-style-type: none"> <li>• promoting the integration and co-ordination of transport and land use planning; and</li> <li>• promoting strategies to reduce the need to travel.</li> <li>• set out the land use/transportation strategy, addressing accessibility and the provision of strategic and integrated transport facilities, including roads, railways and interchanges;                             <ul style="list-style-type: none"> <li>• ensure that new housing, jobs, shopping, leisure and services are highly accessible by walking, cycling and public transport;</li> </ul> </li> <li>• locate major generators of travel demand within existing urban areas, or in other locations that can be well served by walking, cycling and public transport;</li> <li>• encourage higher density and mixed-use development near public transport nodes, or near corridors well served by public transport;</li> <li>• ensure that development sites which are highly</li> </ul>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>accessible to non-car modes are used for travel intensive uses, reallocating their use if necessary;</p> <ul style="list-style-type: none"> <li>• in rural areas, designate local service centres, or clusters of settlements where a sustainable functional linkage can be demonstrated, as the preferred locations for new development;</li> <li>• include specific measures to promote active travel in accordance with the Active Travel (Wales) Act 2013;</li> <li>• set out policies to promote the use of public transport including new and improved interchange facilities and, where appropriate, park and ride schemes;</li> <li>• include appropriate traffic management policies;</li> <li>• identify the primary road network, including trunk roads, and separately identify the core network;</li> <li>• identify proposals for new roads and major improvements to the primary route network and the broad policy on</li> </ul>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>priorities for minor improvements;</p> <ul style="list-style-type: none"> <li>• include policies and proposals relating to the development of transport infrastructure other than roads;</li> <li>• identify, and where appropriate protect, routes required for the sustainable movement of freight;</li> <li>• protect disused transport infrastructure, including railways, rail sidings, ports, harbours and inland waterways from development that would compromise their future transport use, where re-use is a possibility; and</li> <li>• minimise the adverse impacts of transport infrastructure projects on the natural, historic and built environment and on local communities.</li> </ul> <p>• LDPs should maximise the use of existing infrastructure and should consider how the provision of different types of infrastructure can be co-ordinated.</p>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<ul style="list-style-type: none"> <li>LDPs should consider PPW (2016) 'Infrastructure and Services' objectives when considering the effects of development on the management of waste, development plans and waste planning, development management and waste planning.</li> </ul> <p>LDPs should set out policies and proposals for the location of telecommunications equipment, allocating sites for major developments and including criteria-based policies to guide telecommunications developments where sites other than those identified in the plan may be proposed.</p> <p>Local planning authorities must develop a strategic and long-term approach to infrastructure provision when preparing development plans. They should consider both the siting requirements of the utility companies responsible for these services to enable them to meet community needs and the environmental effects of such additional uses. Development may need to be phased, in consultation with the relevant utilities providers,</p>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>to allow time to ensure that the provision of utilities can be managed in a way consistent with general policies for sustainable development.</p> <p>It is essential that local planning authorities consult utility companies and other infrastructure providers and Natural Resources Wales at an early stage in the formulation of land use policies. Welsh Government guidance in Local Development Plan Wales (2015) provides details of the bodies which must be consulted about particular issues to ensure that plan policies are realistic and capable of implementation.</p>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>• Welsh Government - Turning Heads – A Strategy for the Heads of the Valleys 2020, 2006</li> <li>• South East Wales Transport Alliance Regional Transport Plan (March 2010)</li> <li>• Welsh Government - City Regions Final Report July 2012</li> <li>• South East Wales Regional Aggregates Working Party – Regional Technical Statement 2014</li> <li>• Cardiff capital Region City Deal (2015) Powering the Welsh Economy</li> <li>• South East Wales Valleys Local Transport Plan, January 2015</li> <li>• Western Power Distribution – Innovation strategy 2017</li> </ul>			
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Monmouthshire Public Service Board Well-being Plan (Feb 2018)</li> <li>• Monmouthshire Public Service Board Well-being Assessment (April 2017)</li> <li>• Monmouthshire County Council Local Transport Plan (May 2015)</li> <li>• Monmouthshire County Council Active Travel Integrated Network Maps (February 2018)</li> <li>• Rights of Way Improvement Plan (Oct 2007)</li> <li>• Public Rights of Way Improvement Plan Review 2016</li> <li>• Corporate Business Plan 2017 – 2022 including well-being objectives and statement</li> </ul>	<p>These plans provide guidance for road traffic reduction, road safety, public transport, parking, managing the transportation network and walking and cycling. In addition the Local Transport Plan includes a prioritised five-year programme of projects the Council wishes to see delivered between 2015 and 2020 as well as medium and longer term aspirations up to 2030. These include walking and cycling infrastructure, bus network, station and highways improvements, Cardiff Capital Region Metro schemes, 20mph limits and road safety schemes.</p>	<p>The LDP should provide policies, proposals and guidance which promote a safe, efficient, accessible and sustainable transport system and provide opportunities for walking and cycling.</p>	<p>The SA Framework should include objectives relating to the relative accessibility of proposed new developments and objectives to ensure that they are supported by sustainable transport measures.</p>
<ul style="list-style-type: none"> <li>• Blaenau Gwent County Borough Council Local Development Plan – adopted Nov 2012</li> <li>• Brecon Beacons National Park Local Development Plan – adopted Dec 2013</li> <li>• Forest of Dean Core District Council Strategy – adopted Feb 2012</li> <li>• Newport City Council Local Development Plan – adopted Jan 2015</li> <li>• Powys County Council Local Development Plan – adopted April 2018</li> <li>• South Gloucestershire Council Core Strategy – adopted Dec 2013</li> <li>• Torfaen County Borough Council Local Development Plan – adopted Dec 2013</li> </ul>	<p>The LDPs set out the land-use planning framework for neighbouring local authorities</p>	<p>The LDP should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential enhancements to those designated and non-designated natural environment sites and other networks that cross LA boundaries.</p>	<p>The SA should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential enhancements to those designated and non-designated natural environment sites and other</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
			networks that cross LA boundaries.
<b>9. Cultural Heritage</b>			
<b>International</b>			
<ul style="list-style-type: none"> <li>UNESCO (2001) Convention on the Protection of Underwater Cultural Heritage,</li> <li>United Nations (1979) Geneva Convention</li> <li>World Cities Culture Report 2015 – measures and cultural assets, UNESCO (1972) Convention Concerning the Protection of the World Cultural and Natural Heritage,</li> </ul>	<p>These documents provide an international framework to identify and protect cultural heritage assets. They aim to ensure the cultural heritage assets have a function in the community and are integrated into various planning programmes</p>	<p>Any replacement LDP resulting from this LDP Revision should set out policies, proposals, advice and guidance for the protection, preservation and presentation of cultural heritage assets as set out in international policy</p>	<p>The SA Framework should include objectives relating to the preservation, conservation, protection and enhancement of the historic environment.</p>
<b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b>			
<ul style="list-style-type: none"> <li>European Convention on the Protection of Archaeological Heritage (1992)</li> </ul>	<p>This document provides a European framework for the protection of designated cultural and archaeological heritage sites in accordance with European legislation.</p>	<p>The replacement LDP should set out policies, proposals, advice and guidance for the preservation and protection of cultural and archaeological heritage within the County Council area.</p>	<p>The SA Framework should include objectives relating to protection of heritage assets</p>
<b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b>			
<ul style="list-style-type: none"> <li>HM Government (1979) Ancient Monuments and Archaeological Areas Act 1979,</li> <li>The Planning (Listed Buildings and Conservation Areas) Act 1990,</li> <li>HM Government (1996) The Treasure Act 1996,</li> <li>HM Government (2002) The National Heritage Act 2002</li> <li>Department for Culture, Media &amp; Sport (2007) Heritage Protection for the 21st Century</li> <li>Heritage Protection for the 21st Century: White Paper (DCMS, 2007),</li> <li>Department for Culture, Media &amp; Sport (2013) Scheduled Monuments &amp; Nationally Important but Non-Scheduled Monuments</li> </ul>	<p>These documents provide a framework at the UK level regarding the protection and conservation of cultural and heritage assets, including listed buildings, ancient monuments and archaeological resources.</p>	<p>The replacement LDP resulting from this LDP Revision should set out policies, proposals, advice and guidance for the protection and promotion of cultural and heritage assets in the MCC area.</p>	<p>The SA Framework should include objectives relating to the protection, enhancement, conservation and preservation of heritage assets.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>Valuing the Welsh Historic Environment Welsh Assembly Government (2010)</li> <li>Welsh Language (Wales) Measure 2011, Cymraeg 2050 A million Welsh speakers</li> <li>Environment (Wales) Act 2016,</li> <li>Welsh Assembly Government Historic Environment (Wales) Act 2016,</li> <li>Welsh Assembly Government (2017), Light Springs through the Dark: A vision for culture in Wales (2016)</li> <li>Welsh Government (2010) Valuing the Welsh Historic Environment</li> </ul>	<p>These documents provide a framework at the Welsh level regarding the protection of cultural heritage; including heritage assets and the use of the Welsh language</p>	<p>Any replacement LDP resulting from this LDP review should provide policies, proposals, advice and guidance for the protection, preservation and presentation of cultural heritage and where possible, the inclusion of the Welsh language wherever relevant in the MCC area.</p>	<p>The SA Framework should include objectives relating to the protection of cultural heritage assets.</p>
<b>Wales National Planning Policy</b>			
<ul style="list-style-type: none"> <li>Welsh Government Planning Policy Wales (Edn 10, December 2018),</li> <li>Welsh Assembly Government Technical Advice Note (TAN) 12: Design, (2016)</li> <li>Welsh Assembly Government Technical Advice Note (TAN) 20: Planning and the Welsh Language, (2017)</li> <li>Technical Advice Note (TAN) 24: The Historic Environment (2017)</li> </ul>	<p>These documents provide national planning policy on cultural heritage.</p> <ul style="list-style-type: none"> <li>Local planning authorities should not repeat national policy but include clear robust policies on design in their development plans which address local issues and should be based on relevant evidence. These should set out the planning authority's design expectations. They should not impose architectural styles or particular tastes but should secure good quality design as applied to the local context (local distinctiveness).</li> </ul>	<p>The replacement LDP should set out policies and proposals relating to the protection and enhancement of the historic environment and the promotion of the Welsh language</p>	<p>The SA Framework should include objectives relating to the protection and enhancement of the historic environment and the promotion of the Welsh language.</p>



Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<ul style="list-style-type: none"> <li>• Plans may incorporate targeted design policies for major areas of change or protection, strategic sites or for certain types of development</li> <li>• Developing Local Sustainable Building Policies - Local circumstances may provide opportunities for local planning authorities to set local requirements on strategic sites identified in LDPs that exceed the minimum required by Building Regulations.</li> </ul> <p>Provide policies relating to the protection and preservation of world heritage sites, archaeological remains, listed buildings and conservation areas, local historic assets and historic parks and gardens.</p> <p>Identify locally specific policies in relation to the historic environment and cover those heritage assets deemed to be important considerations from a local planning perspective.</p> <p>Development plans should also set out proposals for re-use or new</p>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>development affecting historic areas and buildings, which may assist in achieving the Welsh Government’s objectives for urban and rural regeneration.</p> <p>Development plans must only identify locally specific policies in relation to the historic environment. Locally specific policies for the historic environment must be distinctive and only cover those heritage elements deemed as important considerations from a local planning perspective during the determination of planning applications.</p> <p>In preparing plans and assessing proposals for development, local planning authorities must keep under review their access to records of the historic environment in their area.</p> <p>Historic environment records must be used as a key source of information for the formulation of development plans and advice on their use should be sought from the Welsh Archaeological Trusts.</p> <p>When preparing a development plan, local planning authorities are required to undertake a Strategic</p>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>Environmental Assessment and a Sustainability Appraisal. An assessment of the cultural heritage is one of the baseline studies in this process and requires consultation with Cadw. In undertaking the appraisal, an up-to-date evidence base, including those provided by the HER for the local authority area and the National Monuments Record, must be used.</p> <p>Development plans must reflect that World Heritage Sites have been inscribed by UNESCO because of their Outstanding Universal Value. These sites can also contribute to a national and local sense of community and to sustainable economic development and regeneration. They can cover more than one authority's jurisdiction and there is a need to ensure there are consistent planning policies in the relevant development plans</p> <p>Provide policies and or guidance relating to the protection and preservation of world heritage sites, archaeological sites, listed buildings and conservation areas, local historic assets and historic parks and gardens</p>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>The Planning (Wales) Act 2015 contains provisions relating to the consideration of the Welsh language in the appraisal of development plans and in dealing with applications for planning permission.</p> <p>Local planning authorities must consider the likely effects of their development plans on the use of the Welsh language in the Sustainability Appraisal of their plans, and should keep their evidence up to date. All local planning authorities should include in the reasoned justifications to their development plans a statement on how they have taken the needs and interests of the Welsh language into account in plan preparation, and how any policies relating to the Welsh language interact with other plan policies The sustainability appraisal is required to include an assessment of the likely effects of the plan on the use of the Welsh language .</p>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>N/A</li> </ul>			
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Monmouthshire Public Service Board Well-being Plan (Feb 2018)</li> <li>• Monmouthshire Public Service Board Well-being Assessment (April 2017)</li> <li>• Monmouthshire Welsh Language Strategy 2017 – 2022 (Jan 2017)</li> <li>• Monmouthshire County Council Welsh in Education Strategic Plan 2017 – 2020</li> <li>• Monmouthshire Destination Management Plan 2017 – 2020</li> <li>• Corporate Business Plan 2017 – 2022 including well-being objectives and statement</li> </ul>	<p>The Monmouthshire Welsh Language Strategy sets out how it will promote and protect culture, heritage and the Welsh language encouraging people to participate fully in their communities and building on the legacy of hosting the national Eisteddfod.</p>	<p>The LDP should provide policies, proposals and guidance relating to the preservation and promotion of both the social and built cultural heritage of the Monmouthshire County Council area.</p>	<p>The SA Framework should include objectives relating to the preservation of cultural heritage assets.</p>
<ul style="list-style-type: none"> <li>• Blaenau Gwent County Borough Council Local Development Plan – adopted Nov 2012</li> <li>• Brecon Beacons National Park Local Development Plan – adopted Dec 2013</li> <li>• Forest of Dean Core District Council Strategy – adopted Feb 2012</li> <li>• Newport City Council Local Development Plan – adopted Jan 2015</li> <li>• Powys County Council Local Development Plan – adopted April 2018</li> <li>• South Gloucestershire Council Core Strategy – adopted Dec 2013</li> <li>• Torfaen County Borough Council Local Development Plan – adopted Dec 2013</li> </ul>	<p>The LDPs set out the land-use planning framework for neighbouring local authorities</p>	<p>The LDP should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential enhancements to those designated and non-designated natural environment (landscape, biodiversity and heritage) sites and other networks that cross LA boundaries.</p>	<p>The SA should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential enhancements to those designated and non-designated natural environment (landscape, biodiversity and heritage) sites and other networks that cross LA boundaries.</p>
<b>10. Landscape</b>			
<b>International</b>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
European Landscape Convention (The Florence Convention, 2000),	This document provides a European framework to define and protect important landscapes which contribute to cultural and social heritage and quality of life.	The replacement LDP should set out policies and proposals for the preservation of landscapes within the local area and should recognise the significance of landscapes during the creation of new policy.	The SA Framework should include objectives relating to landscape features, landscape character and visual impacts.
<b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b>			
<ul style="list-style-type: none"> <li>• UNESCO (1972) Convention Concerning the Protection of the World Cultural and Natural Heritage,</li> <li>• Council of Europe (2000) European Landscape Convention</li> <li>• UNESCO (2001) Convention on the Protection of Underwater Cultural Heritage</li> <li>• World Cities Culture Report 2015 – measures and cultural assets, ,</li> </ul>	These documents provide an international framework to identify and protect cultural heritage assets. They aim to ensure the cultural heritage assets have a function in the community and are integrated into various planning programmes.	Any replacement LDP resulting from this LDP Revision should set out policies, proposals, advice and guidance for the protection, preservation and presentation of cultural heritage assets as set out in international policy.	
<b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b>			
<ul style="list-style-type: none"> <li>• HM Government (1949) National Parks and Access to the Countryside Act 1949</li> <li>• HM Government (1967) Forestry Act 1967</li> <li>• Hedgerow Regulations 1997</li> <li>• HM Government (2000) Countryside and Rights of Way Act 2000</li> <li>• HM Government (2006) Commons Act 2006</li> <li>• Natural Environment and Rural Communities Act (2006),</li> <li>• HM Government (2006) Commons Act 2006</li> </ul>	These documents provide a framework at the UK level regarding the protection of national parks, countryside and rural communities including rights of way and protection of forests.	The replacement LDP should set out policies and proposals for the protection of landscapes and hedgerows; including protected areas within the County Council area.	The SA Framework should include objectives relating to landscape features, landscape character and visual impacts
<b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>• Countryside Council for Wales (now Natural Resources Wales) (2001) Register of Landscapes of Historic Interest, Natural Resources Wales (ongoing) LANDMAP Programme</li> <li>• Environment (Wales) Act 2016,</li> </ul>	These documents provide a framework at the Welsh level regarding the protection and mapping of natural resources, protected and important landscapes of historic interest.	The replacement LDP should provide policies and proposals for the preservation of protected landscapes and natural resources within the MCC planning area.	The SA Framework should include objectives relating to landscape features, landscape character and visual impacts.
<b>Wales National Planning Policy</b>			

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>• Welsh Government Planning Policy Wales (Edn 10, December 2018),</li> <li>• Technical Advice Note (TAN) 7 Outdoor Advertisement Control,</li> <li>• Welsh National Marine Plan (Nov 2019)</li> </ul>	<p>These documents provide national planning policy in respect of landscape. They require in preparing LDP's to:</p> <ul style="list-style-type: none"> <li>• Development plans must set out the locational policy framework for the conservation and enhancement of the natural heritage within the context of an integrated strategy for social, economic and environmental development in line with sustainability principles.</li> <li>• Plans should seek to conserve and enhance the natural heritage in ways which bring benefits to local communities and encourage social and economic progress.</li> <li>• Development plans should be informed by a sustainability appraisal commencing at the outset of the plan</li> </ul> <p>LDP's should:</p> <ul style="list-style-type: none"> <li>• identify all international, national and local designated sites (including potential SPAs, candidate SACs and listed Ramsar sites);</li> <li>• provide criteria against which a development affecting the different types of designated site will be</li> </ul>	<p>The replacement LDP should set out policies and proposals and guidance relating to the protection and enhancement of designated landscapes, local landscape character, landscape features and visual amenity.</p>	<p>The SA Framework should include objectives relating to the protection and enhancement of designated landscapes, landscape character, landscape features and visual amenity.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>assessed, reflecting their relative significance;</p> <ul style="list-style-type: none"> <li>• include locally-specific policies for the conservation and, where appropriate, enhancement of landscape and amenity;</li> <li>• provide for the conservation and, where appropriate, enhancement of biodiversity and landscape outside designated areas, in particular identifying opportunities to conserve important local habitats and species, and to safeguard and manage landscape features of major importance for nature conservation or amenity;</li> <li>• make appropriate provision for Local Nature Reserves;</li> <li>• include, where appropriate, locally-specific policies for conserving native woodland and protecting and planting trees;</li> <li>• clarify how biodiversity will be safeguarded outside statutory designated sites without unduly restricting development that is otherwise appropriate;</li> <li>• provide for the protection and enhancement of open space of conservation value, seeking to identify opportunities to promote responsible public access for enjoyment and understanding of the natural heritage where this is</li> </ul>		



Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	compatible with its conservation and existing land uses; and <ul style="list-style-type: none"> <li>recognise the potential of, and encourage land uses and land management practices that help to secure carbon sinks.</li> </ul>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>N/A</li> </ul>			
<b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>Living Levels Green Infrastructure Strategy (April 2017)</li> <li>Monmouthshire Corporate Business Plan 2017 – 2022 including well-being objectives and statement.</li> <li>Monmouthshire Public Service Board Well-being Assessment (April 2017)</li> <li>Monmouthshire Public Service Board Well-being Plan (Feb 2018)</li> </ul>	The Monmouthshire Well-being Plan (2018) sets out the issues/challenges to the social, economic, environmental and cultural well-being of Monmouthshire residents, as required under the Well-being of Future Generations Act (2015). The Plan identifies the areas the PSBs will focus on to deliver the objectives as they concern the natural environment of the County.	The replacement LDP should provide policies and proposals for the preservation of protected landscapes and natural resources within the MCC planning area.	The SA Framework should include objectives relating to landscape features, landscape character and visual impacts.
<ul style="list-style-type: none"> <li>Blaenau Gwent County Borough Council Local Development Plan – adopted Nov 2012</li> <li>Brecon Beacons National Park Local Development Plan – adopted Dec 2013</li> <li>Forest of Dean Core District Council Strategy – adopted Feb 2012</li> <li>Newport City Council Local Development Plan – adopted Jan 2015</li> <li>Powys County Council Local Development Plan – adopted April 2018</li> <li>South Gloucestershire Council Core Strategy – adopted Dec 2013</li> </ul>	The LDPs set out the land-use planning framework for neighbouring local authorities	The LDP should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan compatibility and consistency. This includes potential enhancements to those	The SA should seek to ensure that all significant cross boundary issues are identified and addressed. They should also seek to maximise any potential opportunities that could arise through the requirement for development plan

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>Torfaen County Borough Council Local Development Plan – adopted Dec 2013</li> </ul>		designated and non-designated natural environment (landscape, biodiversity and heritage) sites and other networks that cross LA boundaries.	compatibility and consistency. This includes potential enhancements to those designated and non-designated natural environment (landscape, biodiversity and heritage) sites and other networks that cross LA boundaries.
<b>11. Interrelated Effects</b>			
<b>International</b>			
<ul style="list-style-type: none"> <li>United Nations (1992) The Rio Declaration on Environment and Development,</li> <li>United Nations (2002) The World Summit on Sustainable Development</li> <li>Johannesburg Declaration on Sustainable Development, Communication COM (2005) 666: Taking Sustainable use of resources forward,</li> </ul>	Commits to the sustainable use of resources and promotes sustainable development	The replacement LDP should set out policies and proposals for the promotion of sustainable development.	The SA Framework should include guidance for achieving sustainable development goals.
<b>European – all legislative and policy frameworks are informed by relevant higher level international frameworks</b>			
<ul style="list-style-type: none"> <li>European Spatial Development Perspective, (May 1999)</li> <li>European Commission (1999) European Spatial Development Perspective (ESDP) (97/150/EC)</li> <li>EU Strategic Environmental Assessment (SEA) Directive (Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment),</li> <li>EU Environmental Action Programme: Living Well, Within the Limits of Our Planet,</li> <li>European Sustainable Development Strategy 2001 (Renewed 2006, Reviewed 2009),</li> <li>European Commission (2009) Review of the EU Sustainable Development Strategy European Commission,</li> </ul>	These documents provide an overarching European framework to support the delivery of sustainable development, including through spatial planning systems.	The replacement LDP should set out policies and proposals for the promotion of sustainable development goals as set out by International Legislation and policy.	The SA Framework should include objectives relating to sustainable development targets.

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<ul style="list-style-type: none"> <li>European Union (2001) SEA Directive (2001/42/EC),</li> <li>European Union (2014) Environmental Impact Assessment Directive 2014/52/EU amending Directive 2011/92/EU</li> </ul>			
<b>National (UK) - all legislative and policy frameworks are informed by relevant higher level European and international frameworks</b>			
<ul style="list-style-type: none"> <li>HM Government (1990) Planning (Listed Buildings and Conservation Areas) Act 1990</li> <li>HM Government (2000) Transport Act 2000</li> <li>The UK Sustainable Development Strategy (HM Government, 2005),</li> <li>Sustainable Development Commission (2005) One Future – Different Paths. Shared Framework for Sustainable Development</li> <li>HM Government (2006) Government of Wales Act 2006,</li> <li>Mainstreaming Sustainable Development, Department for Transport (2008) Delivering a Sustainable Transport System</li> <li>National Planning Policy Framework (DCLG, 2012), Planning Practice Guidance, Defra (2011),</li> <li>HM Government (2017) The Wales Act</li> <li>Royal Town Planning Institute (2017) Digital Economy and Town Planning,</li> </ul>	<p>These documents provide a framework at the UK level to promote sustainable development and sustainable transport initiatives</p>	<p>The replacement LDP should set out policies and proposals for the promotion of sustainable development.</p>	<p>The SA Framework should include objectives relating to sustainable development targets.</p>
<b>National (Wales) - all legislative and policy frameworks are informed by relevant higher level UK, European and international frameworks</b>			
<ul style="list-style-type: none"> <li>Welsh Assembly Government (2008) People, Places, Future – The Wales Spatial Plan</li> <li>Welsh Assembly Government (2009) One Wales: One Planet</li> <li>Welsh Assembly Government (2011) Rural Development Plan for Wales (2014-2020)</li> <li>Welsh Assembly Government (2012) City Regions Final Report</li> <li>Planning (Wales) Act 2015</li> <li>Welsh Assembly Government (2016) Welsh Assembly Government Prosperity for all: the National Strategy</li> </ul>	<p>These documents provide a Welsh framework for sustainable urban and rural development, city regional development and spatial planning. The Valleys Task force document is a high level action plan for the South Wales Valleys which outlines its priorities for the future.</p>	<p>The replacement LDP should provide policies and proposals for adhering to sustainable development, and delivering sustainable growth opportunities within the strategy areas.</p>	<p>The SA Framework should include objectives relating to sustainable development.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
<p>Programme for government, Taking Wales Forward 2016-2021</p> <ul style="list-style-type: none"> <li>• Environment (Wales) Act, 2016,</li> <li>• Welsh Assembly Government: Wales We Want National Conversation, Reforming Local Government: Resilient and Renewed – Welsh Assembly Government Whitepaper (Jan 2017)</li> <li>• Welsh Government Valleys Task Force Our Valleys, Our Future (July 2017)</li> <li>• Welsh Government A New Sustainable Development Scheme for Wales (2018)</li> </ul>			
<b>Wales National Planning Policy</b>			
<ul style="list-style-type: none"> <li>• Welsh Government Planning Policy Wales (Edn 10, December 2018),</li> <li>• Welsh National Marine Plan (Nov 2019)</li> </ul>	<p>The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales – any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The planning system is therefore necessary and central to achieving the sustainable development of Wales.</p> <p>Development plans need to provide a framework to stimulate, guide and manage change towards sustainability. They should secure a sustainable settlement pattern which meets the needs of the economy, the environment and</p>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>health, while respecting local diversity and protecting the character and cultural identity of communities. In their land allocation policies and proposals, local planning authorities should:</p> <p>Promote sustainable patterns of development, identifying previously developed land and buildings, and indicating locations for higher density development at hubs and interchanges and close to route corridors where accessibility on foot and by bicycle and public transport is good;</p> <ul style="list-style-type: none"> <li>• maintain and improve the vitality, attractiveness and viability of town, district, local and village centres;</li> <li>• foster development approaches that recognise the mutual dependence between town and country, thus improving linkages between urban areas and their rural surroundings;</li> <li>• locate development so that it can be well serviced by existing infrastructure (including for energy supply, waste management and water);</li> <li>• ensure that development encourages opportunities for commercial and residential uses to derive environmental benefit from co-location;</li> </ul>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<ul style="list-style-type: none"> <li>• locate development in settlements that are resilient to the effects of climate change, by avoiding areas where environmental consequences and impacts cannot be sustainably managed. Where development takes place in areas of known risks, ensure that the development is designed for resilience over its whole lifetime;</li> <li>• ensure that tackling the causes and consequences of climate change is taken into account in locating new development.</li> </ul> <p>Local planning authorities should consider the contribution that their settlement strategies can make to tackling the causes of climate change and the need to deal with the consequences of climate change.</p> <p>Local planning authorities should assess the extent to which their development plan settlement strategies and new development are consistent with minimising the need to travel and increasing accessibility by modes other than the private car.</p> <p>Development plans should encourage a mix of uses in town centres and other appropriate</p>		

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>places to add activity and choice of places in which to live.</p> <p>Local planning authorities need to consider establishing Green Belts and making local designations, such as green wedges. Both Green Belts and green wedges must be soundly based on a formal assessment of their contribution to urban form and the location of new development and can take on a variety of spatial forms.</p>		
<b>Regional</b>			
<ul style="list-style-type: none"> <li>Cardiff Capital Region City Deal (2017), Emerging Cardiff City Region (South East Wales) Strategic Development Plan.</li> </ul>	<p>The Cardiff City Region City Deal is a 20 year / £1.28 billion investment programme which aims to achieve a 5% uplift in the Region's GVA by delivering a range of programmes which will increase connectivity, improve physical and digital infrastructure, as well as regional business governance. Over its lifetime, local partners expect the City Deal to deliver up to 25,000 new jobs and leverage an additional £4 billion of private sector investment by 2036. It has 6 Objectives:-</p> <ol style="list-style-type: none"> <li>1. Connecting the Cardiff Capital Region;</li> <li>2. Investing in innovation and the digital network;</li> </ol>	<p>The preparation of any replacement LDP will need to be informed by the emerging City Deal and aligned with the preparation of a future emerging Cardiff Capital Region SDP to ensure that once adopted, both documents provide a coherent framework for effectively and efficiently addressing relevant planning issues.</p>	<p>A separate SA/SEA process will need to be undertaken for the emerging Cardiff City Region SDP. The SA Framework proposed for use in the SA of the LDP Revision should be kept under review and tested for compatibility against the SA Framework for the Cardiff City Region SPD once this has been produced.</p>

Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	<p>3. Developing a skilled workforce and tackling unemployment;                      4. Supporting enterprise and business growth;                      5. Housing development and regeneration; and                      6. Developing greater city-region governance across the Cardiff Capital Region.</p> <p>At the time of writing, local planning authorities have been invited to consider the development of Strategic Development Plans in addition to their own LDP reviews currently being undertaken. 3 SPDs are proposed to cover North Wales, Mid and West Wales and South East Wales (i.e. the Cardiff City Region, including the BCBC area).</p>		
<p><b>Local (MCC &amp; Neighbouring Local Authorities) - all legislative and policy frameworks are informed by relevant higher level Welsh, UK, European and international frameworks</b></p>			
<ul style="list-style-type: none"> <li>• Monmouthshire Public Service Board Well-being Plan (Feb 2018)</li> <li>• Monmouthshire Public Service Board Well-being Assessment (April 2017)</li> <li>• Social Services and Well-being Act Population Needs Assessment (April 2017)</li> </ul>	<p>These documents provide an assessment of social, economic, environmental, and cultural well-being for the area of Monmouthshire and its communities, as well as looking at the state of well-being of the people in the area. They identify the socio-economic and wellbeing challenges affecting residents within Monmouthshire and identify wellbeing objectives and associated measures to address these. The</p>	<p>The LDP resulting from this LDP revision must respond to the locally identified well-being objectives and demonstrate compliance with the Wellbeing of Future Generations (Wales) Act 2015.</p>	<p>The SA Framework should include objectives relating to all aspects of health and well-being including the well-being objectives defined within the Monmouthshire Well-being Plan Feb 2018.</p>



Plans/Programmes	Overview of Purpose and Key Requirements	Key Implications for LDP	Key Implications for SA
	aim of the assessment and the Well-being plan is to improve the well-being and future sustainability of communities across Monmouthshire.		

# Appendix III: Appraisal of Strategic Options

## Introduction

Each of the strategic options and growth areas identified in Chapter 5 were subject to a comparative appraisal under each ISA theme and the detailed findings are presented in this Appendix.

## Method

For each of the strategic options, the assessment examines **likely significant effects** on the baseline, drawing on the sustainability objectives and themes identified through scoping (see Table 3.1 in the main report) as a methodological framework

Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the options under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how scenarios will be implemented 'on the ground' and what the effect on particular receptors would be. Where there is a need to rely on assumptions in order to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.

It is important to note that effects are predicted taking into account the criteria presented within Regulations. So, for example, account is taken of the duration, frequency and reversibility of effects. Cumulative effects are also considered (i.e. where the effects of the plan in combination with the effects of other planned or on-going activity that is outside the control of the Monmouthshire County Council).

Based on the evidence available a judgement is made if there is likely to be a significant effect. Where it is not possible to predict likely significant effects on the basis of reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. The number indicates the rank and does not have any bearing on likely significant effects. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. For example, if an option is ranked as 1 then it is judged to perform better against that ISA theme compared to an option that is ranked 2.

## Appraisal of options for the level of growth

- 13.2 Monmouthshire, Torfaen and Blaenau Gwent County Councils jointly commissioned Edge Analytics to prepare a range of demographic, housing and employment growth scenarios to inform the Replacement Local Development Plan (RLDP). A total of 20 different demographic-led, housing-led and employment-led scenarios were generated for Monmouthshire (these are set out in detail in the Edge Demographic Report).<sup>34</sup> From these, eight growth options were selected for consultation, comprising of 2 low, 3 mid and 3 high growth options, as set out in the Growth and Spatial Options Paper (June 2019), which was published for consultation from July to August 2019.
- 13.3 In light of the consultation responses received, informal feedback from Welsh Government officials, which indicated a lack of confidence in economic-led projections and a concern regarding ambitious LDPs, and the Council's further consideration of the options, a decision was taken to commission Edge Analytics to model an additional demographic-led scenario to address two of the key issues/ challenges facing the County in relation to retaining/ attracting younger adult population age groups and improving labour force retention. Growth Option 5A therefore provided a helpful confirmation of housing and employment growth levels that will achieve the Council's ambitions and RLDP vision with confidence in the level of growth being sufficiently ambitious and robustly justified.
- 13.4 Whilst Option 5A addresses the key issues relating to the reducing working age population and levels of out commuting in the County, the resultant growth level offers little scope, due to the high levels of existing commitments in the housing land supply, to address affordable housing need, which is another key issue for the County. As noted in the Issues, Vision and Objectives Paper, high average house prices and high prices in relation to earnings has resulted in a pressing need for affordable housing in the County to assist in ensuring a balanced demography. Another additional option was therefore modelled, Option 5A+, which sought to address the issue of affordability in the County. Option 5A+ retained the underlying assumptions from Option 5A but in addition incorporates a policy led element which seeks to address the issue of affordability.
- 13.5 For the purposes of the ISA process, the ten growth options identified and set out in more detail in the Growth and Spatial Options Background Paper (March 2020), were grouped together into three distinct options to allow for a proportionate and meaningful appraisal to be carried out. These options are identified in table below.

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<sup>34</sup> <https://www.monmouthshire.gov.uk/planning-policy/development-of-an-evidence-base/>

Growth option	Level of housing and employment
<p><b>Option 1 - Low growth</b>                      Low growth options include:</p> <ul style="list-style-type: none"> <li>• Net Nil Migration</li> <li>• WG 2014-based Principal</li> </ul>	<p><b>Population:</b> decline of 4,136 to 726 gain (4.4% loss to 0.8% growth)  <b>Housing:</b> decline of 12 to 115 gain per annum (Total: -164 to 1,725 dwellings)  <b>Employment:</b> -266 to -100 per annum (Total -3,990 to -1,499 jobs)</p>
<p><b>Option 2 - Medium growth</b>                      Medium growth options include:</p> <ul style="list-style-type: none"> <li>• Dwelling led projections (15 yr average)</li> <li>• Matching UK Growth Rates</li> <li>• Radical Structural Change<sup>35</sup> Lower (CR Reducing)</li> <li>• PG Long Term (reconfigured)</li> <li>• PG Long Term (reconfigured) &amp; Policy-led</li> </ul>	<p><b>Population:</b> 6,800 to 11,389 gain (7.2% to 12.1% growth)  <b>Housing:</b> 287 - 499 per annum (Total 4,305 to 7,485 dwellings)  <b>Employment:</b> 93 to 313 per annum (Total 1,389 to 4,695 jobs)</p>
<p><b>Option 3 - High growth</b>                      High growth options include:</p> <ul style="list-style-type: none"> <li>• PG Long Term (adjusted)</li> <li>• Radical Structural Change<sup>36</sup> (CR Reducing)</li> <li>• Radical Structural Change<sup>37</sup> Higher</li> </ul>	<p><b>Population:</b> 16,825 to 21,009 gain (17.8% to 22.0% growth)  <b>Housing:</b> 534 to 677 per annum (Total 8,010 to 10,155 dwellings)  <b>Employment:</b> 447 to 552 per annum (Total 6,705 to 8,280 jobs)</p>

A comparative appraisal of the options has been carried out under each ISA Theme and are presented in the tables below.

<sup>35</sup> 'Radical Structural Change' (RSC) scenarios consider the potential impact of substantial economic changes in Monmouthshire's economy, resulting in a significantly higher employment growth range than under the 'Baseline' and UK Growth equivalent. Under these scenarios, employment growth ranges from +3,870 to +8,280 jobs over the plan period, averaging +258 and +552 pa respectively.

<sup>36</sup> Ibid.

<sup>37</sup> Ibid.

**ISA Theme: Economy and employment**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
Rank	3	1	2
Significant effect?	No	Yes - Positive	Yes - Positive
Discussion	<p>Option 1 would result in a loss of jobs in the County during the Plan period, while Options 2 and 3 would result in the delivery of new jobs during the Plan period. A declining working age population in the County would likely be unable to support local employment provision, leading to job losses and a negative impact on the local economy, a loss of between 266 and 100 jobs per annum. Option 1 is therefore considered to be worst performing; providing no opportunity to support the economic growth of the County.</p> <p>The lower end of Option 2 is based on actual past delivery rates and takes account of local socio-economic conditions, while the higher end of Option 2 allows for the Council's economic ambitions and aspirations, while being mindful of past rates and therefore what is achievable. It is therefore assumed that Option 2 has the potential to encourage a diverse and vibrant economy; including encouraging indigenous business growth and inward investment. This will contribute positively towards ensuring a sufficient range of employment sites that are of an appropriate size and type to meet the needs of the County and the wider area. Additionally, it is considered that growth in the number of working aged people living in Monmouthshire, with a notable increase in established households around the 35-44 age group, will likely be positive for skills and having people to fill new jobs. This will contribute positively towards addressing the unbalanced demographic in the County by retaining the younger age groups and reducing out-commuting. Option 2 will therefore lead to long term positive effects through providing opportunity to create a thriving, well-connected, diverse economy. While positive effects are also anticipated in this respect through Option 3, it is considered that from an employment perspective, the level of growth proposed may not be realistic given recent economic/ employment trends. Option 3 proposes growth higher than any level of growth delivered over the past 15 years and is significantly higher than the current LDP requirement.</p> <p>The higher levels of growth are more likely to support the aspirations and opportunities associated with the Cardiff Capital Region City Deal and SE Wales Metro. Furthermore, a higher level of residential growth is also more likely to support existing town centres and areas of employment through increased footfall; however, this is uncertain at this stage as the location of growth is not known.</p> <p>Taking the above into the consideration, the higher growth options are anticipated to perform better against the economy and employment theme, and are likely to result in residual long term significant effects. Option 2 is identified as best performing given this Option best reflects past trends and the economic ambitions of the Council and wider area.</p>		

**ISA Theme: Population and communities**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
Rank	3	1	2
Significant effect?	No	Yes - Positive	Yes - Positive
Discussion	<p>The Monmouthshire Joint Housing Land Availability Study (JHLAS) for the 2018-19 period demonstrates that the County has 4.0 years' housing land supply (based on the residual methodology prescribed in TAN1). This is the third consecutive year that the land supply has fallen below the 5 year target.<sup>38</sup> As such, it is considered that Option 1 would perform negatively in terms of contributing towards meeting and sustaining a five year land supply for the forthcoming Plan period. Options 2 and 3 would perform positively in this respect, and it is assumed that as the level of growth increases, so does the likelihood that the higher growth options will be able to deliver a greater range/ mix of new homes to help meet the needs of all residents in the County. Notably, Option 3 would likely create increased opportunities to secure more significant affordable housing through the planning system. A higher level of residential development would also support the growth aspirations of County and the wider region. Option 3 however, proposes growth higher than any level of housing delivery experienced over the past 15 years and is significantly higher than the current LDP requirement. As such, it is considered that Option 3 may not be realistic for Monmouthshire as the high levels of growth might not be delivered. The level of growth proposed through Option 2 is likely to be best performing in terms of its ability to support sustainable growth of the County, particularly given that the lower end of this Option is based on actual past delivery rates and takes account of local socio-economic conditions. As such, the higher end of Option 2 allows for the Council's ambitions and aspirations, while being mindful of past rates and therefore what is achievable.</p> <p>Under Option 1, it is considered that there would be an increasing negative level of natural change over the Plan period with fewer births than deaths as the population ages. Monmouthshire's communities would likely decline, leading to an unbalanced demographic. Option 1 may also result in very limited opportunities for the younger population to live and work in the County, with difficulties in sustaining services/ facilities across the County, exacerbating rural isolation. Communities would likely be strengthened through the delivery of Options 2 and 3, and it is assumed that higher levels of growth would be able to deliver greater improvements to the public realm and community infrastructure; however, this is uncertain at this stage and dependent on a variety of factors, including the location and scale of sites to deliver the additional growth.</p> <p>While high growth proposed through Option 3 presents potential to deliver a greater level of infrastructure improvements, this Option, given the scale of growth in the context of the County, may also place increased demands on existing infrastructure. Notably, in terms of education, Option 3 would likely result in a significant growth in the number of school aged children, placing more pressure on the capacity of existing schools. However, the level of housing delivery would provide a substantial opportunity to secure additional provision through planning gain to fund extensions and/ or new schools. Conversely, Option 1 would likely result in a decline in school aged children, placing less pressure on the capacity of existing schools, although it would provide less scope to secure any improvements through planning gain and could lead to potential school closures.</p> <p>Taking the above into account it is considered that as the level of growth increases so does the likelihood for a residual long term positive effect of significance. Options 2 and 3 would provide a greater range of new homes to meet the predicted increased population and affordable housing needs, and they are therefore more likely to have a residual significant long term positive effect. However, the level of growth proposed through Option 2 is likely to be best performing in terms of its ability to support sustainable growth, with Option 3 likely to be unachievable in the context of the County given past delivery rates. As such, residual significant effects under Option 3 are uncertain at this stage. Option 1 is not considered to lead to significant effects as it could only deliver a small number of</p>		

<sup>38</sup> Monmouthshire County Council (2018) Monmouthshire County Council Adopted Local Development Plan Adopted Local Development Plan 2011 - 2021 Annual Monitoring Report Monitoring Period 1st April 2017 – 31st March 2018

**ISA Theme: Population and communities**

additional homes during the Plan period. Option 1 is therefore less likely to deliver a diverse range of new homes or address the demographic and economic challenges of the County.

**ISA Theme: Health and wellbeing**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
Rank	3	1	2
Significant effect?	Uncertain	Uncertain	Uncertain
Discussion	<p>At the time of the 2011 Census 46.4% of Monmouthshire residents felt that they were in ‘very good health’ (Wales 46.6%), whilst 4.6% felt that they were in ‘bad health’ (Wales 5.8%). This reflects the 2017/18 data on lifestyle and behavioural choices for adults in Wales, which shows that Monmouthshire has a lower proportion of smokers, e-cigarette users and lower proportion of those who are overweight and/ or obese. However, Monmouthshire has a higher percentage (24%) of those who consume more than 14 units of alcohol on a weekly basis, which was higher by 6% and 5% than in the Aneurin Bevan Health Board area and Wales respectively.<sup>39</sup> The 2014 WIMD health domain further highlights deprivation relating to the lack of good health. In Monmouthshire, there are 10 LSOAs in the 50% most deprived and 1 in the 30% most deprived. Whilst Monmouthshire’s residents have good access to public open space a recreation and open space survey established a deficiency of more formalised provision in many of the County’s communities of outdoor sport, equipped children’s play and allotments.</p> <p>Given the high-level nature of the Options and uncertainties at this stage, it is difficult to highlight any significant differences between the Options. It could be suggested that as the level of growth increases so does the potential for a greater loss of green/ public open space; however, this is dependent on the location of development. Furthermore, the higher levels of growth could increase pressure on existing health services; and it is recognised that Monmouthshire has one main hospital, Nevill Hall Hospital in Abergavenny. Conversely, it could be argued that the higher levels of growth could be more likely to deliver new areas of good quality and accessible public open/ green space and recreational areas as well as be more likely to deliver improvements to health services.</p> <p>It is assumed that as the level of growth increases so does the likelihood that access to new homes and jobs will be improved for communities with indirect long term positive effects on health and wellbeing. Option 3 however, proposes a level of growth higher than that delivered over the past 15 years and is significantly higher than the current LDP requirement. As such, it is considered that Option 3 may not be realistic for Monmouthshire, proving unachievable throughout the RLPD period. The level of growth proposed through Option 2 is likely to be best performing in terms of its ability to support sustainable growth of the County, particularly given that the lower end of this Option is based on actual past delivery rates and takes account of local socio-economic conditions. As such, the higher end of Option 2 allows for the Council’s ambitions and aspirations, while being mindful of past rates and therefore what is achievable.</p> <p>Taking the above into account, Option 1 is considered to perform less well against this theme compared to Options 2 and 3 as it could only deliver a small level of additional growth over and above existing commitments during the Plan period. Option 2 is identified as the most sustainable and achievable Option; however, given uncertainties at this stage, residual effects are uncertain.</p>		

<sup>39</sup> National Survey for Wales 2017/18



**ISA Theme: Equalities, diversity and social inclusion**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
Rank	3	1	2
Significant effect?	No	Yes - Positive	Yes - Positive
Discussion	<p>At this stage the location of growth is not known, as a result it is difficult to determine how specific communities and protected characteristics are likely to be affected by the Options. As indicated through the appraisal under other themes, increased levels of growth provide an opportunity to deliver a greater mix of housing and employment to meet the needs of all members of the community. There is also the potential to deliver greater improvements to community infrastructure and the public realm, but this is uncertain at this stage. In this context, a higher level of growth could help to address areas of deprivation depending on where it is located. Furthermore, a higher level of growth could also be more likely to meet the needs of people across a wider area of the County; however, again this would be dependent on the preferred spatial strategy.</p> <p>Option 1 has the potential to impact negatively on the age profile of the County leading to an unbalanced demographic, with only the over 60 age group showing any substantial growth over the Plan period. The 40-44 age group would likely show minimal growth under this Option, while all other age groups are projected to decline. Conversely, higher growth Options would likely result in a more balanced demography with an increase in the number of older and elderly people living in the County balanced against an increase in the younger age groups. This would impact upon the type of housing required and service providers across public and private sectors. It is however recognised that Option 3 may not be achievable nor sustainable in terms of supporting diverse, inclusive communities; given growth proposed is higher than any level delivered over the past 15 years and is significantly higher than the current LDP requirement. It could also be argued that a lower level of growth could help to protect the identity of existing communities, but this will also be dependent on where development is located and how it is designed/ implemented.</p> <p>Taking the above into account, the options proposing a higher level of growth are considered to perform more positively against this ISA theme as they provide an opportunity to deliver more homes, jobs and community infrastructure. This is likely to have long term positive effects for communities and protected groups. Options 2 and 3 are more likely to have a residual long term significant positive effect compared to Option 1; however, Option 2 is seen to be best performing given it more accurately reflects the Council’s ambitions and aspirations to support diverse and inclusive communities.</p>		

**ISA Theme: Transport and movement**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
<b>Rank</b>	<b>3</b>	<b>1</b>	<b>2</b>
<b>Significant effect?</b>	<b>No</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Discussion</b>	<p>The small level of additional growth proposed under Option 1 is unlikely to have a significant effect in terms of congestion on the existing highways network. While the additional development proposed under Options 2 and 3 has the potential to increase traffic; the nature and significance of the effects will be dependent on where the development is located as well as the infrastructure improvements that could be provided. If the additional residential development is located close to the main settlements, taking advantage of the services/ facilities and employment opportunities on offer, and main bus routes and train stations, then there is the potential to encourage the use of sustainable transport and therefore encourage a modal shift. Similarly, if growth were to be focussed to the south of the County/ Severnside along the M4 corridor, this would utilise good links to the M4 and other sustainable travel links including rail at Caldicot and Severn Tunnel Junction Train Stations. Growth to the south would also capitalise upon forthcoming transport improvements such as the removal of the Severn Bridge Tolls and the ambitions and opportunities associated with the Cardiff Capital Region City Deal and the SE Wales Metro. If additional growth is located away from the main settlements and Severnside, in the rural areas, then this is likely to exacerbate the current trend of private vehicle use and increase traffic on the highways network; given sustainable transport infrastructure is less than satisfactory in these locations.</p> <p>At this stage, there is no evidence to suggest that the higher levels of growth would have a significant negative effect on the highway network. While higher levels of growth could deliver new transport infrastructure to accommodate new development, this is currently uncertain, and it is considered that Options 2 and 3 would support critical mass to enable significant infrastructure improvements through increased planning gain from development. However, it is also recognised that the level of growth proposed through Option 3 is significantly higher than any level of dwelling growth experienced over the past 15 years and higher than the current LDP requirement. Overall, it is considered that the nature and significance of effects will ultimately be dependent on the precise location and implementation of development.</p>		

**ISA Theme: natural resources (air, land, minerals and water)**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
Rank	1	2	3
Significant effect?	No	Uncertain	Uncertain
<b>Discussion</b>	<p>As the level of growth increases so does the likelihood for negative impacts on natural resources through the potential loss of greenfield/ agricultural land and mineral resources; reduced air quality as a result of increased traffic; and increased demand for water resources.</p> <p>The largest proportion of agricultural land (42%) in Monmouthshire falls under Grade 2, 'very good' agricultural land. This land is mainly identified near Caerwent, Llanvair Discoed, Caldicot and Mathern in the South of the County. A further 7% of the land is classified as Grade 1 (excellent). The proportion of 'good to moderate' (Grade 3) agricultural land within the County also represents 42%. The percentage of 'poor' (Grade 4) quality agricultural land in Monmouthshire is 9%.</p> <p>South Wales is well-endowed with aggregate resources and it has inherited over time a substantial volume of permitted reserves, although the reserves are often variable in terms of quality and location. There is one limestone quarry within Monmouthshire, the Ifton Quarry which whilst not currently worked could be worked in the future. Additional limestone resources exist in the southern part of the County, but in general, the area is sensitive in terms of environmental capacity. Furthermore some parts of the limestone resource lie within the Wye Valley AONB; MTAN1 (paragraph 49) indicates that no allocations should be made in respect of such areas. There are no significant sources of secondary aggregates in the area. Under the adopted Monmouthshire Local Development Plan Policy M2 (Minerals Safeguarding Areas), safeguarding zones are identified for sand and gravel and limestone resources within the County. A substantial part of the south of the County is affected by the limestone safeguarding area. The sand and gravel deposits are predominantly located in the Usk Valley.</p> <p>The loss of agricultural land and mineral resources is uncertain at this stage as it will be dependent on the precise location of development and if the land is greenfield or brownfield. It is however recognised that brownfield land is sparse throughout the County, with the majority of development anticipated to take place on greenfield land. Nonetheless, Options that propose a lower level of growth are considered to perform better against this theme as they will require less land take and it is considered that mineral landbank obligations would be met. Options 2 and 3 are predicted to have an uncertain effect against this theme at this stage as the precise location of development is not known. If development is primarily delivered on agricultural land and important mineral resources then a residual negative effect is likely, with the significance of this effect increasing as the level of growth increases. Given the small level of additional growth that would occur under Option 1 it is not considered likely to have a significant effect. However, it is recognised that negative employment and housing growth would not promote the efficient use of land or maximise opportunities for the use of previously developed land. Option 1 could therefore potentially result in more derelict sites being created.</p> <p>Whilst air pollution is not a significant problem in Monmouthshire, air quality across the County varies with two Air Quality Management Areas (AQMAS) in the County at Usk and Chepstow. It is therefore considered that significance of effects in this respect will be dependent on the location of growth, and the implementation of appropriate mitigation measures. As discussed under the transportation ISA Theme, with an increase in population it is considered that higher growth options may lead to a continuation of unsustainable travel patterns. Notably, Option 3 has the potential to lead to effects of greatest significance given growth proposed is higher than the level of growth delivered over the past 15 years and is significantly higher than the current LDP requirement. However, it is recognised that while higher levels of growth are likely to increase traffic they also provide an opportunity to deliver new infrastructure and encourage a modal shift. The nature and significance of effects are therefore uncertain at this stage.</p>		

**ISA Theme: natural resources (air, land, minerals and water)**

Water is supplied to Monmouthshire by Dwr Cymru/ Welsh Water (DCWW). They supply water via a large scale, multi-source, integrated network that is typical of many other water company areas. Monmouthshire falls within two Water Resource Zones (WRZs); Monmouth and the South East Wales Conjunctive Use System (SEWCUS). The Monmouth WRZ supplies the market town of Monmouth and the surrounding villages. This WRZ is heavily dependent on the Mayhill abstraction from the River Wye at Monmouth. There is also a spring abstraction at Ffynnon Gaer which supplies a small localised area south of Monmouth. The SEWCUS supplies the majority of the County, and a significant proportion of the South East Wales Region. In total, there are over 40 resources that are used to supply the SEWCUS WRZ, which include a mixture of river abstractions from the larger rivers in the east of the WRZ and relatively small upland reservoir sources with small catchment areas. For both WRZs the total demand for water is forecast to remain relatively stable until 2030, with a decline in demand anticipated over the 2030-2050 planning period, and then to just 10% of current demands by 2050.<sup>40</sup>

Water companies are legally required to supply water to private consumers and businesses within their area. As set out in the Water Industry Act 1991, they must prepare and maintain a Water Resources Management Plan (WRMP) that sets out how the company intends to maintain the balance between water supply and demand. Water companies update their WRMPs every 5 years to take account of predicted growth and ensure that there are schemes in place to meet future demands. As the scale of growth proposed under the options increases so does the pressure on water resources. However, given the legal requirements in place for WRMPs, it is considered that there are no significant differences between the options in terms of effects on water resources. It is expected that development coming forward under any of the options can deliver mitigation (for example rain water harvesting measures) to support reduced water use per person per day.

There are 45 water bodies within Monmouthshire, 38 surface waters, such as rivers, lakes, canals and reens, and 7 groundwater bodies. 37 of these water bodies have been designated as protected areas, these are areas requiring special protection under other EC directives and waters used for the abstraction of drinking water. Not all water bodies are required to be assessed for chemical status, of the 15 in Monmouthshire which are required to be assessed 2 are failing to achieve good status, one groundwater and one river. The river that is failing is the section of the River Usk between the confluence with the River Gavenny and the confluence with the Olway Brook. The main reasons for the failures identified by these assessments have been identified as diffuse pollution from agriculture, low flows/ abstraction and physical modifications to watercourses, predominantly barriers to fish migration. In addition, there are some known urban diffuse sources from combined sewer overflows/ misconnections, affecting the Nedern Brook and the Gavenny River.

Options proposing a higher level of growth would place increased pressure on sewerage infrastructure; with the potential for long term negative effects. The increased growth could have impacts on water quality through increased impermeable surfaces and transfer of pollutants, but it is considered that there is suitable mitigation available at a development control level to ensure that residual effects are not significant. Taking the above into account, it is considered that there are no significant differences between the options at this stage in terms of the water environment.

<sup>40</sup> Welsh Water (2019) Final Water Resources Management Plan 2019 <https://www.dwrcymru.com/en/My-Water/Water-Resources/Final-Water-Resources-Management-Plan-2019.aspx>

**ISA Theme: Biodiversity and geodiversity**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
Rank	1	2	3
Significant effect?	No	Uncertain	Uncertain
<b>Discussion</b>	<p>In terms of biodiversity and geodiversity the impacts will ultimately be dependent on the precise location of development. There are five European sites (Special Areas of Conservation (SAC), Special Protections Areas (SPA) or Ramsar sites) within the County; Severn Estuary SAC/ SPA/ Ramsar Site, River Wye SAC, River Usk SAC, Wye Valley Woodlands SAC, and the Wye Valley and Forest of Dean Bat sites SAC. Additionally, there are a further four European Sites within the Brecon Beacon National Park which must also be considered. These are Coed y Cerrig SAC, Cwm Clydach Woodlands SAC, Sugar Loaf Woodlands SAC, and Usk Bat Sites SAC. Further to this, Llangorse Lake/ Llyn Syfaddan SAC, in Powys, Avon Gorge Woodlands SAC and Aberbargoed Grassland SAC Caerphilly fall within 15km of Monmouthshire and therefore could possibly be affected by growth proposed through the RLDP.</p> <p>In terms of nationally designated sites, there are 50 SSSIs that fall wholly within the County. Most are woodland or grassland sites, with others designated for their wetland or geological interest, and a few designated for bat interest. It is noted that of these, 16 fall within the SACs listed above. Spatially, a significant proportion of the SSSIs are located to the north west of the County, within the Brecon Beacons National Park and surrounding Abergavenny. Fiddler’s Elbow SSSI and Lady Park Wood SSSI are also the County’s two National Nature Reserves (NNRs), located within the County, east of Monmouth. In terms of locally important biodiversity, there is one Local Nature Reserve (LNR) designated within the County; Cleddon Bog. There are also approximately 650 Sites of Importance for Nature Conservation (SINCs) (also known as Local Wildlife Sites (LWSs) designated within the County.</p> <p>It is assumed that none of the Options would result in the loss of any international, national or locally designated sites. The significant additional growth proposed under Options 2 and 3 are likely to require more land take than Option 1 and therefore will result in wider habitat loss and fragmentation as well as increased pressure (notably disturbance (through recreation, noise and light), atmospheric pollution, and through impact on water quality and resources) compared to Option 1. Conversely, the higher levels of growth could offer greater opportunities for delivering biodiversity net gain, securing and/ or enhancing green infrastructure, public open space and recreation provision through planning gain; however, this is uncertain at this stage as the location of development is not known.</p> <p>At this stage it is considered that the low level of growth proposed through Option 1 is not like to lead to significant effects against this ISA theme. Increased growth under Options 2 and 3 is likely to lead to significant effects given the internationally/ nationally designated sites present and the predicted loss of greenfield land. To this effect, it is considered that as the level of growth increases so does the significance of effects; and therefore Option 3 is worst performing of the Options. However, it is recognised that there is potential for mitigation measures and biodiversity net-gain to be secured at the site level, which may lead to positive effects against the ISA theme. The nature and significance of effects will therefore ultimately be dependent on the exact location, design/ layout of development, the implementation of mitigation measures, and the sensitivity of receptors.</p>		

**ISA Theme: Historic environment**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
<b>Rank</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Significant effect?</b>	<b>No</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Discussion</b>	<p>In terms of the historic environment the impacts will ultimately be dependent on the precise location and design of development. Monmouthshire has 31 Conservation Areas that are dispersed throughout the County. There are also 45 Historic Parks and Gardens varying considerably in size and character, three Landscapes of Outstanding Historic Interest, and 164 Scheduled Monuments within Monmouthshire. There are also 2,220 listed buildings spread across the County.</p> <p>It is assumed that none of the Options would result in the loss of any designated heritage assets. The additional growth proposed under Options 2 and 3 are likely to require more land take and therefore result in wider impacts on the historic environment across the County compared to Option 1. If this additional growth is located close to or within the setting of designated heritage assets then there could be the potential for negative effects; however, this is uncertain at this stage as the location of this additional development is not known. The higher levels of growth could also offer more opportunities to improve access to designated heritage assets or help to redevelop brownfield areas that are currently detracting from the historic environment, but again this is uncertain at this stage.</p> <p>At this stage it is not possible to identify any significant differences between the Options or conclude that they are likely to have significant effects on the historic environment. None of the Options are likely to have a significant effect on the welsh language.</p> <p>At this stage it is considered that the low level of growth proposed through Option 1 is not like to lead to significant effects against this ISA theme. Increased growth under Options 2 and 3 is likely to lead to significant effects given the sensitivity of the environment, and the potential impacts on rural town/ villagescape and character. To this effect, it is considered that as the level of growth increases so does the significance of effects; and therefore Option 3 is worst performing of the Options. However, it is recognised that there is the opportunity for growth to deliver mitigation and positive townscape enhancements; with the potential for positive effects through improving accessibility and understanding of heritage assets. The nature and significance of effects will therefore ultimately be dependent on the exact location, design/ layout of development and the implementation of mitigation measures.</p>		

**ISA Theme: Landscape**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
Rank	1	2	3
Significant effect?	No	Uncertain	Uncertain
<b>Discussion</b>	<p>As for a number of other ISA themes, the nature and significance of effects on landscape/ townscape impacts will ultimately be dependent on the precise location and design of development. Monmouthshire has a rich and diverse landscape, incorporating part of the Wye Valley AONB to the east of Monmouthshire and part of the Brecon Beacons National Park to the north west. The portion of the Brecon Beacons National Park (BBNP) located in Monmouthshire covers some 14,880 hectares, which accounts for approximately 17% of the County. The part of the Wye Valley AONB located within Monmouthshire covers approximately 11,710 hectares and accounts for approximately 16% of Monmouthshire. There are also three landscapes of outstanding historic interest within Monmouthshire; Blaenavon, the Gwent Levels and the Lower Wye Valley. A small portion of the Blaenavon World Heritage Site (approximately 20 hectares) lies within the Monmouthshire local planning area.</p> <p>The additional growth proposed under Options 2 and 3 are likely to require more land take and therefore result in wider impacts on the landscape across the County compared to Option 1. Given the limited brownfield land available in the County, it is considered that the majority of additional growth will be delivered on greenfield land on the edge of existing settlements, placing increased pressure on the County's landscape interests with the potential for long term negative effects; however, it is likely that suitable mitigation is available to reduce the significance of any residual effects. Delivery of this additional growth in the more rural areas is more likely to result in a residual significant negative effect but is dependent on the sensitivity of the landscape and scale and design/ layout of development.</p> <p>At this stage it is considered that the low level of growth proposed through Option 1 is not likely to lead to significant effects against this ISA theme. Increased growth under Options 2 and 3 is likely to lead to significant effects given the sensitivity of the landscape, and the potential impacts on the rural character of the County. To this effect, it is considered that as the level of growth increases so does the significance of effects; and therefore Option 3 is worst performing of the Options. However, it is recognised that there is the opportunity for growth to deliver landscape enhancements; maximising opportunities to secure and/or improve green infrastructure, public open space and recreation provision through planning gain. The nature and significance of effects will therefore ultimately be dependent on the exact location, design/ layout of development, and the implementation of mitigation measures.</p>		

**ISA Theme: Climate change**

Options	Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
<b>Rank</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Significant effect?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Discussion</b>	<p>In terms of climate change mitigation, a higher level of growth will ultimately lead to increased levels of greenhouse gas (GHG) emissions. There is nothing to suggest that the higher levels of growth could provide a unique opportunity to help reduce per capita GHG emissions. Furthermore, there is no evidence to suggest that the additional growth proposed under Options 2 and 3 could potentially provide a unique opportunity for the delivery of new low carbon or renewable energy. It is therefore assumed that development proposed under any of the options has the potential to incorporate renewable or low carbon energy.</p> <p>In terms of climate change adaptation, it is assumed that the additional growth proposed under Options 2 and 3 would be directed to areas of lower flood risk as per the sequential test. It is also assumed that there is suitable mitigation available to ensure that the additional development does not increase flood risk, for example through the delivery of sustainable drainage systems.</p> <p>Taking the above into account, it is considered that the Options proposing a lower level of growth perform more positively against the climate change theme. There is no evidence to suggest that any of the options are likely to have a significant effect.</p>		



**Summary findings and conclusions for growth level options**

ISA Themes	Rank/ significant effect	Categorisation and rank		
		Option 1 - Low growth	Option 2 - Medium growth	Option 3 - High growth
Economy and Employment	Rank	3	1	2
	Significant effect?	No	Yes - Positive	Yes - Positive
Population and Communities	Rank	3	1	2
	Significant effect?	No	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	3	1	2
	Significant effect?	Uncertain	Uncertain	Uncertain
Equalities, diversity and social inclusion	Rank	3	1	2
	Significant effect?	No	Yes - Positive	Yes - Positive
Transport and movement	Rank	3	1	2
	Significant effect?	No	Uncertain	Uncertain
Natural Resources	Rank	1	2	3
	Significant effect?	No	Uncertain	Uncertain
Biodiversity and geodiversity	Rank	1	2	3
	Significant effect?	No	Uncertain	Uncertain
Historic Environment	Rank	1	2	3
	Significant effect?	No	Uncertain	Uncertain
Landscape	Rank	1	2	3
	Significant effect?	No	Uncertain	Uncertain
Climate Change	Rank	1	2	3
	Significant effect?	No	No	No

For ISA themes relating to biodiversity, the landscape and historic environment; the nature and significance of effects will be dependent on where growth is located and how development is designed/ implemented. As the level of growth increases so does the likelihood that impacts will arise and that there is the potential for negative effects. As a result, Option 3 performs less well against these ISA themes compared to Options 1 and 2. However, it is recognised that there is the opportunity for development to deliver mitigation to reduce the significance of residual negative effects as well as the potential to deliver environmental enhancements/ improvements that could have a positive effect. The nature and significance of effects is dependent on the precise location and scale of development. At this stage there is no evidence to conclude that the higher levels of growth would result in a significant negative effect on biodiversity/ geodiversity, the landscape and historic environment.

Similarly, for the transport ISA theme, options proposing a higher level of growth are more likely to result in impacts on the local highway network through increased traffic; however, they also provide an opportunity to deliver greater infrastructure improvements and therefore result in more self-contained communities which will help to reduce the need for the private vehicle. Conversely, the small level of growth proposed. As above, the nature and significance of effects will be dependent on the precise location and implementation of development.

The higher growth options (2 and 3) are identified as performing better against ISA themes relating to the economy and employment, population and communities, health/ wellbeing and equalities as the additional growth provides an opportunity to deliver a greater range of new housing, employment opportunities and community infrastructure to meet the needs of the County. However, it is recognised that Option 3 proposes a higher level of growth than has been delivered over the past 15 years and that is significantly higher than the current LDP requirement. It could therefore be argued that Option 3 is not realistic as it is unlikely to be delivered during the Plan period, as a result the positive effects may not materialise or their significance might be reduced. Option 2 is predicted to perform better against ISA themes relating to population/ communities, economy/ employment, equalities and health as the lower level of growth under this option reflects past delivery rates and is therefore realistic, while the higher level of growth under the option supports the economic ambitions and aspirations of the County and wider region. Option 1 is less likely to have a residual significant positive effect on these themes as it would only deliver a small level of additional growth during the Plan period. It is therefore less likely to deliver a diverse range of new homes, employment opportunities or community infrastructure.

The appraisal found that as the level of growth increases so does the likelihood for impacts on natural resources and climate change through the potential increased loss of greenfield/ agricultural land and mineral resources as well as increased carbon emissions. Options 2 and 3 are predicted to have an uncertain effect against the natural resources theme at this stage as the precise location of development is not known. Given the limited brownfield resource in the County, development is likely to be primarily delivered on greenfield land, with residual negative effects likely. The significance of this effect will increase as the level of growth increases. There is currently uncertainty in terms of impact on important mineral resources.

## Appraisal of spatial strategy options

A total of 8 Spatial Options were initially considered and included in the long list of spatial options (set out in Appendix 4 of the Growth and Spatial Options Consultation Paper, July 2019) but 3 were discounted prior to consultation as they were not considered to be genuinely realistic options. Accordingly, five spatial options were consulted on as part of the Growth and Spatial Options Consultation. Subsequent to this, as with the growth options, two additional spatial options have now been considered and assessed. The decision to consider the first of these additional spatial options, with growth to be predominantly located in Higher Tier Settlements within the North of the County, was taken in light of the consultation responses and with regard to the potential implications of the consultation draft National Development Framework which indicates a desire to designate a Green Belt over a significant area of south-mid Monmouthshire which, if implemented, would significantly constrain long-term future growth in this part of the County.

The second of the additional spatial options considered arises due to the need to assess the spatial implications of growth option 5A+. The housing provision associated with the Affordable Housing Policy-led strand of this option will be spatially distributed according to where there is an identified need as evidenced by the Local Housing Market Assessment and the most up to date waiting list information available. As this is an additional strand to the strategy the impact of this spatial strategy needs to be assessed in combination with the preferred spatial strategy from those consulted on.

The five Spatial Options considered for consultation purposes in 2019 together with the two additional spatial options are set out below.

Option	Description
<b>1 Continuation of the existing LDP Strategy</b>	Distribute development around the County with a particular focus on Main Towns, some development in Severnside and some development in the most sustainable rural areas to enable provision of affordable housing throughout the County. New residential development to be accompanied by new employment opportunities, where possible.
<b>2 Dispersed Growth and New Settlement</b>	Distribute growth across Primary Settlements, Secondary Settlements, Severnside and those Rural Settlements identified as having capacity for growth and/or in need of development to sustain them, including, a small amount of development in the most sustainable Rural Settlements to bring forward affordable housing. Inclusion of a New Settlement within the County to deliver longer term growth providing housing, employment, retail and associated infrastructure. It is recognised a New Settlement will take a long time to progress and cross over into next Plan period, hence additional dispersed growth is required to account for the identified need.
<b>3 Distribute growth proportionately across rural and urban areas</b>	Distribute growth proportionately across Primary Settlements, Secondary Settlements, Severnside and those Rural Settlements identified as having capacity for growth and/or in need of development to sustain them, including, a small amount of development in the most sustainable Rural Settlements to bring forward affordable housing.
<b>4 New Settlement with limited growth in Primary Settlements, Secondary Settlements and Severnside only</b>	Growth to be predominantly accommodated in a New Settlement. Limited growth in Primary Settlements, Secondary Settlements and Severnside to meet some of the identified need prior to progression of a New Settlement.
<b>5 Focus on M4 corridor</b>	Growth to be predominately located in the South of the County in the Severnside area close to the M4/M48, to capitalise upon its strategic links to the Cardiff Capital Region and South West England, existing economic opportunities and regional infrastructure connections.
<b>6 Focus growth in the North of the County</b>	Growth to be predominantly located in Higher Tier Settlements within the North of the County to capitalise on its strategic links to the Heads of the Valleys and wider Cardiff Capital Region via the A465, and towards Herefordshire via the A449 and A40. Growth in the North of the County has potential to provide economic opportunities and increase levels of self-containment within the Higher Tier Settlements of North Monmouthshire.
<b>7 Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution</b>	Distribute growth proportionately across the most sustainable urban and rural settlements to deliver the Demographic-led strand of the growth strategy and distribute growth by housing market area to reflect the need for intermediate affordable housing to deliver the Affordable Housing Policy-led strand of the growth strategy.

A comparative appraisal of the options has been carried out under each ISA Theme. The appraisal assumes that each option will deliver the same quantum of growth and that the New Settlement would be delivered towards the end of the Plan period and extend into the next Plan period. The findings are presented in the tables below.

**ISA Theme: Economy and employment**

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	1	4	1	2	3	3	1
Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
<b>Discussion</b>	<p>Monmouthshire’s increasing ageing population and shrinking working age population is currently limiting employment growth throughout the County. This is exacerbated by limited job opportunities and limited public transport, particularly in rural areas, making it harder to access jobs, services and facilities.</p> <p>Abergavenny, Caldicot, Chepstow, Magor Undy, Monmouth, Raglan and Usk, all provide a range of employment opportunities, which is evidenced by their higher levels of self-containment.<sup>41</sup> The level of self-containment is a useful indicator of the number of people who live and work within the same settlement; providing significant potential for sustainable travel. Opportunities to maximise the self-containment of these settlements are more likely to be taken through Options 1, 3 and 7 by focussing housing and employment growth towards these settlements. This will strengthen the local economy, ensuring an appropriate economic base to enable younger people to live and work locally within the County. It is considered that positive effects in this respect are also anticipated through all other Options; however, lower growth at these settlements may reduce positive effects in terms of promoting economic growth in the County’s key centres.</p> <p>It is considered that the delivery of a New Settlement through Options 2 and 4 are also likely to lead to positive effects in terms of providing jobs and homes that are located in close proximity to each other, supporting self-containment and reducing the need to travel for employment. However, the delivery of a New Settlement through these options would provide a lower level of growth at the County’s existing settlements; with growth directed to the New Settlement in the latter part of the Plan period. This is less likely to meet the employment needs at existing settlements and support local centres. The New Settlement proposed through Options 2 and 4 is likely to not be completed until the next Plan period, which would delay the full infrastructure/ employment land benefits associated with this large-scale scheme. This would further increase pressure on existing centres until the New Settlement progresses. Other Options therefore perform more positively in this respect, given they would deliver a level of growth to meet local need throughout the whole of the Plan period.</p> <p>Option 5 will lead to positive effects through responding to the recent removal of the Severn Bridge Tolls and the ambitions and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. Option 5 seeks to capitalise upon the continuing economic growth of the Bristol/ South West region and the opportunities for Monmouthshire as a border County and its location between the ‘Great Western Cities’. Directing growth close to the M4/ M48 will therefore provide residents with good access to economic opportunities throughout the region, utilising the infrastructure connections to the South of the County. In this context, it is recognised that the main concentrations of employment outside of the Primary Settlements are in the Severnside area, with the Primary Settlements and Severnside accounting between them for nearly 72% of all employment.<sup>42</sup> Directing growth to the South of the County therefore has the potential to deliver long term positive effects against this ISA theme.</p>						

<sup>41</sup> Monmouthshire County Council (2019) Sustainable Settlement Appraisal (Draft)

<sup>42</sup> Business Register and Employment Survey 2017

## ISA Theme: Economy and employment

Option 6 will, conversely, lead to positive effects through focussing growth in the Higher Tier Settlements in the North of the County, capitalising upon its strategic links to the Heads of the Valleys. Similarly to Option 5, Option 6 also seeks to take advantage of the wider Cardiff Capital Region via the A465, and towards Herefordshire via the A449 and A40. Given the surrounding economic opportunities, targeted growth in the North of the County therefore has the potential to lead to increased levels of self-containment, supporting sustainable communities at the Higher Tier Settlements of North Monmouthshire. However, it is recognised that within Option 5 and 6, concentrating growth in either the South or North of the County would result in limited employment opportunities outside these areas, which would exacerbate existing high levels of out-commuting in other settlements (i.e. Abergavenny/ Llanfoist, Chepstow and Monmouth under Option 5, and Chepstow, Caldicot, Usk and Magor under Option 6). Additionally, this may limit economic growth in the wider County and exacerbate existing demographic issues.

Another key issue for the County is the changing role of high streets. Changing shopping habits, the use of out of town retail centres and increased levels of internet shopping has resulted in increased vacancy rates in some of the County's main retail centres such as Abergavenny; preventing local economic growth. Technical Advice Note 4 (TAN 4) reiterates the important role that retail and commercial centres play in creating sustainable locations, seeking to ensure they have a positive future. It states that "...good access to and within, retail and commercial centres is key, both to the vibrancy of those places and to ensure that everyone in society has access to the wide variety of goods and services." Options 1, 3, 7 and to a lesser extent 2, will lead to positive effects in this respect, through supporting the existing centres; protecting their vitality and viability through increasing footfall, and supporting existing/ attracting additional facilities, in the main county towns. Conversely, Options 4, 5 and 6 which direct growth away from these centres may further the trend of increasing vacancy rates, leading to negative effects against this ISA theme. Specifically, long term positive effects are anticipated where options support the regeneration of the County's main centres. Investing in existing centres through Options 1, 3 and 7 will likely retain retail expenditure and attract inward investment, adapting positively to the changing role of the high streets throughout the County.<sup>43</sup>

Tourism plays a significant role in the Monmouthshire economy, particularly in assisting in rural diversification. Positive effects are anticipated in this respect through the delivery of Options 2, 5 and 6; however, it is recognised that a lower level of growth is directed to the rural settlements under these options. The County's historic town centres also attract tourists, and therefore positive effects are anticipated in relation to Options 1, 3 and 7 which will support sustainable growth at these locations. It is also considered that Options 1, 3, 6 and 7 will lead to positive effects given they direct a significant level of growth to Abergavenny which is located in close proximity to the Brecon Beacons National Park, and Monmouth and Chepstow which are located in close proximity to the Wye Valley AONB; both of which are key tourism destinations and contribute substantially to the local economy.

Overall, Options 1, 3 and 7 are likely to lead to positive effects of greatest significance; facilitating sustainable growth in accordance with the settlement hierarchy, addressing localised economic issues and supporting a well-connected diverse economy. There are some small differences between Options 1, 3 and 7 in terms of how growth is distributed during the plan period, but these differences are not significant enough to warrant one option being ranked higher or lower than the other. Comparatively Option 2 performs least well due to the significant lead in time for the New Settlement, and the low level of growth dispersed across the County including to the rural areas, which will limit the overall economic growth of Monmouthshire.

<sup>43</sup> Monmouthshire Retail Background Paper, 2018

**ISA Theme: Population and communities**

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	1	3	1	2	2	2	1
Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Discussion	<p>As a result of in-migration the population of Monmouthshire has shown a steady increase over a ten year period to 2011; the County has a negative natural change. All Options perform positively in terms of providing housing to meet the identified needs of the County, with Options 1, 3 and 7 being best performing in this respect. Options 1 and 3 would provide affordable housing throughout the settlement hierarchy, ensuring a range and choice of homes are delivered, particularly where there is a need for affordable housing, to assist in regaining a balanced population. Option 7 focusses the delivery of affordable housing in those areas of greatest need and therefore has the potential for an enhanced positive effect compared to Options 1 and 3. In terms of Options 5 and 6, housing will be delivered to either the South of the County (Option 5) or the North of the County (Option 6) only, resulting in needs not being met across all housing market areas. Additionally, there is a need to consider the potential impact on house prices arising in this context, given the delivery of affordable homes will be focussed in either the South or the North, and not meet needs more widely.</p> <p>Options 2 and 4 are not likely to meet housing need, neither market or affordable, within the earlier years of the whole of the Plan period, and are therefore worst performing of the options in this respect. This is given that the development of a New Settlement is not anticipated to commence until the latter part of the Plan period, and therefore the beginning of the Plan period would see lower levels of growth throughout the County. As a result, Options 2 and 4 would not meet the requirements of Welsh Government guidance set out in Technical Advice Note 1 (TAN1) relating to five-year land supply. This would place pressure on Primary Settlements, Secondary Settlements and Severnside in the interim until the New Settlement progresses. Further to this, in the longer-term, the delivery of a New Settlement would result in growth being predominantly focused in one housing market area. This however is likely to be an issue for the next Plan period, and in terms of this Plan period it is considered that Option 4 performs more positively than Option 2 given the growth not being directed to the New Settlement would be focussed at more sustainable locations; i.e. the Primary Settlements, Secondary Settlements and Severnside.</p> <p>In terms of addressing the wider needs of communities, Options 1, 3 and 7 will deliver long term positive effects through focussing the majority of growth at the Primary Settlements and Severnside. It is considered that facilitating the provision of increased accessible services in these urban areas, supported by connective infrastructure, will meet local needs, recognising the role of these settlements as service hubs for their rural hinterlands. This will contribute positively towards encouraging younger people to reside in the County, and addressing issues surrounding accessibility for elderly residents. Positive effects in this respect are also anticipated through Option 4; however, the level of growth directed towards these settlements is likely to be less and will not extend throughout the whole of the Plan period. A level of housing will also be provided under Options 1, 3 and 7, including to a lesser extent Option 4, in Secondary Settlements, the Severnside area and (excluding Option 4) some of the Rural Settlements. The Secondary Settlements offer services of a more local nature aimed at meeting the daily needs of their inhabitants and those living in the surrounding areas, while outside of these settlements are a large number of smaller settlements with a limited offer in terms of services and facilities. It is therefore recognised that delivering higher growth to these lower order settlements through Options 1, 3 and 7 and to a lesser extent Option 2, may place additional pressure on existing social infrastructure at these locations; notably health care facilities.</p>						

### ISA Theme: Population and communities

Option 2 may however limit the amount of pressure on infrastructure by dispersing development across a range of settlements, providing support for those rural areas where facilities are struggling/ declining. This is a significant issue for the County given almost half (47%) of the total population living in wards defined as being in rural areas. Technical Advice Note 6 (TAN 6) 'Planning for Sustainable Rural Communities' develops upon the principles outlined in national planning policy guidance, advising that "*Development plans should set out the spatial vision for rural communities [...] based on a sound understanding of the functional linkages within the area and the potential for improving the sustainability of the existing settlement pattern*". Option 2 may therefore lead to positive effects in this respect through attracting additional facilities where they do not currently exist, supporting sustainable growth of rural communities. However, it is considered that infrastructure delivery would unlikely be significant enough to satisfy all the needs of residents; with probable reliance on the car to access a greater range of higher order services, facilities and jobs on offer at the larger settlements.

In terms of Options 2 and 4, the large-scale of development proposed through a New Settlement presents an opportunity to coordinate the provision of significant new physical and social infrastructure that will ensure that new residents have good access to services/ facilities and employment opportunities. The New Settlement would likely be relatively self-contained and give opportunities for the provision of new social infrastructure and accessibility in terms of sustainable transport modes. However, the delivery of a New Settlement through Options 2 and 4 would provide a lower level of growth to the existing settlements throughout the Plan period. It is also recognised that given the long lead-in time for the New Settlement, infrastructure benefits attached with this large-scale scheme would likely be delayed until the end of the Plan period and into the next Plan period. This would further increase pressure on existing settlements until the New Settlement is delivered. Other options therefore perform more positively in this respect, given they would deliver a level of growth to meet local need throughout the whole of the Plan period.

Option 5 will lead to positive effects through capitalising upon the recent removal of the Severn Bridge Tolls and the ambitions and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. Utilising these strategic economic links will contribute positively towards delivering sustainable communities, achieving infrastructure improvements/ provision in the South of the County.

Similarly, Option 6 will lead to positive effects through capitalising upon its strategic links to the Heads of the Valleys and wider Cardiff Capital Region via the A465, and towards Herefordshire via the A449 and A40. Utilising these strategic economic links will contribute positively towards delivering sustainable communities, achieving infrastructure improvements/ provision in the North of the County.

However, concentrating growth in the South (Option 5) or the North (Option 6) would also result in limited investment in infrastructure/ facilities outside the targeted locations, which would exacerbate existing reliance on the car and high levels of out-commuting in other areas (i.e. Abergavenny/ Llanfoist, Chepstow and Monmouth under Option 5 and Chepstow, Caldicot, Usk and Magor under Option 6). Additionally, through Options 5 and 6, existing centres outside of the key development areas (namely the Severnside area (Option 5) and the Higher Tier Settlements to the North (Option 6)) would not be supported, resulting in limited growth at these settlements. Rural areas in particular will be disadvantaged as they would not benefit from additional housing to help support existing facilities or attract additional facilities.

Consideration must also be given to the recent publication of a consultation draft of the National Development Framework (NDF) which indicates a desire to designate a Green Belt "*around Newport and eastern parts of the region*". This is anticipated to include a large part of South Monmouthshire which, if implemented would significantly constrain future growth in this part of the County. Option 6 would accord with the direction of the Draft NDF, and therefore performs positively in terms of facilitating growth consistent with emerging National policy. Conversely the delivery of Option 5 would lead to negative effects; conflicting substantially with the Draft NDF through directing growth to the south where the Green Belt has been proposed. As all other Options seek to disperse growth throughout the County, and a defined location has not yet been established for the Green Belt, it is difficult to make any definitive conclusions on the nature and significance of effects at this stage.



**ISA Theme: Population and communities**

Overall, Options 1, 3 and 7 are considered to perform best as they provide sufficient housing to meet identified housing needs throughout the County, and distributes housing in line with the settlement hierarchy, helping to meet the needs of all communities. There are some small differences between Options 1, 3 and 7 in terms of how growth is distributed during the plan period, but these differences are not significant enough to warrant one option being ranked higher or lower than the other. Comparatively Option 2 performs least well due to the significant lead in time for the New Settlement, and the low level of growth dispersed across the County including to the rural areas. This would not likely meet the key ISA Objective of securing sustainable resilient communities.

**ISA Theme: Health and wellbeing**

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	1	5	1	2	4	3	1
Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Discussion	<p>In terms of improving the health and wellbeing of residents, Option 1, 3 and 7 are anticipated to lead to long term positive effects through supporting and sustaining a hierarchy of vibrant town and village centres across the County. It is considered that the focus of growth in the Primary Settlements of Abergavenny, Chepstow and Monmouth would ensure sustainable access to a range of community services and facilities, including health, leisure and recreation; notably three of the four leisure centres in Monmouthshire are located in these Primary Settlements. Positive effects are therefore anticipated in terms of improving physical and mental health and wellbeing by encouraging healthier lifestyles, quality living environments and community cohesion. Positive effects in this respect are also anticipated through Options 4 and 6; however, the level of growth directed towards these settlements is likely to be less and, in terms of Option 4, will not extend throughout the whole of the Plan period.</p> <p>While Options 1, 3, 4 and 7 also provide a level of growth in Secondary Settlements, the Severnside area and (within Options 1, 3 and 7 only) some of the Rural Settlements, it is recognised that there may be additional pressure placed on existing social and community infrastructure within these locations, with high levels of out-commuting in Severnside. Specifically, in terms of health care facilities, the main hospital within the County is located in Abergavenny, and supporting community hospitals are also located in the Primary Settlements of Chepstow, Monmouth and Abergavenny. Option 2 which disperses growth throughout the County is therefore likely to perform least well in this respect, given a significant proportion of development is focussed outside of these Primary Settlements, with limited access to key health services. However, it is acknowledged that a New Settlement delivered under Option 2 could deliver new health facilities but this would be likely later or beyond the plan period.</p> <p>Less growth at the Primary Settlements would however likely reduce pressure on health facilities in these locations; although pressure would be increased lower down the settlement hierarchy where there is less likely to be capacity. For example, GP surgeries are less likely to be taking on new patients in the rural areas than the Primary Settlements. It is also considered that small-scale piecemeal development in the rural settlement through Option 2 would not necessarily generate sufficient infrastructure improvements and gains.</p> <p>The delivery of a New Settlement through Options 2 and 4 is also likely to put considerable pressure on existing services and facilities, which may lead to negative effects in terms of health care provisions. While it is considered that the New Settlement would likely be sufficient scale to contribute to enhancements to, or deliver new facilities to address these potential negative effects, it is recognised that the New Settlement is to be progressed towards the latter part of the Plan period and extend into the next Plan period. As such new infrastructure to meet residents' need would not be fully delivered during the Plan period, further increasing pressure on existing services/facilities in the earlier part of the Plan period. Option 4 performs more positively than Option 2 in this respect as the growth not being directed to the New Settlement would be focussed at the main settlements rather than disbursed across the County including the rural areas.</p>						

**ISA Theme: Health and wellbeing**

The delivery of Option 5 and Option 6 presents the opportunity to capitalise upon regional infrastructure connections, and are considered to be well located in in terms of access to health services. In this context, under Option 5 residents would be a reasonable distance from the Royal Gwent Hospital in Newport, and Chepstow Community Hospital is also accessible, located to the east of the M4 corridor/ Severnside. Under Option 6, residents would have good access to Nevill Hall Hospital and Maindiff Court Hospital in Abergavenny. Through capitalising upon the strategic links to the Cardiff Capital Region and the provisions of the Capital Region Deal, Option 5 and Option 6 may also provide opportunity for achieving infrastructure improvements/ provision in the South of the County through Option 5, and the North of the County through Option 6, building more sustainable communities. However, under both Options, infrastructure provision would be limited in the rest of the County, which may exacerbate the existing deficiencies seen in many locations in relation to community and recreational facilities. This may contribute to rural isolation in certain areas; notably within smaller low tier rural settlements outside of North Monmouthshire under Option 6.

All options have the potential to increase opportunities for healthy living by protecting and enhancing provision of multi-functional Green Infrastructure, public open space and recreation. Options 1, 3 and 7 perform most positively in this respect as growth (and therefore green infrastructure provision) is delivered throughout Monmouthshire, aiding ecological connectivity throughout the County. This is compared to Options 5 and 6 which focus development to the South and North of the County, respectively; and Option 2 which focuses development at a New Settlement.

Options 1 to 4 and 7 support more healthy lifestyles through promoting access to sustainable travel, i.e. cycling and walking routes. Through Options 1, 3 and 7 Primary Settlements are the focal points for locally significant development, which will likely lead to positive effects in terms of increasing the self-containment of these settlements and encouraging active travel. This will lead to positive effects through improving physical and mental health and wellbeing, and aiding connectivity throughout Monmouthshire.

Improved levels of self-containment are also anticipated through Options 2 and 4, through the delivery of a New Settlement. However, given the long lead in time anticipated, it is likely that there will remain a reliance on the car for travel. This is also likely to be the case for Option 5, which focuses growth around the M4 corridor, potentially intensifying the existing high levels of travel by the private vehicles. This may lead to exacerbated high levels of obesity seen throughout Wales, negatively impacting upon the overall health of the County.

Option 6 is also likely to support self-containment in the Higher Tier Settlements in the North of the County, given development will be focussed where there are existing employment opportunities; however, there is no guarantee that residents will live and work in the same area. Lack of development outside this area would not generate sufficient infrastructure improvements and gains in other areas across the County, i.e. Chepstow and Severnside, leading to a reliance on the private vehicle to travel for employment, services and facilities. Option 6 would however provide an opportunity to enable investment in public transport and possibly promote a modal shift from car to more sustainable means of train and bus travel in Abergavenny, including rail at Abergavenny Station. Nonetheless, given additional support for facilities would be in the North of the County only, as identified under Option 5, this is likely to negatively impact upon the overall health of the County.

Given the rural nature of the County, it is considered that all options will lead to positive effects in terms of providing residents with access to the countryside; although the quality of this access may differ. Options 1, 3, 6 and 7 perform most positively in this respect as they direct a significant level of growth to Abergavenny which is located in close proximity to the Brecon Beacons National Park, and Monmouth and Chepstow which are located in close proximity to the Wye Valley AONB. Significant growth at these locations will provide access to these valued natural spaces, supporting the mental and physical health and wellbeing of residents.

Overall, it is considered that all Options provide a significant opportunity to deliver improvements to social/ community infrastructure. The level of infrastructure delivery is expected to be similar under all options; however, Options 2 and 4, perform less positively given the lead in times for the delivery of a New Settlement, and Options 5 and 6 perform less positively given the focus of growth to only the South or North of the County. It is also considered that Options 1, 3 and 7 promote self-containment in the

**ISA Theme: Health and wellbeing**

Primary Settlements, and support active sustainable travel. There are some small differences between Options 1, 3 and 7 in terms of how growth is distributed during the plan period, but these differences are not significant enough to warrant one option being ranked higher or lower than the other.

All Options also provide an opportunity to deliver new and improved areas of multi-functional Green Infrastructure alongside development, and promote access to the countryside. Options 1, 3, 6 and 7 are best performing in this respect given the direction of growth towards the County's high quality natural assets. Option 2 performs least well due to the significant lead in time for the New Settlement, and the low level of growth dispersed across the County including to the rural areas. This would likely provide little opportunity to support the health and well-being of residents and wider communities.

**ISA Theme: Equalities, diversity and social inclusion**

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	1	3	1	2	4	4	1
Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Discussion	<p>At the time of the 2014 Welsh Index of Multiple Deprivation (WIMD) none of the 56 lower super output areas (LSOAs) in Monmouthshire were in the most deprived 10% (Ranks 1-191) in Wales or the most deprived 20% (Ranks 1-382) in Wales. However, when looking at individual domains, there are areas where Monmouthshire shows higher than average levels of deprivation. Notably, the median rank in Monmouthshire was more deprived for geographical access to services and physical environment than for the other domains, and for Wales as a whole.<sup>44</sup> This reflects the rural nature of the County, where almost half (47%) of the total population live in wards defined as being in rural areas (i.e. with a population of less than 10,000). Population densities are, as would be expected, highest in the towns, with the majority of rural wards having low population densities when compared to national averages. When looking at the population growth between the 2001 and 2011 Census in terms of the individual town and communities, the main towns which experienced the most growth during this period were Monmouth and Chepstow.<sup>45</sup> Therefore Option 1, 3 and 7 which seek to focus growth towards these Primary Settlements are anticipated to lead to long term positive effects in terms of providing increased opportunities through employment and housing provision for the younger population to live and work in Monmouthshire; enhancing the service roles of these settlements. Positive effects in this respect are also anticipated through Option 4; however, the level of growth directed towards these settlements is likely to be less and will not extend throughout the whole of the Plan period.</p> <p>Option 1, 3 and 7 will also lead to positive effects through reducing inequalities between rural and urban areas; supporting and sustaining a hierarchy of vibrant centres across the County. It is recognised that positive effects in this respect will also be delivered to some extent through Option 2 by promoting sustainable growth in the urban communities, while also recognising the role of rural communities. This is particularly important given the rural nature of the County, and would contribute towards addressing the demographic and housing affordability challenges within both urban and rural communities. However, it is considered that there may not be critical mass at rural settlements to support the necessary infrastructure for sustainable growth of these communities, resulting in continued reliance on the car to access services and facilities in the Higher Tier Settlements.</p> <p>Option 5, through capitalising upon the strategic links to the Cardiff Capital Region and the provisions of the Capital Region Deal, would likely provide opportunity for building more sustainable communities and achieving infrastructure improvements/ provision in the South of the County. However, this limits opportunities for sustainable development in the Primary and Secondary Settlements in the rest of the County, which may lead to increased levels of inequality throughout Monmouthshire. Additionally, it is considered that if mixed-development is not prioritised and successfully utilised through Option 5, there will be a risk of exacerbating existing problems of lack of social and community facilities in rural locations, and high levels of out-commuting in Severnside. This option could lead to rural isolation.</p>						

<sup>44</sup> InfoBase Cymru (2012) <http://www.infobasecymru.net/IAS/>

<sup>45</sup> Monmouthshire County Council (2011) Census 2011 Town and Community Council Statistics <http://www.monmouthshire.gov.uk/app/uploads/2015/08/Census-2011-Town-and-Community-Council-Statistics.pdf>

### ISA Theme: Equalities, diversity and social inclusion

Similar effects are anticipated through the delivery of Option 6, given development would be located at the Higher Tier Settlements within the North of the County to capitalise on its strategic links to the Heads of the Valleys and wider Cardiff Capital Region via the A465, and towards Herefordshire via the A449 and A40. Growth in the North of the County would provide access to employment, retail, community facilities and social infrastructure, building sustainable communities through the provision of homes and jobs and improved levels of self-containment. However, through Option 6 housing would only be directed to the North of the County and would not address need in other areas across the County; likely impacting upon Monmouthshire's demography, leading to inequality across the County. This would likely impact on the sustainability of existing rural areas as no additional growth would be provided to help maintain/ support rural facilities, or attract additional rural employment opportunities. This option could also lead to rural isolation.

Improved levels of self-containment and community cohesion is however anticipated through the delivery of Options 2 and 4 which promote the delivery of a New Settlement. The large-scale growth proposed at these options provides a significant opportunity for a wide range and choice of homes in a new community. It is however recognised that there are long lead-in times associated with the New Settlement, which would place pressure on existing settlements during the early part of the Plan period.

No growth is proposed in the Rural Settlements under Option 4, impacting on market and affordable housing provision, which would in turn impact on demography as the younger population will be priced out in these areas. This option could also lead to rural isolation. Delivering some dispersed growth at existing settlements under Option 2 is therefore likely to perform more positively in this respect, helping to address increased pressure on social infrastructure to some extent. However, given the low level of growth proposed in the rural areas, it is likely that there would not be critical mass to deliver significant infrastructure benefits, placing pressure on existing facilities/ services/ networks. Option 4 may therefore perform better in this respect as it directs additional growth only to the higher tier settlements.

The New Settlement proposed under Options 2 and 4 is likely to provide an opportunity to deliver accessible social infrastructure, including areas of multi-functional Green Infrastructure, which will have long term positive effects against this ISA Objective. The protection and enhancement of Green Infrastructure in the County will promote opportunities for healthy living, and support community cohesion, particularly in the context of the elderly population. All other options are also anticipated to lead to positive effects in this respect, with Options 1, 3, 6 and 7 leading to positive effects of greater significance than Option 5 given growth is directed towards the County's high quality natural assets (notably the Brecon Beacons National Park and the Wye Valley AONB). This will reduce health inequalities and improve the physical and mental health of residents.

Monmouthshire's population profile in terms of ethnic groups is different to both the Wales average and that of the South East Wales region as a whole. At the time of the 2011 census, 98% of Monmouthshire's population classified themselves as white, compared to 95.6% in Wales and 93.7% in South East Wales.<sup>46</sup> The South East Wales figures are particularly influenced by the population profile of Cardiff which accounts for over 25% of the population of the region, and as would be expected the population profile is much more diverse in the city. Directing growth to the South of the County through Option 5 may contribute positively towards increasing the ethnic diversity within the County. In this context, utilising strategic links to the Cardiff Capital Region and South West England will likely support cross-boundary community cohesion, and capitalise upon regional social infrastructure connections. Positive effects are also identified in this respect in relation to Option 6, given there is the potential to develop links from Abergavenny to the wider Cardiff Capital Region.

Overall, Options 1, 3 and 7 are preferred as they seek to support and sustain a hierarchy of vibrant centres across the County, directing the majority of the growth to the higher tier settlements while also still delivering growth in the secondary settlements and rural areas. This will likely positively address existing demographic issues,

<sup>46</sup> ONS 2011 Census

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encouraging younger people to reside and work in the County. Options 1, 3 and 7 are also anticipated to lead to positive effects in this respect, delivering affordable housing in both urban and rural areas and where there is greatest need. There are some small differences between Options 1, 3 and 7 in terms of how growth is distributed during the plan period, but these differences are not significant enough to warrant one option being ranked higher or lower than the other. Options 2 and 4 have the potential to deliver a New Settlement; which will include significant new employment, housing and social infrastructure (including new multi-functional Green Infrastructure and health facilities in the long-term). These Options will however increase pressure on existing settlements in the short to medium term, with potential for negative effects. While Option 5 and Option 6 may support more sustainable communities and achieve social infrastructure improvements/ provision in the South and North of the County respectively, these options perform least well due to the likely isolation of communities and continuation of imbalanced demographic profile across Monmouthshire.

**ISA Theme: Transport and movement**

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	1	4	1	3	2	3	1
Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Discussion	<p>Technical Advices Note 18 (TAN 18) – ‘Transport’ sets out the Welsh Government’s aim to promote sustainable transport in Wales. Notably, TAN18 focuses on achieving the Welsh Government’s environmental outcomes in its Environmental Strategy by “<i>Promoting resource and travel efficient settlement patterns</i>”. However, existing travel patterns in Monmouthshire reflect its rural nature; with a trend of relatively long travel to work distances, high levels of car ownership and reliance on the private car. Specifically, in 2011 82.4% of the resident population of Monmouthshire were travelling to work by car or van, compared to 76.4% in South East Wales and 78.8% in Wales. The volume of traffic in the County has also continued to increase, up nearly 10% in the seven years to 2017.<sup>47</sup> The primary points of road congestion in the region are on the M4, with regular issues of congestion near Newport reflecting the high commuter levels; affecting connectivity between Monmouthshire and Cardiff.<sup>48</sup></p> <p>While focusing growth along the M4 corridor through Option 5 may intensify traffic levels, Option 5 also has the potential to link housing and employment growth, utilising links to the M4 corridor and the removal of the Severn Bridge Tolls. This would reduce the need to travel by car, capitalising upon existing sustainable transport links such as rail at Caldicot and Severn Tunnel Junction Train Stations; and forthcoming improvements such as the ambitions and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. The Metro will provide an opportunity for alternative sustainable travel; providing faster, more frequent and joined-up services using trains, buses and light rail.<sup>49</sup> Notably, the Regional Bus Rapid Transit will provide a west-east connection that will complement north-south travel connectivity provided by the railway lines, and provide residents of these communities with direct access to economic opportunities located in the Heads of the Valleys corridor.</p> <p>Positive effects are also anticipated in this respect through Option 6, which seeks to predominantly locate growth in Higher Tier Settlements within the North of the County. This is with the ambition to capitalise on strategic links to the Heads of the Valleys and wider Cardiff Capital Region via the A465, and towards Herefordshire via the A449 and A40. However, lack of development outside of the Severnside area through Option 5, and outside of the Higher Tier Settlements in the North through Option 6, would not generate sufficient infrastructure improvements and gains in other areas across Monmouthshire. This would likely exacerbate out-commuting in other areas and would not assist in improving self-containment of the main County towns outside the targeted growth areas (i.e. Abergavenny, Chepstow and Monmouth under Option 5, and Chepstow, and Severnside under Option 6).</p> <p>In terms of sustainable transport options available throughout the County, buses are most predominant, with the County being served by both local and national routes. The Primary Settlements of Abergavenny, Chepstow and Monmouth all have bus stations with hourly (or more frequent) services extending to the surrounding towns and</p>						

<sup>47</sup> 2011 Census

<sup>48</sup> Monmouthshire County Council (2015) Monmouthshire Local Transport Plan [online] available at: <https://www.monmouthshire.gov.uk/local-transport-plan/>

<sup>49</sup> Welsh Government (2018) Rolling out our Metro <https://gov.wales/sites/default/files/publications/2018-06/south-wales-metro-brochure.pdf>



### ISA Theme: Transport and movement

villages and to the sub-region, including Bristol, Gloucester, Hereford, Newport and Cardiff. Options 1, 3 and 7 will therefore lead to long-term positive effects through directing growth to these Primary Settlements, capitalising upon the sustainable transport offer and supporting lower levels of car use.<sup>50</sup> In terms of rail provision, Monmouthshire has four railway stations, Caldicot, Chepstow and Severn Tunnel Junction in the South of the County and Abergavenny in the North. The centre and north east of the County are poorly served for rail travel.

The Public Rights of Way (PRoW) network is generally good throughout Monmouthshire; with some localised fragmentation, notably in the rural areas. There are also two national cycle routes within the County, both of these run from Chepstow; number 4 - The Celtic Trail (Severn Bridge to Pembrokeshire) and number 42 (Chepstow to Glasbury, Powys).

The Active Travel (Wales) Act (2013) requires local authorities in Wales to deliver year on year improvements in active travel routes and facilities. As such, Monmouthshire has prepared a series of Integrated Network Maps (INMs) which set out the Council's plans for improving active travel routes in and around certain settlements over the next 15 years. At the time of preparation the guidance stated that the settlements should have had a population of at least 2,000 at the time of the 2001 Census. For Monmouthshire this included the settlements of Abergavenny, Caldicot, Chepstow, Magor Undy, Monmouth and Usk. However, there are existing active travel routes in smaller settlements. The maps produced show proposed future networks of key walking and cycling routes, and include schemes for delivery in the next couple of years, schemes for delivery in the medium term (5-10 years), and longer-term (10-15 years) proposals of a more aspirational nature. The INMs were submitted to Welsh Government on 27 February 2018 and these have now been approved.<sup>51</sup>

Options 1, 3 and 7 focus development at settlements that provide the best current and future opportunities for achieving sustainable development; which offer a choice of transport modes and contribute towards the development of a sustainable transport network. New development will likely capitalise upon existing transport infrastructure at these locations, further promoting active travel and integrated sustainable transport opportunities. Additionally, it is considered that delivering jobs and homes in these locations will likely support levels of self-containment, reducing the reliance on the car for employment. This reflects TAN 18 'Transport' (para. 3.4), which emphasises the need to identify residential sites in accessible areas which have good links to jobs, shops and services by modes other than the car and where public transport services have existing or planned capacity to absorb further development.

However, there is no guarantee that residents will live and work in the same area, and may continue the trend of out-commuting by car for journeys (recognising that currently only 3.6% of Monmouthshire resident working population travel to their place of work using public transport).<sup>52</sup> Congestion is notably an issue of concern in Chepstow (given the Air Quality Management Area [AQMA] present) where a large proportion of growth through Option 1, 3 and 7 (and a reduced proportion of growth through Options 2 and 4) is targeted. This presents a challenge for development, as there is significant risk that this trend would be intensified.

An appropriate amount of development is also allocated through Options 1, 3 and 7 to Severnside; with a lower level of growth to the County's secondary settlements and rural areas, recognising that in many rural areas there is often no accessible sustainable transport offer. Directing a higher level of growth towards the rural settlements through Option 2 is therefore likely to perform less well as a result of the existing poor access to community facilities, declining local service provision, and often no realistic alternative mode of transport to the car. Infrastructure provision is notably lacking in rural areas in the North of the County, and it is recognised that a Welsh Government (and subsequent Local Transport Plan (2015)) priority is to "*maximise the contribution that effective and affordable transport services can make to tackling poverty and target investment to support improvements in accessibility for the most disadvantaged communities*". It is noted that this has been partly addressed by the introduction of

<sup>50</sup> Ibid.

<sup>51</sup> Monmouthshire County Council (2019) Sustainable Settlement Appraisal (draft)

<sup>52</sup> ONS Census 2011

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a 'grass routes' bus service<sup>53</sup>, which might be utilised through Option 2 supporting the growth of rural communities. However, further improvements to accessibility in these settlements are unlikely to be achieved as growth would not be of critical mass to support significant infrastructure delivery. Directing growth to the rural settlements will therefore likely promote unsustainable travel patterns, with residents continuing to travel by car to existing centres to access higher order services and employment.

Developments in the short term under Option 4 would only be located in urban areas with the best access to sustainable transport infrastructure. However, Option 4 would also likely result in adverse effects impact on rural areas, as residents would not benefit from any growth, exacerbating existing high levels of car reliance for access to employment, services and facilities. This would lead to long term negative effects against this ISA Theme. However, in the longer term it is considered that a New Settlement delivered through Options 2 and 4 would be self-contained and ensure adequate provision of infrastructure to serve the new development. This may contain provision of electric vehicle charging (EVC), and broadband connectivity to facilitate working from home and therefore reducing road users. While this may result in less pressure on existing infrastructure throughout the County in the long-term, when considering this Plan period, it is recognised that any benefits provided by the New Settlement would be delivered towards the end of the plan period or possibly beyond. Overall, negative effects are therefore anticipated for Options 2 and 4 throughout this Plan period, given that small-scale piecemeal development in the short term would not necessarily generate sufficient infrastructure improvements and gains, with reliance placed on existing transport infrastructure, and the car as the primary mode of transport.

It is recognised that all Options have the potential to contribute positively towards the Welsh Government's commitment to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport (Planning Policy Wales, Edition 10). However, Options 1, 3 and 7 are identified as best performing through directing growth to the Primary Settlements, which are all multi-modal transport hubs that benefit from active travel routes, existing railway stations (at Abergavenny and Chepstow only) and frequent bus services. The Primary Settlements are also well placed geographically to take advantage of the strategic road network in the County. These options are therefore most likely to promote a safe, efficient, accessible and sustainable transport system that supports self-containment at the Primary Settlements; providing opportunities for walking and cycling and encouraging active travel. Option 4 also performs well in this respect in the short-term. There are some small differences between Options 1, 3 and 7 in terms of how growth is distributed during the plan period, but these differences are not significant enough to warrant one option being ranked higher or lower than the other.

Option 2 performs less well given growth is directed towards rural settlements with poor access to community facilities and declining local service provision, and as such it is likely that there would be increased reliance on the car to travel. While the delivery of a New Settlement through Options 2 and 4 will likely lead to long term positive effects through strategic infrastructure delivery to meet local needs; positive effects are not anticipated within this Plan period. Option 4 performs more positively than Option 2 in the short-term given a level of growth is directed towards the more sustainable settlements. Option 5 will lead to long term positive effects through building more sustainable communities and achieving transport improvements/ provision in the South of the County, while Option 6 will lead to long term positive effects through building more sustainable communities and achieving transport improvements/ provision in the North of the County. However, this would be at the expense of the remainder of the County, exacerbating out-commuting and private vehicle use in other areas. At this stage the potential effects are considered to be uncertain until further evidence base work is carried out relating to the impacts of growth on the highway network.

<sup>53</sup> A demand responsive bus service available during the week for all residents of Monmouthshire and accommodation providers who are members of the scheme

**ISA Theme: Natural resources**

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	1	4	1	3	5	2	1
Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative
Discussion	<p>In terms of air quality, while this is not a significant issue for the County, it is nonetheless recognised that air pollution is a major cause of death and disease globally.<sup>54</sup> The greatest problems associated with air quality in the County are caused by vehicle emissions; evidenced by the two Air Quality Management Areas (AQMAs) declared at Primary Settlement Chepstow and Secondary Settlement Usk for NO<sub>2</sub>.<sup>55</sup> Directing growth to these locations through Options 1, 3 and 7, and to a lesser extent Options 2 and 4, has the potential to exacerbate existing air quality issues through increased road users and subsequent increased levels of congestion. Notably, Chepstow AQMA includes the A48, between the roundabout with the A466, which would likely be utilised by commuters. The Air Quality Action Plans for both areas contain many transport-related measures, and these have been taken account through the development of the LTP (2015).<sup>56</sup> In accordance with the LTP and higher level policy frameworks, Options are anticipated to deliver mitigation where possible; ensuring the location of new development does not worsen conditions in the AQMAs, or result in the declaration of new ones. In this context, Options 1, 3 and 7 will likely support the increased use of sustainable transport and reduced reliance on the private vehicle through delivering homes that are well located to services, facilities and employment in existing centres. It is however recognised that if suitable infrastructure does not accompany new housing; Options will likely lead to increased reliance on the car for travel which may lead to increased pollution levels.</p> <p>It is considered that the delivery of a New Settlement at Options 2 and 4 would lead to positive effects through directing a significant level of growth away from the two AQMAs, and providing services, facilities and employment alongside housing to support self-containment and reduce the need to travel. It is also considered that the New Settlement would be of a critical mass to deliver improvements to/ provision of new transport infrastructure to support sustainable travel and reduce reliance on the private car; reducing over NO<sub>2</sub> emissions throughout the County. However, it is recognised that given the long lead-in time for the New Settlement, infrastructure benefits would not be delivered until the end of the Plan period, and into the next. Options 2 and 4 therefore perform least well of the Options when considering effects within this Plan period, given that small-scale piecemeal development in the short term would not necessarily generate sufficient infrastructure improvements and gains. As such, reliance would be placed on existing transport infrastructure, and the car as the primary mode of transport. Option 2 performs least well in this respect as growth not being directed to the New Settlement would be disbursed across the County including the rural areas; leading to increased reliance on the car and decreased air quality.</p> <p>Delivering growth to the South of the County under Option 5, and the North of the County under Option 6, has the potential to lead to positive effects through capitalising upon the strategic links to the Cardiff Capital Region and the provisions of the Capital Region Deal. The Capital Region is committed to a low carbon future, delivering healthier and sustainable travel options, which would likely provide opportunity for building more sustainable communities and improved air quality in the South and North</p>						

<sup>54</sup> World Health Organisation (2019) Ambient air pollution: Health impacts <https://www.who.int/airpollution/ambient/health-impacts/en/>

<sup>55</sup> Air Quality in Wales (2019) Air Quality Management Areas <https://airquality.gov.wales/laqm/air-quality-management-areas>

<sup>56</sup> Monmouthshire County Council (2015) Monmouthshire Local Transport Plan [online] available at: <https://www.monmouthshire.gov.uk/local-transport-plan/>

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of the County through Options 5 and 6, respectively. However, the delivery of these options would likely also result in high levels of out-commuting outside of the focus growth areas, exacerbating existing air quality issues in the wider County. Notably, under both options, this includes the AQMAs present at Chepstow and Usk.

There is a limited supply of brownfield land in the County, with the average percentage of housing completions on brownfield land over the past ten years totalling approximately 48.4%.<sup>57</sup> The lack of brownfield land in the urban areas is a concern for the RLDP, with limited opportunities existing in the Primary Settlements only. Options 1, 3 and 7 are therefore best performing in this respect, as while growth is likely to be predominately greenfield development, brownfield land within the Primary Settlements will be utilised where possible. Options 2, 4 and 6 will also likely capitalise upon brownfield land in the Primary Settlements where available; however, it is recognised that all four Options propose a considerably lower level of growth towards the Primary Settlements than Options 1, 3 and 7. Option 6 seeks to deliver growth to the Higher Tier Settlements in the North, which includes Monmouth and Abergavenny, in addition to Raglan; a Secondary Settlement. A significant proportion of development under Option 6 is therefore likely to be on greenfield land. Options 2 and 4 will deliver a large proportion of growth to a New Settlement which will also likely be on greenfield land, leading to significant long term negative effects against the ISA theme. Option 2 performs more positively than Option 4 as more growth is directed to the Primary Settlements where brownfield land opportunities exist. Option 5 is also considered to lead to long term significant effects as there are limited opportunities for brownfield development in the Severnside area, with development likely to be predominately on greenfield land.

Monmouthshire has a significantly high percentage of best and most versatile agricultural land (i.e. Grade 1, 2 or 3a). While there is a need to conserve these resources, there are limited opportunities within the County for development on lower grades of agricultural land (i.e. Grade 3b, 4 and 5). All options are therefore likely to result in the loss of some areas of BMV agricultural land, leading to significant long term negative effects against this ISA theme. The Predictive ALC model for Wales (2017) is based on the principles of the Agricultural Land Classification System of England & Wales, the Revised Guidelines & Criteria for Grading the Quality of Agricultural Land (MAFF 1988).<sup>58</sup> This data model allows you to predict the distribution of BMV land throughout the County, and in relation to key areas as set out in the settlement hierarchy:

- **Primary Settlements** are predominately urban centres, with areas of Grade 3a land located to the east of Abergavenny and integrated between the main urban area throughout Monmouth. Interspersed areas of high quality Grade 2 land and non-agricultural land are present around Chepstow.
- **Secondary Settlements** include significant areas of BMV land; areas of Grade 3a land surround Usk (notably to the south). North east/ and north west of Penperlleni and north/ north east of Raglan are areas of Grade 3a land. Grade 2 and 3b land is dispersed outside of Raglan's urban area.
- **Severnside** is particularly constrained by Grade 2 and Grade 1 land, surrounding the M4. Significantly constrained areas include the entirety of Crick, and large areas within Caerwent, between Rogiet and Magor/ Undy, and north of Sudbrook.
- **Rural settlements** have not yet been defined<sup>59</sup>; however, it is recognised that outside of the main settlements there is a significant amount of BMV agricultural land, reflecting the rural nature of the County.

In terms of the Options, it is therefore considered that directing growth to the existing main settlements through Options 1, 3 and 7 will help to protect best and most versatile agricultural land in the rural areas. However, it is recognised that there are limited opportunities for brownfield development within the County's existing urban areas, and that the delivery of all Options would inevitably lead to loss of greenfield land, as discussed above. Nonetheless it is considered that residual loss may be less significant than other Options. Option 6 is also anticipated to perform well in this respect, given growth is directed to the primary settlements of Abergavenny and Monmouth, and the secondary settlement of Raglan. These settlements are not identified as being significantly constrained in terms of BMV land.

<sup>57</sup> Monmouthshire Housing Land Availability Surveys 2008-2018

<sup>58</sup> [http://lle.gov.wales/map/alc#m=-2.7235,51.59785,14&b=europan&l=908h:893h:1326,0.37:](http://lle.gov.wales/map/alc#m=-2.7235,51.59785,14&b=europan&l=908h:893h:1326,0.37;)

<sup>59</sup> Monmouthshire County Council (2019) Growth and Spatial Options Consultation Report

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Given the extent of BMV land surrounding Severnside and the M4 corridor, it is considered that Option 5 will lead to significant long term negative effects through inevitable permanent loss of BMV land. The delivery of a New Settlement under Options 2 and 4 could also lead to the significant loss of BMV land. While the exact location of the New Settlement is currently undetermined, it is considered that given the rural nature of the County, strategic development would inevitably result in significant loss of BMV agricultural land. There would also likely be less pressure on greenfield edge of settlement sites through Options 2 and 4, however significant loss of greenfield land is anticipated towards the end of the Plan period once the New Settlement starts to be built out. Option 4 performs more positively than Option 2 in the short-term given a level of growth is directed towards the urban centres where BMV land is less prevalent.

While mineral extraction plays a limited role in Monmouthshire's economy, there remains a need to safeguard the County's mineral resources in order to make an appropriate contribution to the sustainable supply of aggregates to the wider South Wales economy. In terms of the Options, it is considered that there would be no negative impact on Monmouthshire's mineral resource through Options 1 to 4 and 6 as mineral landbank obligations can be met. Development would be located away from safeguarded areas under Options 1, 3, 6 and 7, and in terms of Options 2 and 4, while a level of growth would be directed to unconstrained areas, there remains some uncertainty in terms of the location of the New Settlement. Due to the focus of development in the South of the County through Option 5, this Option has the potential to adversely impact upon the Limestone Mineral Safeguarding Area present. Option 5 is therefore worst performing in this respect. Options 1, 3, 5, 6 and 7 are considered to lead to neutral effects in terms of waste, as it is considered that Options are capable of being served by appropriate waste infrastructure. However, it is recognised that additional waste infrastructure may be required to support a New Settlement through Options 2 and 4. This however is not likely to be a significant issue during this Plan period, given the extended lead-in time for the New Settlement.

Water is supplied to Monmouthshire by the Dwr Cymru/Welsh Water (DCWW). They supply water via a large scale, multi-source, integrated network that is typical of many other water company areas. Monmouthshire falls within two Water Resource Zones (WRZs); Monmouth and the South East Wales Conjunctive Use System (SEWCUS). The Monmouth WRZ supplies the market town of Monmouth and the surrounding villages. The WRZ is heavily dependent on the Mayhill abstraction from the River Wye at Monmouth. There is also a spring abstraction at Ffynnon Gaer which supplies a small localised area south of Monmouth. The total demand for water for this WRZ is forecast to remain relatively stable until 2030, with a decline in demand anticipated over the 2030-2050 planning period, and then to just 10% of current demands by 2050. The SEWCUS supplies the majority of the County, and a significant proportion of the South East Wales Region. In total, there are over 40 resources that are used to supply the SEWCUS WRZ, which include a mixture of river abstractions from the larger rivers in the east of the WRZ and relatively small upland reservoir sources with small catchment areas. For both WRZs the total demand for water is forecast to remain relatively stable until 2030, with a decline in demand anticipated over the 2030-2050 planning period, and then to just 10% of current demands by 2050. Water companies are legally required to supply water to private consumers and businesses within their area. As set out in the Water Industry Act 1991, they must prepare and maintain a Water Resources Management Plan (WRMP) that sets out how the company intends to maintain the balance between water supply and demand. Water companies update their WRMPs every 5 years to take account of predicted growth and ensure that there are schemes in place to meet future demands.

All Options are anticipated to deliver neutral effects in terms of impact on water resources, with no best performing Option identified. This is given the legal requirements in place for WRMPs, and that all Options are assumed to deliver the same level of growth throughout the Plan period. It is expected that development coming forward under any of the Options will be encouraged to be water efficient and may deliver mitigation (for example rain water harvesting measures) to support reduced water use per person per day. This is in accordance with PPW (2015) 'Infrastructure and Services' objectives, which states that *"all new development should be located and its implementation planned in such a way as to allow for sustainable provision of water services, in particular minimising vulnerability to the impacts of climate change. Design approaches and techniques that improve water efficiency and minimise adverse impacts on water resources, are also encouraged."*<sup>60</sup>

<sup>60</sup> PPW (2015) 'Infrastructure and Services'

**ISA Theme: Natural resources**

Overall, while it is difficult to identify any significant differences between the options in terms of water resources and quality, Options 1, 3 and 7 followed by Option 6, are best performing in terms of utilising brownfield land and protecting BMV agricultural land, and ensuring that air quality is not reduced throughout the County. However, it is recognised that there are limited opportunities for the regeneration of brownfield land so ultimately the majority of growth will be on greenfield and potentially agricultural land. Options 2 and 4 perform less well through the delivery of a New Settlement, which is likely to result in significant loss of greenfield/ BMV land, and may require additional waste infrastructure. Option 5 performs least well given it may also lead to the loss of significant greenfield/BMV land and has the potential to adversely impact upon the Limestone Mineral Safeguarding Area present to the south of the County. All the Options have the potential for a significant negative effect against the natural resources theme through the potential loss of BMV agricultural land, although it is acknowledged that there is an element of uncertainty at this stage until the precise location of development is known.

**ISA Theme: Biodiversity and geodiversity**

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	=	=	=	=	=	=	=
Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Discussion	<p>It is assumed that development proposed under any of the Options would not result in the loss of any international, national or locally designated sites for biodiversity. In terms of internationally designated biodiversity sites, the following are located within the County:</p> <ul style="list-style-type: none"> <li> <p><b>Severn Estuary</b> Special Protection Area (SPA), Special Area for Conservation (SAC), Ramsar Site, and Site of Special Scientific Interest (SSSI) is the largest coastal plain estuary in the UK with the second highest tidal range in the world. The site covers the southern extent of the County, and contains habitats listed under Annex I of the Habitats Directive. These include estuaries, mudflats and sandflats. In addition to Annex I habitats present, primary reasons for designation are species listed under Annex II of the Habitats Directive including Sea lamprey, River lamprey and Twaite shad.</p> <ul style="list-style-type: none"> <li>Primary reasons for the SPA designation is that the site qualifies as an area of Internationally Important Assemblage of Birds, under Article 4.2, where over the winter the area regularly supports 84,317 waterfowl.</li> <li>Primary reasons for Ramsar designation is that there are eight criteria that are within the Ramsar designation. This includes the immense tidal range creating diversity of the physical environment and biological communities, and due to unusual estuarine communities, reduced diversity and high productivity.</li> <li>This site is also designated due to the importance for the run of migratory fish between sea and river via the estuary. It is also of particular importance for migratory birds during spring and autumn.</li> </ul> </li> <li> <p><b>River Wye SAC</b> covers the length of the River Wye, to the north east of the County, notably extending through Monmouth. The SAC contains habitats listed under Annex I of the Habitats Directive and a variety of species listed under Annex II of the Habitats Directive which are also the primary reasons for designation. The River Wye is important for its population of Atlantic salmon, and whilst stocks have declined the salmon population is still of considerable importance in UK terms. The Wye also holds the densest and most well established otter population in Wales. The site is considered one of the best in the UK for white-clawed crayfish. Other important species supported by the River Wye are twaite shad, bullhead and river, sea and brook lamprey.</p> </li> <li> <p><b>River Usk SAC</b> covers the length of the River Usk, to the west of the County, running through Abergavenny and Usk. The SAC contains habitats listed under Annex I of the Habitats Directive and a variety of species listed under Annex II of the Habitats Directive; that are primary reason for designation. The River Usk SAC is part within the Brecon Beacons National Park Planning Area.</p> </li> <li> <p><b>Wye Valley Woodlands SAC</b> is a large woodland SAC that straddles the Wales-England border, extending along the east of the County. The site is underpinned by nine SSSIs in Wales and seven in England. The Wye Valley contains abundant and near continuous semi-natural woodland along the gorge. The variety of woodland types found are rare within the UK.</p> </li> <li> <p><b>Wye Valley and Forest of Dean Bat sites SAC</b> straddles the Wales-England border, extending along the east of the County. It is underpinned by four SSSIs in Wales and nine in England, all of which lie entirely within the SAC. This composite of sites contains the greatest concentration of lesser horseshoe bat in the UK, totalling about 26% of the national population.</p> </li> </ul>						

### ISA Theme: Biodiversity and geodiversity

There are an additional four European Sites within the Brecon Beacon National Park which must also be considered. These are Coed y Cerrig SAC, Cwm Clydach Woodlands SAC, Sugar Loaf Woodlands SAC, and Usk Bat Sites SAC. Further to this, Llangorse Lake/ Llyn Syfaddan SAC, in Powys, and Aberbargoed Grassland SAC Caerphilly fall within 15km of Monmouthshire and therefore could possibly be affected by growth proposed through the RLDP. A full HRA is currently being undertaken in respect of the replacement Monmouthshire LDP.

Additional development proposed through the RLPD is most likely to have impacts on the European sites discussed above through the loss and fragmentation of linear foraging habitats for bat species, atmospheric pollution, increased disturbance (recreation, noise and light), and through impact on water quality and resources. In terms of ranking the Options, it is considered that all Options are constrained to some extent by internationally designated sites. In this context, Option 5 has the potential to lead to negative effects on the Severn Estuary SAC given settlements such as Sudbrook within this Option are adjacent to the internationally designated site. Options 1, 3, 6 and 7 have the potential to lead to negative effects on numerous internationally designated sites which extent throughout the Primary and Secondary Settlements; notably the River Usk SAC passes through Abergavenny and Usk, the River Wye SAC passes through Chepstow and Monmouth, and Chepstow and Monmouth are also in close proximity of the Wye Valley Woodlands. Potential adverse effects are also anticipated through Options 2 and 4 in this respect; however, the level of growth directed towards these settlements is likely to be less and will not extend throughout the whole of the Plan period. In terms of the New Settlement to be delivered through Options 2 and 4, it is considered that residual effects cannot be predicted as the location of the New Settlement is currently unknown. However, given the sensitivity of the area and the scale of growth proposed, in the long term Options 2 and 4 are likely to lead to residual adverse effects. Effects from the New Settlement are not however anticipated until the end of the Plan period and into the next. Options 2 and 4 therefore may perform more positively than Options 1, 3, 5, 6 and 7 as low growth is delivered throughout a considerable amount of the Plan period. However, conversely, the delivery of a New Settlement is more likely to increase recreational pressure on designated sites given the strategic-scale of development proposed. Residual effects in this respect however are uncertain at this stage.

In terms of nationally designated sites, there are 50 SSSIs that fall wholly within the County. Most are woodland or grassland sites, with others designated for their wetland or geological interest, and a few designated for bat interest. It is noted that of these, 16 fall within the SACs listed above. Spatially, a significant proportion of the SSSIs are located to the north west of the County, within the Brecon Beacons National Park and surrounding Abergavenny. Growth directed to Abergavenny through Options 1, 3 and 6 therefore have the potential to adversely impact upon SSSIs; including Sugar Loaf Woodlands SSSI and Coed-Y-Person SSSI. Impacts are most likely to arise as a result of increased recreational disturbance. There is also a cluster of SSSIs to the east of the County around Monmouth, and dispersed in the rural landscape between Monmouth and Chepstow in the south, which may also be impacted by Options 1, 3, 6 and 7 given growth is directed to these locations. Notably Fiddler's Elbow SSSI and Lady Park Wood SSSI are also the County's two National Nature Reserves (NNRs) and may be impacted by high growth at Monmouth.

Potential adverse effects on SSSIs around the main settlements are also anticipated through Options 2 and 4. However, the level of growth directed towards these settlements is likely to be significantly less through Options 2 and 4, and will not extend throughout the whole of the Plan period. As discussed above, the location of the New Settlement proposed through Options 2 and 4 is currently unknown and therefore residual effects on designated sites cannot be determined at this stage. There are also several SSSIs along the M4 corridor and to the southern extent of the County, including the Gwent Levels SSSI and component SSSIs under the Severn Estuary SAC as discussed above. Option 5 has the greatest likelihood for impacts on these SSSIs given the focus of development to the South of the County. Impacts are most likely to arise as a result of increased recreational disturbance, water pollution, and air pollution.<sup>61</sup>

All of the Options have the potential to impact nationally designated sites, the nature and significance of effects will ultimately depend on the precise location of development and the implementation of mitigation measures.

<sup>61</sup> Natural England (2015) Site Improvement Plan: Severn Estuary Mor Harfen <http://publications.naturalengland.org.uk/publication/4590676519944192>



### ISA Theme: Biodiversity and geodiversity

In terms of locally important biodiversity, there is just one Local Nature Reserve (LNR) designated within the County; Cleddon Bog. Cleddon Bog LNR is located within the Wye Valley AONB in the rural landscape, and is not likely to be affected by any of the Options. Monmouthshire also includes approximately 650 Sites of Importance for Nature Conservation (SINCs) (also known as Local Wildlife Sites (LWSs)). These predominantly relate to grassland and ancient and semi-natural woodland areas. SINCs are dispersed throughout the County, and it is considered that development coming forward under any of the Options could have localised impacts on these designed sites.

In addition to designated sites, all Options have the potential to result in adverse effects on biodiversity through loss of greenfield land and priority habitats. Habitat fragmentation is a key issue for the County; for example, fragmentation of hedgerows caused by development and canalised streams and rivers. In this context, due to the increased level of housing to be delivered in rural locations, effects may be of greater significance under Option 2.

Planning Policy Wales (2018) recognises that *“the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement”*. All Options have the potential to deliver positive effects in this respect, providing mitigation and/ or biodiversity net-gain alongside development. This includes improving connectivity within the landscape through protecting and improving existing wildlife networks and corridors, including both green and blue infrastructure, and creating new linkages to allow species to move and adapt to climate change impacts. In this context, there is arguably potential for increased positive effects in the long-term through Options 2 and 4 through the delivery of the New Settlement. The scale of development provides opportunities to deliver significant GI provision including green and open spaces, while also supporting connectivity throughout the wider County. The delivery of smaller scale development on the edge of existing towns and villages through Options 1, 3, 5, 6 and 7 in comparison are unlikely to deliver a similar scale of net gain. It is however recognised that positive effects in this respect are not likely to be realised through Options 2 and 4 until the end of the Plan period and into the next, and that provision is uncertain at this stage.

Overall, it is considered that all Options have the potential to adversely impact upon the County’s biodiversity resource, with the potential for significant residual negative effects. The focus of development in the Primary Settlements through Options 1, 3, 6 and 7 will likely result in increased pressure on the environment, due to concentrating growth in locations around the existing main settlements where a number of internationally/ nationally designated biodiversity sites are located. However, it is also considered that concentrating growth in the urban-built up area may lead to reduced greenfield development; although brownfield land is notably sparse. A number of the lower order settlements and Severnside are also constrained at an international/ national level, and therefore impacts on biodiversity may not be lessened through Option 5. The delivery of a New Settlement through Options 2 and 4 would have a limited impact on the environment in the areas outside of the New Settlement. This is particularly important given the rich biodiversity seen throughout the County; however, overall residual effects of the Options will depend upon the precise location of the New Settlement in terms of impact on the County’s biodiversity resource.

It is also recognised that all Options have the potential to deliver positive effects on biodiversity through enhancement measures secured at the site level, and it is recognised that strategic-scale planning may deliver positive effects of greater significance through Options 2 and 4. This is currently uncertain, and therefore at the County scale it is difficult to differentiate between the Options. Ultimately the nature and significance of effects will ultimately be dependent on the design/ layout of development as well as the implementation of mitigation measures.

ISA Theme: Historic environment

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	=	=	=	=	=	=	=
Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Discussion	<p>There is one internationally designated site within the County; Blaenavon World Heritage Site (WHS), located to the west of Abergavenny. The WHS was inscribed by UNESCO in 2000 on account of its industrial landscape having Outstanding Universal Value (OUV). A Management Plan has been prepared for the period 2018-2023 a suite of policies for the continued effective protection, conservation, presentation and transmission of the Site's OUV.<sup>62</sup></p> <p>There are also a range of designated heritage assets and archaeological areas within the County:</p> <ul style="list-style-type: none"> <li>• <b>31 Conservation Areas</b> including a range of areas from market towns, rural villages and medieval castles. The largest three Conservation Areas are Mathern (231.6ha), Llanarth (203.1ha) and Abergavenny (152.8ha). In addition to these three, there are Conservation Areas located in the remaining Primary and Secondary Settlements. There is a collection of Conservation Areas to the south of the County, including within numerous settlements along the M4 corridor, and within rural settlements along the eastern border of the County.</li> <li>• <b>45 Historic Parks and Gardens</b> varying considerably in size and character, the largest of which are Chepstow Park and Piercefield Park, both located in Chepstow. Many Historic Parks and Gardens are located in Chepstow and the wider south east of the County, with others distributed throughout the settlement hierarchy and in the more rural settlements, notably south of Abergavenny and north west of Monmouth.</li> <li>• <b>3 Landscapes of Outstanding Historic Interest</b> have been identified by CADW within the County – Blaenavon, the Gwent Levels and the Lower Wye Valley.</li> <li>• <b>164 Scheduled Monuments</b> are widely dispersed across the County.</li> <li>• <b>&gt; 2,220 Listed Buildings</b> of which 2% are Grade I, 10% are Grade II * and 88% are Grade II. There are multiple Grade I listed buildings located within the Primary Settlements (notably six in Chepstow, four in Monmouth and three in Abergavenny - including the Abergavenny Castle Ruins within the town centre). Usk also has four Grade I listed buildings, including Usk Castle and its precincts. Of the Listed Buildings, 166 (7.5% of the stock) are identified as being 'at risk'. The four communities with the highest percentage of listed buildings at risk based on the number of buildings are: <ul style="list-style-type: none"> <li>– St Arvans - 12 buildings</li> <li>– Tintern - 9 buildings</li> <li>– Rogiet - 4 buildings</li> <li>– Llanbadoc - 4 buildings</li> </ul> </li> </ul>						

<sup>62</sup> Chris Blandford Associates (2018) Blaenavon Industrial Landscape World Heritage Site Management Plan 2018-2023  
<http://moderngov.torfaen.gov.uk/documents/s35685/Blaenavon%20WHS%20Management%20Plan%20FINAL%20SEPTEMBER%202018.pdf>

### ISA Theme: Historic environment

- **10 Archaeologically Sensitive Areas (ASAs)** of which the largest extends across the south of the County, covering Caldicot, Rogiet, Magor Undy, and the Gwent Levels. There are also ASAs present at each of the Primary Settlements, Usk and Raglan, and rural locations outside of the main settlements.

Given the volume of heritage assets located throughout the County, it is considered that all of the Options are likely have an impact on the historic environment. It is considered that growth focussed at the Primary Settlements through Options 1, 3 and 6 will result in increased pressure on the rich historic environment present at these locations; notably the WHS, extensive Conservation Areas (all of which contain numerous Listed Buildings), Blaenavon and Lower Wye Valley Landscapes of Outstanding and Special Interest, Registered Parks & Gardens, and Grade 1 Listed Buildings, at Abergavenny, Chepstow and Monmouth. Together with their settings, these heritage assets require protection and enhancement, in accordance with the WHS Management Plan (2018), Conservation Area Appraisals and requirements of Planning Policy Wales (2018). It is therefore considered that directing significant growth to these locations has the potential to lead to long term adverse effects on the local historic environment. It is however noted that Option 6 does not direct any growth to Chepstow, and therefore may perform less negatively than Options 1, 3 and 7 in this respect. Options 2 and 4 also have the potential to lead to negative effects; however, this is not likely to be significant given the low level of growth directed towards the Primary Settlements in the earlier part of the Plan period only.

It is noted that the redevelopment of brownfield sites in the Primary Settlements, i.e. through Options 1, 3 and 7, and to a lesser extent Options 2, 4 and 6, has good potential for positive townscape improvements. In this context, where proposals seek to deliver good, high quality design and appropriate layout, this may lead to landscape/ townscape improvements and positive effects such as increased awareness and access. This however is uncertain at this stage, and it is recognised that the County has a limited offer of brownfield land.

Given the rural nature of the County and the constraints present, large-scale development proposed through Options 2 and 4 is likely to lead to a residual significant negative effect on the rural character and historic environment of the area where the New Settlement is proposed. It is also considered that archaeological investigations may be required prior to any development. However, as the location of the New Settlement is currently unknown, potential residual effects are uncertain at this stage. It is also recognised that given the extended lead-in time for the New Settlement, any potential effects are not likely to be realised until into the next Plan period.

In terms of Option 5 it is considered that the South of the County is also sensitive in terms of the historic environment. Notably constraints include the ASA which extends across the M4 corridor; Portskewett, Caldicot and Major/ Undy contain Grade I Listed Buildings; Rogiet contains four listed buildings at risk; the Gwent Levels Registered Landscape of Outstanding and of Special Interest covers areas of Caldicot, Undy and Magor; and there are numerous Conservation Areas present. Focussing growth to the South therefore has the potential to adversely impact upon archaeological and/ or historic assets, their settings and intrinsic qualities. As discussed for other Options, development also has the potential to deliver neutral/ positive effects through having a positive contribution to an area's character or appearance. It is also noted that directing growth to the South of the County will preserve the historic environment in the remainder of the County, maintaining the historic landscape and setting of towns and villages, and protecting settlement identity.

It is recognised that Monmouthshire's cultural assets also include the use of the Welsh language. None of the Options are considered likely to have a significant effect on the Welsh language, and it is therefore not possible to distinguish between the Options in this respect.

Overall, it is difficult to rank the Options in terms of preference against this ISA Objective as they are all predicted to have a residual significant effect as they direct development to areas that are sensitive in terms of the historic environment; albeit in different areas of the County. It is considered that the significance of effects will ultimately be dependent on the design/ layout of development as well as the implementation of mitigation measures.

ISA Theme: Landscape

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	4	3	4	2	1	4	4
Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Discussion	<p>Monmouthshire has a rich and diverse landscape stretching from the coastline of the Gwent Levels in the south of the County, to the uplands of the Brecon Beacons in the north, and the river corridor of the Wye Valley in the east. In terms of nationally designated landscapes, the County incorporates:</p> <ul style="list-style-type: none"> <li>• <b>Wye Valley AONB</b> located to the east of Monmouthshire. The part of the Wye Valley AONB located within Monmouthshire covers approximately 16% of the Monmouthshire LDP area.</li> <li>• <b>Brecon Beacons National Park</b> located to the north west of Monmouthshire. The portion of the Brecon Beacons National Park (BBNP) located in Monmouthshire covers approximately 17% of the County.</li> </ul> <p>In line with Planning Policy Wales (2018) it is recognised that the Wye Valley AONB and Brecon Beacons National Park are “valued for their intrinsic contribution to a sense of place, and that their special characteristics should be protected and enhanced.” In addition to national policy requirements, protection is also provided to the Wye Valley through the Wye Valley AONB Management Plan (2016), which sets out five Development Strategic Objectives, underpinning the AONB aim to “Ensure all development within the AONB and its setting is compatible with the aims of AONB designation”. Notably, Objective WV-D2 seeks to “encourage and support high standards of design, materials, energy efficiency, drainage and landscaping in all developments”.<sup>63</sup> In terms of the Brecon Beacons National Park, there is an established Local Development Plan (LDP) in place and development control functions in the correlating part of the County. The LDP “represents and defines the National Park Authority’s approach for ensuring sustainable development is carried out in the National Park.”<sup>64</sup> While protection is provided at the higher level, it is nonetheless considered, given the level of growth proposed through all Options, that development has the potential to adversely impact upon special landscape features, character, and setting.</p> <p>The focus of development in the Primary Settlements through Options 1, 3, 6 and 7 is anticipated to result in increased pressure on landscape character, setting, and the intrinsic qualities of the AONB and National Park. This is given Options 1, 3, 6 and 7 direct a significant level of growth to Abergavenny which is located in close proximity to the National Park and Monmouth and Chepstow which are located in close proximity to the Wye Valley AONB. Options 2 and 4 also have the potential to lead to negative effects in this respect; however, this is not likely to be significant given the low level of growth directed towards these settlements in the earlier part of the Plan period only.</p>						

<sup>63</sup> Wye Valley AONB Joint Advisory Committee (2016) Wye Valley Area of Outstanding Natural Beauty (AONB) Management Plan 2015 – 2020 <http://www.wyevalleyaonb.org.uk/index.php/publications/>

<sup>64</sup> Brecon Beacons National Park Authority (2019) Brecon Beacons National Park Local Development Plan (2018 – 2033) Preferred Strategy Consultation Document <https://www.beacons-npa.gov.uk/planning/draft-strategy-and-policy/local-development-plan-review/preferred-strategy/>

## ISA Theme: Landscape

Dispersed development proposed through Option 2 has the potential to lead to negative effects through directing a level of growth to rural settlements within the AONB, in addition to the Primary Settlements. This, however is uncertain given the location of rural settlements is indicative at this stage. Additionally, as discussed above for Option 2, given that this level of growth will be low, significant negative effects are not anticipated.

In terms of the New Settlements proposed through Options 2 and 4, effects on the nationally designated landscapes are currently uncertain given the location of the New Settlement is yet to be determined. However, it is recognised that in accordance with Planning Policy Wales (2018) *“major developments should not take place in National Parks or AONBs except in exceptional circumstances.”* Further to this, and applicable for all Options, *“proposals in National Parks and AONBs must be carefully assessed to ensure that their effects on those features which the designation is intended to protect are acceptable.”* While the potential for negative effects in terms of visual impacts and impacts on setting, it is recognised that the delivery of large-scale development, offers greater potential in terms of opportunities to mitigate negative effects as well as potential benefits through the creation of valued designed landscapes and strategic GI linkages. This has the potential to lead to positive effects against this ISA theme; however, the success of the mitigation in this respect is uncertain at this stage. Additionally, given the long lead-in time for the New Settlement, any potential GI benefits are not likely to be realised until the end of the Plan period, and into the next Plan period.

All Options have the potential to mitigate against adverse effects, and deliver residual positive effects, through providing for the conservation and, where appropriate, enhancement of local landscapes. This may include through the provision of new/ improved Green Infrastructure and ecological connectivity, enhancing existing and creating new GI linkages. While it is recognised that the significant of effects would likely be greater through the New Settlement given strategic infrastructure delivery is anticipated; Option 1, 3, 5, 6 and 7 would likely deliver positive effects in this respect throughout the whole of the Plan period. This would meet local need, delivering social, economic, environmental and cultural benefits.

Option 5 directs growth away from Monmouthshire’s nationally designated landscapes, to the South of the County. This will likely reduce the potential for residual adverse effects through protecting these high quality landscapes, and directing growth to areas anticipated to be of higher capacity to accommodate new development, given the urban environment surrounding the M4 corridor. Additionally, directing growth along the M4 corridor will contribute positively towards the preservation of local landscapes throughout the remainder of the County and the rural areas, avoiding development in the open countryside and supporting sustainable patterns of development.

Overall, given Monmouthshire’s rural nature and the landscape assets present, it is considered that Options 1 to 4, 6 and 7 are more likely to have a negative effect as a result of the introduction of development in previously undeveloped areas; despite the precise location of growth being currently unknown. In terms of ranking the Options, Options 1, 3, 6 and 7 are considered worst performing given these Options direct the highest level of growth in close proximity to the AONB and National Park. It is difficult to rank Options 2 and 4 given the location of the New Settlement is currently unknown; however, it is anticipated that any strategic growth on greenfield land within the County is likely to lead to residual negative effects on the landscape, given the existing constraints present. Option 5 is best performing and unlikely to give rise to significant effects given it concentrates growth along the M4 corridor which is an urban area distant from the nationally designated landscapes located to the east and north west of the County. Given that the precise location of growth is not known and further evidence base work is being carried out around landscape sensitivity, all of the options are found to have an uncertain effect at this stage.

**ISA Theme: Climate change**

Options	Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Rank	4	2	4	3	1	4	4
Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Discussion	<p>Development proposed under any of the Options has the potential to incorporate renewable or low carbon energy. However, generally larger-scale developments offer a greater opportunity to incorporate renewable or low carbon energy. For example, in larger schemes, large active solar systems can be combined with community heating schemes to support renewable energy and increased energy efficiency. In this context, Options 2 and 4 are best performing given they direct a significant proportion of growth necessary to meet identified needs at a New Settlement. This large-scale development therefore presents an opportunity to incorporate renewable and low carbon energy; however, given the long lead-in time for the New Settlement, potential positive effects are not likely to be delivered until the end of the Plan period, and into to the next Plan period.</p> <p>There are three substantial main rivers that pass through Monmouthshire, the Rivers Wye, Usk and Monnow and a number of smaller but significant ones are the River Trothy, Olway and Neddern. Monmouthshire is at risk from all types of flooding: surface water, ordinary watercourses, groundwater, rivers and the sea. Both the towns and rural areas are at risk from surface water flooding to various extents during heavy rainfalls. The terrain of the County with its hills, valleys and plains is also at risk of flooding from watercourses. It is considered that the River Wye has the potential to affect more properties than the others.<sup>65</sup></p> <p>In line with the Flood Risk Regulations (2009), the Preliminary Flood Risk Assessment (PRFA) process has been carried out in order to establish the level of flood risk within the area. Subsequent to this, a Flood Risk Management Plan (FRMP) has been produced (2016) which sets out the findings of the PFRA.<sup>66</sup> The FRMP highlights that in terms of fluvial flood risk, communities at most risk from a 1 in 1000 year flood (Flood Zone 2) are Monmouth, Abergavenny and Usk. Communities most at risk of 1 in 1000 year surface flooding (Flood Zone 2) were Caldicot, Abergavenny, and Chepstow. Monmouth, Magor/Undy, Llantilio Pertholey, Llanfoist Fawr, Usk, and Portskewett all feature as part of the top ten communities at risk from surface water flooding.<sup>67</sup> As such, directing growth to the Higher Tier Settlements through Options 1, 3, 6 and 7 have the potential to lead to long term negative effects, given these settlements have been identified as high flood risk areas. Where Options seek to deliver low levels of growth to existing settlements (Options 2 and 4), this may provide an opportunity to avoid high flood risk areas. Option 2 performs more positively than Option 4 in this respect as Option 4 directs growth towards constrained settlements. It is considered that all new development will accord with Technical Advice Note 15: Development and Flood risk (2004), which sets out a precautionary framework to direct new development away from those areas which are at high risk of flooding.<sup>68</sup> To this effect, in accordance with national policy, information will need to be provided to demonstrate that any development proposal satisfies the tests contained in the TAN.</p>						

<sup>65</sup> Monmouthshire County Council (2016) Monmouthshire County Council Flood Risk Management Plan <https://www.monmouthshire.gov.uk/app/uploads/2016/04/Flood-Risk-Management-Plan.pdf>

<sup>66</sup> Ibid.

<sup>67</sup> Ibid.

<sup>68</sup> Welsh Government (2004) Planning Policy and Guidance: Flooding – Technical Advice Note (TAN) 15: Development and Flood Risk <https://gov.wales/technical-advice-note-tan-15-development-and-flood-risk>

**ISA Theme: Climate change**

Option 5 delivers growth to the South of the County, which is not identified through the FRMP as being significantly constrained in terms of fluvial flood risk, with only Magor/ Undy and Portskewett identified as at medium risk of surface water flooding. This Option is therefore likely to perform more positively than other Options, through delivering growth outside of areas at highest risk of flooding.

Overall, it is considered that Options 1, 3, 6 and 7 perform less positively compared to the other Options given they direct growth to locations vulnerable to flooding, while Option 5 is best performing in this respect. It is however recognised that there is a level of uncertainty for all Options at this stage, and therefore the nature and significance of effects will be dependent on the precise location of growth and mitigation delivered at the project level.

**Summary findings and conclusions for spatial strategy options**

ISA Themes	Rank/ Significant effects	Categorisation and rank						
		Option 1 - Continuation of the existing LDP strategy	Option 2 - Dispersed growth and new settlement	Option 3 - Distribute Growth Proportionately across rural and urban areas	Option 4 - New Settlement with limited growth in primary settlements, secondary settlements and Severnside only	Option 5 - Focus on M4 Corridor	Option 6 - Focus Growth in the North of the County	Option 7 - Hybrid of Spatial Option 3 and Affordable Housing Policy-led Distribution
Economy and Employment	Rank	1	4	1	2	3	3	1
	Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Population and Communities	Rank	1	3	1	2	2	2	1
	Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Health and wellbeing	Rank	1	5	1	2	4	3	1
	Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Equalities, diversity and social inclusion	Rank	1	3	1	2	4	4	1
	Significant effect?	Yes - Positive	Uncertain	Yes - Positive	Uncertain	Uncertain	Uncertain	Yes - Positive
Transport and movement	Rank	1	4	1	3	2	3	1
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Natural Resources	Rank	1	4	1	3	5	2	1
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative
Biodiversity and geodiversity	Rank	=	=	=	=	=	=	=
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain



**Summary findings and conclusions for spatial strategy options**

<b>Historic Environment</b>	Rank	=	=	=	=	=	=	=
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
<b>Landscape</b>	Rank	4	3	4	2	1	4	4
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
<b>Climate Change</b>	Rank	4	2	4	3	1	4	4
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain

The appraisal found that there is little to differentiate between the options at this stage with regard to the historic environment and biodiversity ISA themes. This is given that all options have the potential to result in negative effects by directing development to areas that are sensitive in terms of heritage and biodiversity constraints; albeit in different areas of the County. However, it is recognised that mitigation could be provided and that development also has the potential to deliver positive effects environmental improvement/ enhancement measures secured at the project scale. The nature and significance of effects will be dependent on the precise scale and location of development.

In terms of the landscape and climate change themes, Option 5 directs development to areas of lower flood risk and that are less sensitive in landscape terms and is therefore considered to perform better compared to the other options. All other options focus development in areas that are of high flood risk and landscape designations and are therefore more likely to result in a negative effect. Given that the precise location of growth is not known and further evidence base work is being carried out around landscape sensitivity, all of the options are found to have an uncertain effects in relation to the landscape and climate change themes.

In terms of natural resources, it is difficult to identify any significant differences between the options in relation to water resources and quality. Options 1, 3 and 7, followed by Option 6, are best performing in terms of utilising brownfield land and protecting Best and Most Versatile (BMV) agricultural land, and ensuring that air quality is not reduced throughout the County. However, it is recognised that there are limited opportunities for the regeneration of brownfield land so ultimately the majority of growth will be on greenfield and potentially agricultural land. Options 2 and 4 perform less well through the delivery of a New Settlement, which is likely to result in significant loss of greenfield/ BMV land, and may require additional waste infrastructure. Option 5 performs least well given it may also lead to the loss of significant greenfield/BMV land and has the potential to adversely impact upon the Limestone Mineral Safeguarding Area present to the south of the County. All the Options have the potential for a significant negative effect against the natural resources theme through the potential loss of BMV agricultural land, although it is acknowledged that there is an element of uncertainty at this stage until the precise location of development is known.

Options 1, 3 and 7 perform more positively and are found to have the potential for significant long term positive effects against ISA themes relating to population/ communities, health/ wellbeing, economy/ employment, transport and equalities compared to the other options. They focus growth at the Higher Tier Settlements where there is greater need and better access to public transport, existing employment and facilities/ services. It should be noted that there are some small differences

between Options 1, 3 and 7 in terms of how growth is distributed during the plan period, but these differences are not significant enough to warrant one option being ranked higher or lower than the other against the ISA themes referred to earlier in this paragraph.

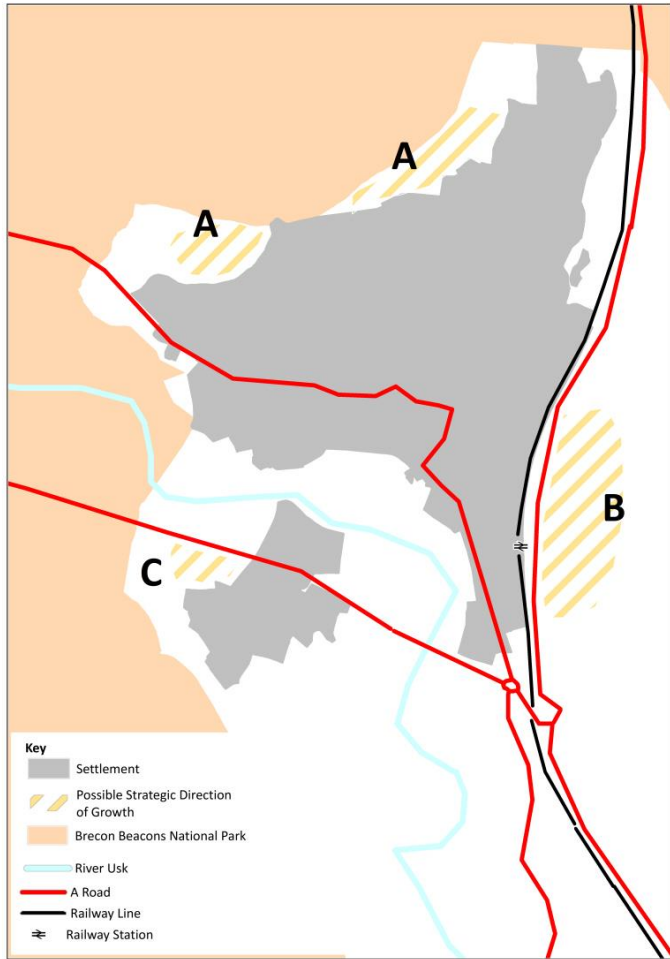
Options 2 and 4 through the delivery of a New Settlement, present an opportunity for creating self-contained communities, enabling the delivery of significant new social and physical infrastructure when compared to the smaller scale development proposed under Options 1, 3, 5, 6 and 7. However, the New Settlement would not deliver any new homes, employment or infrastructure until late in the Plan period and it is highly unlikely it would be fully built out until after the Plan period. This could delay the infrastructure/ employment land benefits associated with this large-scale scheme. This would further increase pressure on existing centres until the New Settlement is delivered. Other options therefore perform more positively in relation to the socio-economic ISA themes, given they would deliver a level of growth to meet local needs throughout the whole of the Plan period.

Option 5 capitalises upon opportunities associated with the Cardiff Capital Region City Deal, the South East Wales Metro, and the continuing economic growth of the Bristol/ South West region. Whereas, Option 6 focuses growth to the Higher Tier Settlements to the North of the County capitalising upon opportunities associated with the Cardiff Capital Region City Deal; notably the wider region via the A465, and towards Herefordshire via the A449 and A40. However, limited growth to the rest of the County under Option 5 and Option 6 would restrict economic growth in the wider County, and would not assist in sustaining Monmouthshire's existing communities; exacerbating existing demographic issues and levels of out-commuting.

Consideration is also given throughout the appraisal to the recent publication of a consultation draft of the National Development Framework (NDF) which indicates a desire to designate a Green Belt "*around Newport and eastern parts of the region*". This is anticipated to include a large part of South Monmouthshire which, if implemented would significantly constrain future growth in this part of the County. Option 6 would accord with the direction of the Draft NDF, and therefore performs positively in terms of facilitating growth consistent with emerging National policy. Conversely the delivery of Option 5 would lead to negative effects; conflicting substantially with the Draft NDF through directing growth to the south where the Green Belt has been proposed. As all other options seek to disperse growth throughout the County, and a defined location has not yet been established for the Green Belt, it is difficult to make any definitive conclusions on the nature and significance of effects at this stage.

# Appraisal of strategic growth areas

## Abergavenny



**ISA Theme: Economy and employment**

Options	Option A	Option B	Option C
<b>Rank</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Significant effect?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Discussion</b>	<p>Abergavenny plays a significant economic role in the County, being identified as a Primary Settlement in the RLDP settlement hierarchy. Its location on the Heads of the Valleys road provides strategic links through its links to Brecon, Mid Wales and the wider Cardiff Capital Region; and the A465 separates the town from Llanfoist to the south. Options B and C to the east and west of the A456, respectively, are therefore considered to be less well connected to the town centre.</p> <p>Abergavenny is one of the most self-sufficient settlements in terms of employment with a variety of employment sites within the town; a number of which are protected employment sites. The largest protected employment sites at Union Street, Hatherleigh Place and Mill Street are located to the south west of the main settlement. These employment sites are reasonably accessible from all growth Options, with all Options required to cross the A40 or A465 for access, and would therefore likely be reliant on the car. Nonetheless, all Options perform positively in terms of providing good access to local employment sites, supporting levels of self-containment in Abergavenny.</p> <p>Option B performs most positively in terms of providing access to Abergavenny railway station which is located adjacent to the Option, to the west. Abergavenny railway station connects residents with employment hubs opportunities of the County including Newport, Cardiff, and the Midlands. Options A and C are both located 1.6 miles, or a 34 minute walk from the station. However, it is noted that Option B is separated from the town and the railway station by the A465 so development would need to provide suitable pedestrian links.</p> <p>All Options have the potential to include employment land and infrastructure delivery to support the town, encouraging inward investment and supporting local economic growth. It is considered that all Options would be able to deliver a similar level of infrastructure, and therefore Options cannot be differentiated between in this respect. Nonetheless, it is considered that the delivery of infrastructure alongside development has the potential to lead to positive effects against this ISA theme, although this is uncertain at this stage.</p> <p>Overall, all Options are anticipated to lead to long-term positive effects against this ISA theme. Option A is considered best performing given it is reasonably well connected with the town centre and employment opportunities; and is not detached by the A465; as is the case for Options B and C. Option B performs more positively than Option C given it's distance to Abergavenny railway station, and would support the uptake of sustainable travel to access employment opportunities outside of the County as long as suitable links to the railway station are delivered.</p>		

**ISA Theme: Population and communities**

Options	Option A	Option B	Option C
Rank	1	2	3
Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive
<b>Discussion</b>	<p>All Options perform equally in terms of providing sufficient housing to meet the identified housing needs of the community, as it is assumed that all Options could deliver the same quantum of growth. Long term positive effects are predicted in this respect.</p> <p>There are however significant differences between areas of Abergavenny town, as reflected by the range in the average house prices. While some housing is amongst the most expensive in the County, Lansdown and Priory wards, which include the central area of the town northeast of the main shopping area, are much less desirable locations to live.<sup>69</sup> It is therefore considered that further growth to the north through Option A may lead to positive effects in terms of promoting regeneration in the north of the town, supporting the growth of existing communities and reinforcing Abergavenny’s position in the settlement hierarchy as a Tier 1 Primary Settlement. It is however noted that Option A is approximately a mile or a 20 minute walking distance from the town centre where shopping and employment opportunities are focussed. While this is well connected comparatively with other Options it is noted that some residents (notably elderly and those with young children) may rely on the car for access.</p> <p>Options B and C are further detached from the town centre by the A465 to the east and west of the town, respectively. Option C is the furthest of the options from the town centre, approximately a 2.4 mile or a 57 minute walking distance. Option B is a similar walking distance to Option A however would involve crossing the A465. Options B and C would therefore be more heavily reliant on the car to access the town centre than Option A, performing less positively in terms of potential to support sustainable communities.</p> <p>While disconnected from the town centre, Option C nonetheless would be an extension of Llanfoist to the west of the town. As such it is considered that development at this location would lead to positive effects through integration with the existing sub-urban community, providing a level of infrastructure to support the smaller settlement. Benefits in this respect may include improved access to facilities, services, and potential improvements to highways/ public transport infrastructure.</p> <p>Overall, Option A, followed by Option B perform most positively against this ISA theme as they are the most well connected with the town centre, its services and facilities, and sustainable travel. Option A is most likely to support the growth/ regeneration of Abergavenny as an attractive Tier 1 settlement, supporting vibrant communities both within the town and the wider hinterlands.</p>		

<sup>69</sup> Monmouthshire County Council (2018) Final Local Housing Market Assessment <https://www.monmouthshire.gov.uk/app/uploads/2019/05/Final-Local-Housing-Market-Assessment-September-2018.pdf>

**ISA Theme: Health and wellbeing**

Options	Option A	Option B	Option C
<b>Rank</b>	<b>1</b>	<b>2</b>	<b>2</b>
<b>Significant effect?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Discussion</b>	<p>Monmouthshire has one main hospital, Nevill Hall Hospital in Abergavenny, which has an established A&amp;E department. Option A is 900m/ a 17 minute walk from the hospital. Option C is 1.2km from the hospital by car, however walking distance is 2.8 miles/ 58 minutes. Option B is the least well located, being over 3km from the hospital. In terms of GP surgeries, there are three located within Abergavenny, close to the town centre. Options A and B are within 1km / 18 minute walking distance of a GP surgery. Option C is considerably further from health facilities in the town centre, approximately 2.4km from Old Station Surgery. However, if travelling by car, Option C is also within 1km.</p> <p>Access to sustainable transport throughout Abergavenny is good. Notably there are public transport links by rail and bus to Cwmbran, Newport, Cardiff and the Midlands, and good road links to Cwmbran, Newport, Monmouth and the motorway system. Option B is best performing in terms of access to the railway station, which is located adjacent to the site to the west. Options A and B are both located 1.6 miles, or a 34 minute walk from the station. However, it is noted that Option B is separated from the town and the railway station by the A465 so development would need to provide suitable pedestrian links.</p> <p>All Options have relatively limited access to bus services given the edge of settlement locations. While Option A is located within 400m of a bus stop on Underhill Crescent, this is considerably distant from the northern extent of the site. Option B would require crossing the A465 to access a bus stop unless new bus stops are provided, and Option C has access to a bus stop on the B424; however, this is also distant from the north east of the site which extends into the open rural landscape. It is however recognised that there is a regular bus service from the outskirts of the settlement to the town centre; notably at Underhill Crescent which is accessible from Option A, improving access from the site to the railway station and town centre.</p> <p>The town's proximity to the Brecon Beacon National Park makes walking, cycling and many other outdoor activities readily accessible, supporting active travel. Option B is best performing in this respect given its proximity to the National Park, and the Brecons Way bridle way located to the north of the growth area. It is also noted that positive effects are also anticipated through Option C, given its location adjacent to the Usk Valley Walk which extends along the Monmouthshire &amp; Brecon Canal.</p> <p>Overall, Options B and C perform on a par in relation to the Health and wellbeing ISA theme. Option A is best performing in terms of proximity to health services. Option A performs similarly to other options in terms of supporting healthy forms of transport to reach health (and wider) services/ facilities. Option A is less well located in terms of access to the train station; however, it is recognised that the Abergavenny circular bus service provides improved access to some extent.</p>		

**ISA Theme: Equalities, diversity and social inclusion**

Options	Option A	Option B	Option C
<b>Rank</b>	<b>2</b>	<b>3</b>	<b>1</b>
<b>Significant effect?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Discussion</b>	<p>Abergavenny is defined as a Tier 1 settlement, and as such, expanding upon built form through all Options will lead to positive effects in terms of supporting and sustaining a hierarchy of vibrant centres across the County, focussing development in accordance with recent population growth data. This will likely positively address existing demographic issues, encouraging younger people to reside and work in the County. It is predicted that growth around Abergavenny will lead to positive effects on new and existing residents' quality of life, supporting regeneration and creating more positively integrated communities. It is however noted that Option B is detached from residential development by the A465, which may reduce potential for positive integration with existing communities.</p> <p>In terms of the 2014 Welsh Index of Multiple Deprivation (WIMD) looking at Abergavenny, and specifically the growth Options:</p> <ul style="list-style-type: none"> <li>• Option A is within the 80% - 100% least deprived LSOAs in Wales;</li> <li>• Option B is within the 40% most deprived - 60% least deprived LSOAs in Wales; and</li> <li>• Option C is within the 40% most deprived - 60% least deprived LSOAs in Wales.</li> </ul> <p>As highlighted above, development at all Options will support equal communities with improved accessibility to services, employment, and affordable housing. However, it is considered that by targeting some of the most deprived communities through Options B and C, positive effects are likely to be enhanced to some degree. Option C seeks to positively expand upon Llanfoist village to the west of Abergavenny.</p> <p>While not notably deprived itself, Option A performs positively through reducing inequalities between sub-urban and urban areas, given that the two most deprived LSOAs in Monmouthshire (Cantref 2 (ranked 459 out of 1896 in Wales) and Mardy 1 (ranked 286) are closely located to Option A, to the northeast of Abergavenny.</p> <p>Option A also performs most positively of the Options in terms of ensuring access to services for more vulnerable or immobile groups in the community, particularly elderly residents and young families, especially those without access to private vehicles. Option C is least well performing in this respect as is the furthest of the options from the town centre (2.4km). Option B is a similar walking distance to Option A; approximately a mile or a 20 minute walking distance.</p> <p>Overall, it is considered that all Options perform positively against this ISA theme through supporting the growth of and regeneration of existing communities, improving access to housing, jobs and services. However, Option C is predicted to lead to positive effects of greater significance through targeting deprived areas; promoting equality and social inclusion through developing more inclusive communities. Option B performs least well of the Options given it is severed from the settlement by the A465, which may reduce potential for positive integration with existing communities.</p>		

**ISA Theme: Transport and movement**

Options	Option A	Option B	Option C
<b>Rank</b>	=	=	=
<b>Significant effect?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Discussion</b>	<p>In terms of the strategic transport network, Abergavenny is closely linked to the A465, and plays an important role on the Heads of the Valleys road through its links to Brecon, Mid Wales and the wider Cardiff Capital Region. While levels of self-containment are high in Abergavenny, there remains a reliance on the car as the primary mode of transport, and therefore traffic throughout the town is a significant issue. In addition to high levels of through traffic currently experienced, it is noted that a high percentage of the overall travel to work flows for the County would be to Abergavenny. All Options are well located in terms of access to the strategic transport network (the A465 extends east and west of the main settlement), and it is considered that development under all Options is likely to result in increased vehicular use in the town with the potential for long term adverse effects.</p> <p>Access to sustainable transport throughout Abergavenny is good. Notably there are public transport links by rail and bus to Cwmbran, Newport, Cardiff and the Midlands. However, of the Options, only Option B is well located in terms of access to the railway station, being located adjacent to the site to the west. Options A and C are both located 1.6 miles, or a 34 minute walk from the station. However, it is noted that Option B is separated from the town and the railway station by the A465 so development would need to provide suitable pedestrian links. All Options have relatively limited access to bus services given the edge of settlement locations. While Option A is located within 400m of a bus stop on Underhill Crescent, this is considerably distant from the northern extent of the site. Option B would require crossing the A465 to access a bus stop, and Option C has access to a bus stop on the B424, however this is also distant from the north east of the site which extends into the open rural landscape. It is however recognised that there is a regular bus service from the outskirts of the settlement to the town centre; notably at Underhill Crescent which is accessible from Option A, improving access from the site to the railway station and town centre. Option B performs most positively overall given its location in close proximity to the railway station, and subsequently the increased opportunity to encourage modal shift for shorter journeys both within the town, and for wider commuter journeys.</p> <p>The town's proximity to the Brecon Beacon National Park makes walking, cycling and many other outdoor activities readily accessible, supporting active travel. Option B is best performing in this respect given its proximity to the National Park, and the Brecons Way bridle way located to the north of the growth area. It is also noted that positive effects are also anticipated through Option C, given its location adjacent to the Usk Valley Walk which extends along the Monmouthshire &amp; Brecon Canal.</p> <p>All Options are assumed to have the potential to include enhancements/ improvements to services/ facilities and public transport. As set out above, the level of infrastructure delivery is expected to be equal under all Options, and therefore none of the Options are better performing in this respect.</p> <p>Overall, all Options perform similarly against this ISA theme, directing growth towards a Tier 1 settlement, with good access to the strategic transport network. While all Options may increase traffic through the town, it is recognised that Options perform positively in terms of promoting the uptake of sustainable travel. While Option B would arguably provide the greatest opportunity for residents to capitalise upon a range of sustainable transport options; located adjacent to the railway station, and with access to the Brecons Way bridle, it is considered that the separation of the option from the main settlement by the A465 may reduce its potential to encourage a modal shift. Options A and C are better located to the settlement and bus services, but less well located in terms of the railway station. It is therefore concluded that Options cannot be differentiated between at this stage.</p>		



**ISA Theme: Natural resources (air, land, minerals and water)**

Options	Option A	Option B	Option C
Rank	1	2	3
Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
<b>Discussion</b>	<p>While air pollution is not a major problem in Monmouthshire it can cause significant problems for people’s health. The greatest problems associated with air quality in the County are caused by vehicle emissions, and therefore Options perform positively where they seek to utilise sustainable transport opportunities; such as active travel networks, improved public transport and electric charging point infrastructure. This will help to reduce the impact of transport-based emissions and improvements in air quality. Option A is best performing in this respect, being a mile or a 20 minute walking distance from the town centre where shopping and employment opportunities are focussed. However, this is arguably not an achievable walking distance for all residents (notably the elderly and families with young children), with many people still likely to rely on the car for access. Options B and C are further detached from the town centre by the A465 to the east and west of the town, respectively. Option C is the furthest of the Options from the town centre, 2.4 miles away. Option B is a similar walking distance to Option A. Options B and C would therefore be more heavily reliant on the car to access the town centre than Option A, performing less positively in terms of potential to promote sustainable travel. Option B has the potential to encourage modal shift given it is located adjacent to the railway station; however, suitable pedestrian links would need to be delivered for crossing the A465. Options A and C are both located 1.6 miles, or a 34 minute walk from the station. Options B and A are therefore best performing in terms of potential to improve air quality in the town.</p> <p>The Agricultural Land Classification (ALC) classifies land into six grades (plus ‘non-agricultural’ and ‘urban’), where Grades 1 to 3a are recognised as being the ‘best and most versatile’ land (BMV) and Grades 3b to 5 are of poorer quality. Detailed agricultural land quality surveys will be undertaken by site promoters as part of the candidate site process, and therefore at this stage ALC at each of the Options has been based on the Predictive ALC model for Wales (2017).<sup>70</sup> The area containing Option C was found to be entirely Grade 2, while the area containing Option B was found to be partially Grade 2 and partially Grade 3a. Option A was the only Option found to include an area of land that is not BMV, containing Grade 2 and 3b. Option A is therefore best performing in this respect, as it would necessitate the least amount of loss of BMV land. All Options comprise entirely greenfield sites and consequently it is not possible to differentiate between them in terms of promoting the use of previously developed land.</p> <p>None of the Options fall within, or within close proximity to a mineral safeguarding area, and therefore all perform equally in terms of impact on the County’s mineral resource. All Options are also considered to perform equally in terms of demand for water, and impact on water quality.</p> <p>Overall, all Options perform negatively against this ISA theme given all Options would result in the loss of greenfield and BMV agricultural land, and would not contribute towards promoting the use of brownfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. Option A is best performing of the Options as it may encourage active travel to some extent, given its location 1 mile from the town centre; and is the least constrained Option in terms of BMV agricultural land. Option B performs more positively than Option C as it is located adjacent to the railway station, which may encourage modal shift.</p>		

<sup>70</sup> The Predictive ALC model for Wales (2017) is based on the principles of the Agricultural Land Classification System of England & Wales, the Revised Guidelines & Criteria for Grading the Quality of Agricultural Land (MAFF 1988).

**ISA Theme: Biodiversity and geodiversity**

Options	Option A	Option B	Option C
Rank	1	1	2
Significant effect?	Uncertain	Uncertain	Uncertain
Discussion	<p>In terms of European sites, Option A is located 1km south of the Sugar Loaf Woodlands Special Area of Conservation (SAC), and Option C is located approximately 200m south of the River Usk SAC. Taking each European site in turn:</p> <ul style="list-style-type: none"> <li>• <b>The Sugar Loaf Woodlands SAC</b> comprises 173.1ha of broad-leaved deciduous woodland (76.7%), and heath and scrub (23.3%). The site has been designated for its area of old sessile oak woods near the south-eastern fringe of the habitat’s range. This is the largest in the UK and Europe.</li> <li>• <b>The River Usk SAC</b> covers the length of the River Usk, to the west of the County, running through Abergavenny and Usk. The SAC contains habitats listed under Annex I of the Habitats Directive and a variety of species listed under Annex II of the Habitats Directive; that are primary reason for designation. The River Usk SAC is part within the Brecon Beacons National Park Planning Area.</li> </ul> <p>HRA screening (2019) of the Preferred Strategy policies found that there is the potential for development to significantly affect the River Usk through recreation, water quality and water quantity, level and flow. As such, this site and potential impact pathways will be considered in more detail through the Appropriate Assessment stage.</p> <p>In terms of the Sugar Loaf Woodlands SAC, given the distance (more than 200m) from the nearest major road, adverse impacts are not anticipated on the site through atmospheric pollution. The SAC lies approximately 1km from the Strategic Growth Area of Abergavenny, indicating that it is likely to be within walking distance for new local residents. However, Natural Resources Wales’ Core Management Plan does not refer to recreational pressure as a potential management requirement for the site.<sup>71</sup> It is therefore concluded that there will be no likely significant effects of the Monmouthshire RLDP on the Sugar Loaf Woodlands SAC and the site can be screened out from Appropriate Assessment.</p> <p>It is therefore considered that Option C performs most negatively in terms of potential impact on the River Usk SAC, given its close proximity. However, given the impact pathways identified, all Options have the potential to lead to adverse effects on the European site. It is however noted that effects may be less significant under Options A and B. Potential strategic growth areas have been identified as needing to be screened in for further detailed consideration through the HRA process.</p> <p>There is a range of nationally and locally designated biodiversity located around Abergavenny. Some of these designations fall within or have the same boundaries as the European sites considered through the HRA and outline above, although they may have different designated features and sensitivities in some cases. Despite this, the impact pathways identified for European sites are also applicable/ relevant to nationally and locally designated sites and wider biodiversity interests. Notably, as discussed above, Options have the potential to impact on the River Usk SSSI through recreation, water quality and water quantity, level and flow. Option C performs most negatively in this respect given the proximity of the Option to the European designated site.</p>		

<sup>71</sup> Countryside Council for Wales (2008) Core Management Plan for Sugar Loaf Woodlands SAC/SSSI  
[https://naturalresources.wales/media/674063/Sugar\\_Loaf\\_Woodlands\\_core\\_management\\_plan\\_Mar\\_2008%20A\\_.pdf](https://naturalresources.wales/media/674063/Sugar_Loaf_Woodlands_core_management_plan_Mar_2008%20A_.pdf)

**ISA Theme: Biodiversity and geodiversity**

The Options are also constrained by Ancient Woodland, with a linear area located to the south/ east of Option A, and a significant area coinciding with Ysgryd Fach hill to the east of Option B. It is considered that Options have the potential to adversely impact on these nationally important habitats (and associated species) through increased disturbance, noise, light and air pollution. This should be considered alongside the potential to possibly enhance these habitats and deliver significant positive effects. For example, development proposals could include the delivery of biodiversity net gain, creating ecological corridors between the woodland habitats and the Options.

The Options are not constrained by locally designated sites; however, it is recognised that all sites are greenfield, and may have the potential to hold biodiversity value. Notably, there are patches of hedges/mature trees extending through Options A and C, and along the field boundaries and along the A465 surrounding /within Option B. There is therefore potential for development across all Options to lead to negative effects on biodiversity through direct loss of these habitats and any associated species. Development should seek to retain and enhance these habitats where possible, ensuring no net loss, and seek to deliver significant positive effects through biodiversity net gain.

Overall, given the presence of the River Usk SAC/ SSSI, Option C is worst performing of the Options, with the greatest potential for negative effects on biodiversity. However, given the impact pathways identified through the HRA for the SAC, it is considered that Options A and B also have the potential to impact upon the European designated site; however, effects are likely to be less significant. Options A and B are also constrained in terms of potential indirect effect on Ancient Woodland; while all Options are constrained in terms of potential adverse effects on habitats present within/ surrounding the Options (i.e. through habitat loss and recreational disturbance). It is however also noted that there is the potential for Options to deliver positive effects through biodiversity enhancement/ net gain.

**ISA Theme: Historic environment**

Options	Option A	Option B	Option C
<b>Rank</b>	<b>2</b>	<b>1</b>	<b>3</b>
<b>Significant effect?</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Discussion</b>	<p>Option A is located to the north of Abergavenny and would extend the existing built up area toward the boundary with the Brecon Beacons National Park. Development would be in close proximity to the northern boundary of the Abergavenny Conservation Area and a number of listed buildings. It is assumed development would not extend beyond Pentre Lane or Deri Road into the National Park. It's possible that the site could accommodate development without any significant residual negative effects on the historic environment as long it is sensitively designed, and the layout takes account of any important views into and from the National Park and the Conservation Area. However, this is uncertain at this stage.</p> <p>Option B is located to the east of the A465 and apart from some listed buildings near the train station, it's not in close proximity to any designated heritage assets. However, as you move further away from the town and the A465 the elevation increases, and development is likely to be become more visible from the settlement and the World Heritage Site (WHS) and National Park across the town. Furthermore, in terms of the wider historic environment this option would extend the built area beyond the A465, a natural barrier to the town for many years, into the countryside. It's possible that the site could accommodate development without any significant residual negative effects on the historic environment as long as it is sensitively designed, and the layout takes account of any important views into and from heritage assets within and beyond the settlement. However, this is uncertain at this stage.</p> <p>Option C is located to the north west of Llanfoist, between the B4246 and the Heads of the Valleys Road. It would extend the built up area to the boundary with the Brecon Beacons National Park as well as the Blaenavon Industrial Landscape WHS. Additionally, there are two listed buildings in close proximity to the growth area. It appears that the majority of the growth area sits at a lower elevation than the WHS, National Park and the Heads of the Valley Road. As a result, development is unlikely to significantly affect any views in or out from the WHS or the National Park. Development could affect the setting of a Grade II listed building (Glan nant-y-llan) on Church Lane but it's possible that development could avoid the area in the south east adjacent Church Road, which is slightly more elevated and therefore more visible in terms of the WHS and National Park. It's possible that the site could accommodate development without any significant residual negative effects on the historic environment as long as it is sensitively designed and the layout takes account of any important views into and from the National Park, WHS and the listed building off Church Lane. However, this is uncertain at this stage.</p> <p>It is recognised that Monmouthshire's cultural assets also include the use of the Welsh language. The RLDP is not considered likely to have a significant effect on the Welsh language, and therefore no significant differences have been identified between the Options in this respect.</p> <p>Given uncertainties no significant differences between the options in terms of the nature and significance of effects could be identified at this stage. They could all potentially affect the setting of designated heritage assets depending on the design and layout of development. Despite this, it is possible to rank them; assuming that the same scale/ type of development would be delivered within the strategic growth areas, the differences identified between them at this stage mainly reflect proximity to designated heritage assets. While there are a significant number of uncertainties at this stage, Option B is considered to be less sensitive in terms of the historic environment compared to the other options. Development at Option A and particular Option C are more likely to affect internationally and nationally designated heritage landscapes and natural landscapes that have shaped development over time and contribute to the character of the area and settlement identities. By its proximity to the WHS as a significant heritage asset, development under Option C is least preferred.</p>		

**ISA Theme: Landscape**

Options	Option A	Option B	Option C
Rank	3	1	2
Significant effect?	Yes - Negative	Yes - Negative	Uncertain
Discussion	<p>As a largely rural County, Monmouthshire has major landscape resources and is home to internationally and nationally designated landscapes. Looking specifically at Abergavenny, the built-up area to the north and west extends close to the Brecon Beacons National Park (BBNP) boundary and Llanfoist adjoins the Blaenavon World Heritage Site (WHS). In line with Planning Policy Wales (2018) it is recognised that these designated assets are “valued for their intrinsic contribution to a sense of place, and that their special characteristics should be protected and enhanced.”<sup>72</sup> In addition to national policy requirements, protection is also provided to the Brecon Beacons National Park through the established Local Development Plan (2007) in place and development control functions in the correlating part of the County.<sup>73</sup> In terms of the WHS, the Blaenavon WHS Management Plan (2018) identifies an overall vision and key principles for the management of the WHS.<sup>74</sup></p> <p>While protection is provided at the higher level, it is nonetheless considered that Options A and C have the potential to adversely impact upon special landscape features, character and setting of the BBNP and WHS. Development to the north through Option A and to the north west of Llanfoist through Option C, would expand the existing built up area toward the boundary with the BBNP; and Option C also has the potential to adversely impact upon the setting of the WHS. It is however possible that Options could accommodate development without any significant residual negative effects on the landscape as long it is sensitively designed, and the layout takes account of any important views into and from the BBNP and WHS. However, this is uncertain at this stage.</p> <p>It is also noted that Cadw, Natural Resources Wales and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 Landscapes of Outstanding or Special Historic Interest in Wales. None of the options fall within, or adjacent to these Landscapes of Outstanding or Special Historic Interest.</p> <p>A Landscape Sensitivity and Capacity study has been carried out for the County (2009), which identifies Local landscape Character Areas (LLCAs) and provides an overall analysis of each LLCA’s sensitivity.<sup>75</sup> Overall, the study has found that there is capacity for housing in Monmouthshire focussing on the larger settlements; which includes Abergavenny. However, looking specifically at the Options in turn:</p> <ul style="list-style-type: none"> <li>• <b>Option A</b> is identified as having ‘low’ housing capacity due to its exposed and sensitive location, its role as buffer with the BBNP and the wooded setting to the Hill centre in a Conservation Area. Option A is of ‘high’ and ‘high/medium’ sensitivity. This is due to its high visibility on the steep hillsides to the north west of the town, and its proximity to the National Park and its open character.</li> <li>• <b>Option B</b> is identified as having ‘low’ housing capacity due to its prominence, the open countryside and rural character. Option B also falls partially within a Special Landscape Area (SLA). Option B is of ‘high’ and ‘high/medium’ sensitivity. This is given the area acts as an important backcloth to Abergavenny with views from Castle Meadows. It is separated from Abergavenny by the A465 and railway line and forms part of open countryside of rural character.</li> <li>• <b>Option C</b> is identified as having ‘medium’ housing capacity. The area has low/ no capacity for housing to the south and west due to the rural setting of the canal and the Blorengue but there may be some potential for development to the east of the plant nursery. The slopes west of the nursery are prominent and</li> </ul>		

<sup>72</sup> Welsh Government (2018) Planning Policy Wales

<sup>73</sup> Brecon Beacons National Park Authority (2013) Brecon Beacons National Park Authority Local Development Plan

<sup>74</sup> Chris Blandford Associates (2018) Blaenavon Industrial Landscape World Heritage Site Management Plan 2018 - 2023

<sup>75</sup> White Consultants (2009) Monmouthshire Landscape Sensitivity and Capacity Study

**ISA Theme: Landscape**

have very limited capacity due to their role as the lower slopes of the Blorenges. Option C is of 'high/medium' sensitivity. The area has significant sensitivity to the south and west along the canal and within the BBNP and the WHS. It forms part of the setting to the canal and the Blorenges. The area to the east is less sensitive with the proximity of the settlement edge, the A465 and nursery, although the irregular pastures do have some intrinsic value albeit in poor condition in parts.

Given uncertainties no significant differences between the Options in terms of the nature and significance of effects could be identified at this stage. They could all potentially affect the intrinsic qualities, character and setting of designated landscapes/ assets depending on the design and layout of development. Despite this, it is possible to rank them; assuming that the same scale/ type of development would be delivered within the strategic growth areas, the differences identified between them at this stage mainly reflect the Landscape Sensitivity and Capacity Study (2009) findings. Option C is therefore identified as best performing given it is the only Option with 'medium' capacity for housing; however, this Option still has the potential to result in significant negative effects. Option A is worst performing given the potential impact on the BBNP; its open character and hillside setting. It is however noted that for all Options, mitigation (which reduces the extent of development to avoid the most sensitive areas) is considered likely to reduce the significance of the potential negative effects. However, this is uncertain at this stage and will be dependent on the design/ layout and implementation of specific mitigation measures.

**ISA Theme: Climate change**

Options	Option A	Option B	Option C
<b>Rank</b>	<b>2</b>	<b>1</b>	<b>3</b>
<b>Significant effect?</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Discussion</b>	<p>Monmouthshire’s rurality, limited public transport, high levels of car ownership and the subsequent reliance on the private car, combined with high energy consumption can all contribute to carbon emissions. Monmouthshire County Council declared a climate emergency in May 2019, and as such growth Options will be required to contribute positively towards meeting the Council’s aim of reducing its net carbon emissions to zero by 2030.</p> <p>In relation to climate change adaptation, key issues include the need to capitalise upon opportunities to design-in low carbon infrastructure to development from the outset, and therefore minimise additional CO<sub>2</sub> emissions associated with development. There are no significant differences between the Options in terms of opportunities to design-in low carbon infrastructure, i.e. given there is no difference in quantum of housing growth between options.</p> <p>All Options also present an opportunity to support adaptation to the potential effects of climate change through providing improvements to the local green infrastructure network. As above, it is considered that all options are able to deliver a similar level of infrastructure, and as such all options perform equally in this respect.</p> <p>It is considered that there is the potential to reduce greenhouse gas emissions by reducing the need to travel, and encouraging the use of sustainable transport modes. Notably, the Active Travel (Wales) Act (2013) requires all local authorities in Wales to deliver improvements to their network of active travel routes and facilities. All Options perform well in this respect, directing growth towards a Tier 1 settlement, with good public transport links connecting residents with employment and services within and outside the County; notably Cwmbran, Newport, Cardiff and the Midlands. Option B arguably provides the greatest opportunity for residents to capitalise upon a range of sustainable transport options given its location adjacent to Abergavenny railway station. However, it is considered that the separation of the Option from the town centre by the A465 may result in heavy reliance on the car for primary mode of travel. Options A and C are better located to the settlement and bus services, but less well located in terms of the railway station. It is therefore concluded that Options cannot be differentiated between at this stage.</p> <p>In terms of managing flood risk to address climate change, it is recognised that the floodplain of the River Usk is a constraint to the south of the town and in parts of Llanfoist. Looking specifically at the Options, Option B is located within Flood Zone A, and is not at risk of flooding. However, Option C is at high risk of flooding, with a proportion of the Option located within Flood Zones B/ C. Option A includes a very small area within Flood Zones B/ C; extending north to south in the centre of the Option. It is however noted that development under Options B and C could avoid the highest flood risk areas and deliver suitable mitigation (including sustainable drainage systems) to ensure that development does not increase flood risk elsewhere.</p> <p>Overall, development proposed at the individual Option scale is not likely to have a significant positive or negative effect on climate change when considered in isolation. It is anticipated that this will be addressed through the RLDP policy framework. All Options seek to support the uptake of sustainable travel where possible, however given the presence of the A465 may result in increased reliance on the car for primary mode of travel. As such, effects on climate change in this respect are uncertain. Option C is worst performing of the Options, given that a significant proportion of Option C is located within Flood Zones B/C, with the potential for long term negative effects. However, it is considered that areas at high risk of flooding would be avoided where possible in line with higher tier planning policy and guidance via the PPW and Technical Advice Note 15.</p>		

**Summary findings and conclusions for growth level options**

ISA Themes	Rank/ significant effect	Categorisation and rank		
		Option A	Option B	Option C
Economy and Employment	Rank	1	2	3
	Significant effect?	No	No	No
Population and Communities	Rank	1	2	3
	Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	1	2	2
	Significant effect?	No	No	No
Equalities, diversity and social inclusion	Rank	2	3	1
	Significant effect?	No	No	No
Transport and movement	Rank	=	=	=
	Significant effect?	No	No	No
Natural Resources	Rank	1	2	3
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
Biodiversity and geodiversity	Rank	1	1	2
	Significant effect?	Uncertain	Uncertain	Uncertain
Historic Environment	Rank	2	1	3
	Significant effect?	Uncertain	Uncertain	Uncertain
Landscape	Rank	3	1	2
	Significant effect?	Yes - Negative	Yes - Negative	Uncertain
Climate Change	Rank	2	1	3
	Significant effect?	Uncertain	Uncertain	Uncertain



## Conclusions:

No significant differences have been identified between Options for the Transport and Movement ISA theme.

All Options perform positively against the Population and Communities, Health and Wellbeing, Equalities, Diversity and Social Inclusion, and Transport and Movement ISA themes, given Options are connected with reasonable distance to Abergavenny town centre, its services and facilities, and sustainable travel. Option A performs most positively of the Options for the majority of ISA Themes discussed above given this Option is most well located in this respect; with Options B and C dissected from the town centre by the A465. However Option C performs most positively against the Equalities diversity and social inclusion as this Option best supports deprived communities to the west of the town.

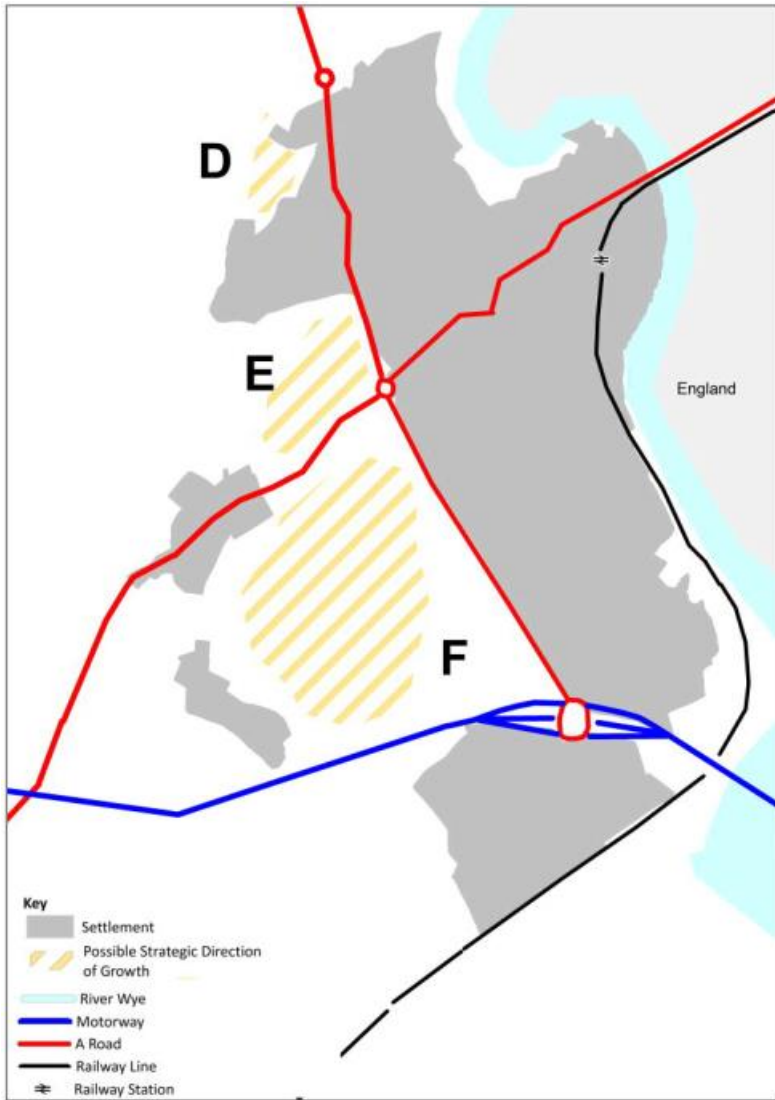
All Options perform negatively against the Natural Resources ISA theme given all Options would result in the loss of greenfield and BMV agricultural land, and would not contribute towards promoting the use of brownfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. Option A is best performing against this ISA theme as it has the greatest access to the town centre.

In terms of the Biodiversity, Landscape, and Historic Environment ISA themes; Options are constrained in terms of internationally/ nationally/ designated assets/sites, with the potential for significant long term negative effects. Option C is the worst performing against the Biodiversity ISA theme as it is within 200m of the River Usk SAC/ SSSI, however given the impact pathways identified through the HRA for the SAC, it is considered that Options A and B also have the potential to impact upon this European designated site. Option C is also worst performing against the Historic Environment ISA theme given its proximity to the Blaenavon Industrial WHS and potential to affect internationally and nationally designated heritage landscapes. Option A also has the potential to lead to negative effects in this respect. In terms of Landscape, Option A is worst performing due to the potential impact on the BBNP, its open character and hillside setting. Option A is also worst performing given its 'low' capacity for development; as set out in the Monmouthshire Landscape Sensitivity and Capacity Study (2009). Option B is also identified as having 'low' capacity for development.

The potential for Options to lead to significant effects against the Biodiversity, Landscape, and Historic Environment ISA themes is uncertain at this stage, and will be dependent on the design/ layout and implementation of specific mitigation measures. It is also noted that there is the potential for positive effects to be delivered; i.e. through biodiversity net-gain, and the enhancement of designated assets.

Option C is worst performing of the Options in relation to the Climate Change ISA theme, given that a significant proportion of Option C is located within Flood Zones B/C, with the potential for long term negative effects. However as above, for all Options, effects against Climate Change are uncertain at this stage.

## Chepstow



**ISA Theme: Economy and employment**

Options	Option D	Option E	Option F
<b>Rank</b>	<b>3</b>	<b>2</b>	<b>1</b>
<b>Significant effect?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Discussion</b>	<p>Chepstow plays a significant economic role in the County, being identified as a Primary Settlement in the RLDP settlement hierarchy. Of all of the settlements appraised in the Sustainable Settlement Appraisal (December 2019) it achieves the highest weighted score. Chepstow is well placed on the M4 corridor at the entrance to Wales to capitalise on its strategic road and rail links to the Cardiff Capital Region and South West England and associated economic opportunities. These opportunities have been enhanced given the recent removal of the Severn Bridge Tolls. Option F is arguably best located in this respect, given its location adjacent to the M48, connecting with the M4 and Newport/ Cardiff to the south west.</p> <p>In terms of facilities and services present, the town centre has a relatively large number and good range of shops and restaurants and is a vibrant focus for the surrounding area. Option E is best performing in terms of access to the town centre, being less than a mile or a 15 minute walking distance. Option D is approximately a mile or an approximate 19 minute walking distance from the town centre, while Option F is furthest away from the town centre at approximately 1.4 miles or a 29 minute walk.</p> <p>Chepstow is also one of the main focuses of employment within the County. Chepstow has a good range of employment sites within the town, with the largest being the Newhouse Farm Industrial Estate located to the south of the town on the motorway junction with the M48. In terms of access to this employment site, Option F is best performing, being located to the southwest of the settlement, with Option D worst performing being located furthest north. Nonetheless, all Options perform positively in terms of providing good access to local employment sites, supporting levels of self-containment in Chepstow.</p> <p>It is also noted that a high percentage of residents cross the River Severn daily to work in Bristol. Option F is therefore best performing in terms of access to the Severn Bridge and M48, supporting access to wider employment opportunities outside of the County.</p> <p>All Options have the potential to include employment land and infrastructure delivery to support the town, encouraging inward investment and supporting local economic growth. It is considered that all options would be able to deliver a similar level of infrastructure, and therefore options cannot be differentiated between in this respect. Nonetheless, it is considered that the delivery of infrastructure alongside development has the potential to lead to positive effects against this ISA theme, although this is uncertain at this stage.</p> <p>Overall, all options are anticipated to lead to long-term positive effects against this ISA theme. Although least well connected with the town centre, Option F is considered best performing given it is well connected with the M4 corridor, the Severn Bridge, and employment opportunities to the south of the town.</p>		

**ISA Theme: Population and communities**

Options	Option D	Option E	Option F
Rank	=	=	=
Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive
Discussion	<p>All options perform equally in terms of providing sufficient housing to meet the identified housing needs of the community, as it is assumed that all options could deliver the same quantum of growth. Long term significant positive effects are predicted in this respect.</p> <p>There are significant differences between areas of Chepstow as reflected by the range in the average house prices; St Kingsmark ward has the highest prices and Thornwell ward the lowest.<sup>76</sup> It is therefore considered that further growth to the south of Chepstow through Option F may lead to positive effects in terms of promoting regeneration in the south of the town, expanding upon the existing town centre/ retail uses and increasing the potential customer base. This would likely lead to further positive effects in terms of promoting the growth/ regeneration of existing communities and reinforcing Chepstow's position in the settlement hierarchy. However, it is noted that Option F is detached to some extent from the main built up area by the A466, and may not integrate well with the existing community. Option F may also negatively impact upon the identity of smaller, distinct communities in the open countryside to the west of the main settlement, notably between Chepstow and Pwllmeyric and Mathern. Option E may also perform negatively in this respect, between Chepstow and Pwllmeyric. Conversely, however, directing growth to smaller, suburban settlements would likely promote sustainable communities; improving access to the motorway and railway station for employment, wider services and facilities. Options D and E would extend the built up area of Bayfield to the north and south, respectively. Development at this location would likely more positively integrate with the existing community, providing a level of infrastructure to support the settlement and improve connections with the main town centre to the east.</p> <p>Overall, it is not considered possible to differentiate between the options at this stage. All options perform positively in terms of supporting the growth/ regeneration of Chepstow as an attractive Tier 1 settlement, supporting vibrant communities both within the town and the wider hinterlands.</p>		

<sup>76</sup> Monmouthshire County Council (2018) Final Local Housing Market Assessment <https://www.monmouthshire.gov.uk/app/uploads/2019/05/Final-Local-Housing-Market-Assessment-September-2018.pdf>

**ISA Theme: Health and wellbeing**

Options	Option D	Option E	Option F
<b>Rank</b>	=	=	=
<b>Significant effect?</b>	No	No	No
<b>Discussion</b>	<p>Chepstow does not include a hospital, however it is supported by Chepstow Community Hospital which includes two GP practices; Mount Pleasant and Town Gate surgeries. Chepstow Community Hospital is located to the west of the settlement, adjacent to the A466. In terms of access to the Community Hospital and associated GP surgeries, Option E is best performing, followed closely by Option D, with Option F least well performing. However, all Options are within 1 mile of the Community Hospital and therefore considered to have good access to health services. For wider hospital services (i.e. A&amp;E and Minor Injuries Unit), Southmead Hospital is approximately 14 miles from Chepstow, and there is also the Royal Gwent Hospital and St Joseph’s Hospital located in Newport; 18 miles and 19 miles from Chepstow, respectively. In terms of specialist needs; St Peter’s Hospital is 9 miles from Chepstow on the outskirts of Newport, and is a centre for the assessment, treatment and rehabilitation of individuals with a wide range of complex neurodegenerative and organic disorders. Option F is best located in terms of access to wider hospital services to the east and west, given the close proximity to the M48, to the south of the Chepstow.</p> <p>Being located close to the M48, Option F also has the potential to perform negatively against this ISA theme as a result of potential impacts on residents’ health (i.e. through atmospheric and noise pollution). The Department of Transport’s Transport Analysis Guidance outlines that, within 200m, the contribution of vehicle emissions from the roadside to local pollution levels is significant. However it is noted that the nature and significance of effects are uncertain and dependent on the precise scale, layout and design of growth.</p> <p>While it is recognised that the car is the primary mode of travel throughout Chepstow (utilising the M4 corridor as set out above), Chepstow benefits from active travel routes, an existing railway station and frequent bus services. Notably there are public transport links by bus to Cwmbran, Chepstow circular, Pontypool and Monmouth. All Options have access to a bus stop on the A466, however this is distant from the western extent of all Options, which are relatively distant from the settlement in the open rural landscape. All Options are also a similar distance from Chepstow railway station (1 mile/ 18 minute walk), located on the other side of the settlement, to the east. Chepstow railway station connects residents with the wider south west Wales region and the midlands; including Newport, Cardiff, Birmingham, and Nottingham.</p> <p>Overall, all Options perform positively in relation to the Health and wellbeing ISA theme. It is difficult to distinguish between the Options at this stage, with all options providing residents with good access to health services, and supporting active travel.</p>		

**ISA Theme: Equalities, diversity and social inclusion**

Options	Option D	Option E	Option F
<b>Rank</b>	<b>2</b>	<b>1</b>	<b>3</b>
<b>Significant effect?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Discussion</b>	<p>Chepstow is defined as a Tier 1 settlement, and as such, expanding upon built form through all Options will lead to positive effects in terms of supporting and sustaining a hierarchy of vibrant centres across the County, focussing development in accordance with recent population growth data. This will likely positively address existing demographic issues, encouraging younger people to reside and work in the County. In terms of the 2014 Welsh Index of Multiple Deprivation (WIMD), all Options fall within the 40% most deprived - 60% least deprived LSOAs in Wales overall, and fall within the same 20% bracket for all individual domains. However, all Options are within the 20% most deprived LSOAs in terms of access to services. As highlighted above, development at all Options will support equal, sustainable communities, notably with improved accessibility to services to address deprivation; but also through access to employment and affordable housing.</p> <p>In addition to addressing high levels of deprivation, directing growth around Chepstow will lead to positive effects in terms of improving access to services for vulnerable or immobile groups in the community (particularly elderly residents and young families). Option E is likely to deliver positive effects of greatest significance in this respect given Option E is most well connected with Chepstow town centre. This is followed by Option D, and subsequently Option F, which is approximately 1.4 miles or a 29 minute walk from the town centre. All Options also perform well through reducing inequalities between sub-urban and urban areas, expanding upon Bayfield, Pwllmeyric, Mounton and Newton Green to the west of Chepstow.</p> <p>Overall, it is considered that all Options perform positively against this ISA theme. Options will support the growth of and regeneration of existing communities, improving access to housing, jobs and services. All Options will also support integration between urban and sub-urban communities, reducing inequality. In terms of ranking the Options, Option E performs most positively given it is most well connected to the town centre, providing access for vulnerable groups and supporting improved levels of deprivation. Option F performs least positively overall given its distance from services in the town centre, which may exacerbate deprivation levels in this respect.</p>		

**ISA Theme: Transport and movement**

Options	Option D	Option E	Option F
<b>Rank</b>	=	=	=
<b>Significant effect?</b>	No	No	No
<b>Discussion</b>	<p>In terms of the strategic transport network, Chepstow is well placed on the M4 corridor at the entrance to Wales to capitalise on its strategic road and rail links to the Cardiff Capital Region and South West England. It is also recognised that the recent removal of the Severn Bridge Tolls has enhanced accessibility in this respect. Given its location adjacent to the M48, Option F is arguably the most well located of the Options, connecting with the M4 and Newport/ Cardiff to the south west.</p> <p>While levels of self-containment are high in Chepstow, there are consequently substantial daily flows of commuters to and from the town, with levels of car reliance high. The A48, which provides the main link between the southern part of the Forest of Dean and the motorway network, passes through the town and creates congestion problems; with part of the route also designated as an Air Quality Management Area (AQMA). All Options are well located in terms of access to the strategic road network, with Option F notably located adjacent to the M48, connecting with the M4 and Newport/ Cardiff to the south west. As such, it is considered that development under all options is likely to result in increased vehicular use in the town with the potential for long term adverse effects.</p> <p>While it is recognised that the car is the primary mode of travel throughout Chepstow (utilising the M4 corridor as set out above), Chepstow benefits from active travel routes, an existing railway station and frequent bus services. Notably there are public transport links by bus to Cwmbran, Chepstow circular, Pontypool and Monmouth. All Options have access to a bus stop on the A466; however, this is distant from the western extent of all Options, which are relatively distant from the settlement in the open rural landscape. All Options are also a similar distance from Chepstow railway station (1 mile/ 18 minute walk), located on the other side of the settlement, to the east. Chepstow railway station connects residents with the wider south west Wales region and the midlands; including Newport, Cardiff, Birmingham, and Nottingham.</p> <p>All Options are assumed to have the potential to include enhancements/ improvements to services/ facilities and public transport. As set out above, the level of infrastructure delivery is expected to be equal under all Options, and therefore none of the options are better performing in this respect.</p> <p>Overall, all Options perform similarly against this ISA theme, directing growth towards a Tier 1 settlement, with good access to the strategic transport network. While all options may increase traffic through the town, leading to adverse effects on air quality and the Chepstow AQMA, it is recognised that Options perform positively in terms of promoting the uptake of sustainable travel.</p>		

**ISA Theme: Natural resources (air, land, minerals and water)**

Options	Option D	Option E	Option F
<b>Rank</b>	=	=	=
<b>Significant effect?</b>	<b>Yes - Negative</b>	<b>Yes - Negative</b>	<b>Yes - Negative</b>
<b>Discussion</b>	<p>While air pollution is not a major problem in Monmouthshire it can cause significant problems for people’s health. The greatest problems associated with air quality in the County are caused by vehicle emissions, this is particularly apparent through the Air Quality Management Area (AQMA) present at Chepstow (and another at Usk). Chepstow AQMA is located in the centre of the town, encompassing properties either side of the A48, between the roundabout with the A466 to the west and extending east just beyond the junction with the B4293 at Hardwick Terrace. Chepstow AQMA was designated in 2007 for levels of NO<sub>2</sub>; predominately caused by vehicle emissions from through traffic in the town centre. Options E and F are located adjacent to the AQMA, to the west of the A48 and the A48/ A458 roundabout. It is therefore considered that new development at these Options would lead to increased vehicular use within the AQMA, resulting in heightened levels of NO<sub>2</sub>, and an overall adverse effect on air quality. While Option D is located further from the AQMA, to the north west of the town, residents will have to travel in to the AQMA to access services and facilities within Chepstow town centre, contributing to air quality issues. Negative effects are therefore predicted for all Options.</p> <p>The Agricultural Land Classification (ALC) classifies land into six grades (plus ‘non-agricultural’ and ‘urban’), where Grades 1 to 3a are recognised as being the ‘best and most versatile’ land (BMV) and Grades 3b to 5 are of poorer quality. Detailed agricultural land quality surveys will be undertaken by site promoters as part of the candidate site process, and therefore at this stage ALC grades at each of the Options has been based on predictive mapping. The area containing Options D and E were found to be entirely Grade 2, while the area containing Option F was found to be predominately Grade 1 with smaller areas of Grade 2 and Grade 3a. All Options therefore perform equally, given all are wholly located within BMV agricultural land, leading to the permanent loss of this resource. All Options also comprise entirely greenfield sites and consequently it is not possible to differentiate between them in terms of promoting the use of previously developed land.</p> <p>All Options are considered to perform equally in terms of demand for water, and impact on water quality. All of the Options fall within the limestone minerals safeguarding area, and therefore also perform equally in terms of impact on the County’s mineral resource.</p> <p>Overall, all Options are considered to perform equally against this ISA theme. Options are anticipated to have long term negative effects through increased vehicular use within Chepstow AQMA, and the permanent loss of BMV agricultural land /greenfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land.</p>		



**ISA Theme: Biodiversity and geodiversity**

Options	Option D	Option E	Option F
Rank	<b>1</b>	<b>2</b>	<b>3</b>
Significant effect?	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Discussion</b>	<p>In terms of European sites, the Wye Valley Woodland SAC is located 600m east of Option D, 900m east of Option E, and 1.2km north east of Option F. The River Wye SAC is located 800m east of Option D, 1km east of Option F, and 1.5km east of Option E. Taking each SAC in turn:</p> <ul style="list-style-type: none"> <li>• <b>The Wye Valley Woodland SAC</b> is a large woodland SAC that straddles the Wales-England border, extending along the east of the County. The site is underpinned by nine SSSIs in Wales and seven in England. The Wye Valley contains abundant and near continuous semi-natural woodland along the gorge. The variety of woodland types found are rare within the UK.</li> <li>• <b>The River Wye SAC</b> covers the length of the River Wye, to the north east of the County, notably extending through Monmouth. The SAC contains habitats listed under Annex I of the Habitats Directive and a variety of species listed under Annex II of the Habitats Directive which are also the primary reasons for designation. The River Wye is important for its population of Atlantic salmon, and whilst stocks have declined the salmon population is still of considerable importance in UK terms. The Wye also holds the densest and most well established otter population in Wales. The site is considered one of the best in the UK for white-clawed crayfish. Other important species supported by the River Wye are twaite shad, bullhead and river, sea and brook lamprey.</li> </ul> <p>HRA Screening (2019) of the Preferred Strategy policies found that there is the potential for development to significantly affect the Wye Valley Woodland SAC through atmospheric pollution; and for development to affect the River Wye SAC through atmospheric pollution, recreation, water quality and water quantity, level and flow. As such, the European sites, and their potential impact pathways, will be considered in more detail through the Appropriate Assessment stage. It is therefore considered that all Options have the potential to indirectly impact upon the SACs. Potential strategic growth areas have been identified as needing to be screened in for further detailed consideration through the HRA process.</p> <p>There is a range of nationally and locally designated biodiversity located around Chepstow. Some of these designations fall within or have the same boundaries as the European sites considered through the HRA and outlined above, although they may have different designated features and sensitivities in some cases. Despite this, the impact pathways identified for European sites are also applicable/ relevant to nationally and locally designated sites and wider biodiversity interests. Notably, as discussed above, Options have the potential to impact on the River Wye SSSI through atmospheric pollution, recreation, water quality and water quantity, level and flow; and to impact on the Wye Valley Woodlands SSSI/ National Nature Reserve through atmospheric pollution.</p> <p>All Options are also constrained by Ancient Woodland:</p> <ul style="list-style-type: none"> <li>• Bishops Barnet Wood and Great Barnet Wood is 100m northeast of Option D;</li> <li>• A small area of Ancient Woodland is located north of Option E, south of Mounton Road; and</li> <li>• There are two distinct areas of Ancient Woodland located within Option F, including East Wood.</li> </ul> <p>There is the potential for development at Option F to have a significant negative effect on biodiversity through direct loss of this important habitat and associated species, in addition to potential for indirect negative effects as a result of increased disturbance, noise, light and air pollution. Effects are likely to be indirect through Options D and E given the proximity to the habitats. Consideration should be given under all Options for the potential to deliver positive effects through retaining and enhancing habitats where possible; delivering biodiversity net-gain. This may include creating ecological corridors and connecting biodiversity sites, notably through Option F.</p>		

**ISA Theme: Biodiversity and geodiversity**

Options are not constrained by locally designated sites; however, it is recognised that all sites are greenfield, and may have the potential to hold biodiversity value. Notably, there are patches of hedges/ mature trees to the north and south west of Option E, and there are sparse hedges and areas of dense vegetation dispersed through Option F; in addition to the Ancient Woodland discussed above. There is the potential for development across Option F, and to a lesser extent Option E, to lead to negative effects on biodiversity through direct loss of these habitats and any associated species. Development should seek to retain and enhance these habitats where possible, ensuring no net loss, and seek to deliver significant positive effects through biodiversity net gain.

Overall, all Options have the potential to lead to adverse effects on biodiversity, given the presence of the Wye Valley Woodland SAC/ SSSI/ National Nature Reserve and River Wye SAC/ SSSI to the east of the settlement. It is difficult to differentiate the Options in terms of impacts on the European designated sites given the impact pathways identified; although it is noted that Option D is considerably closer to the Wye Valley Woodlands than Option F, and is considerably closer to the River Wye than Option E; with the potential for increased significance of effects. In terms of wider biodiversity effects, it is considered that Option F is worst performing given the areas of Ancient Woodland (and other habitats and associated species) present within the Option. Options D and E are less constrained in terms of habitats present at the Options, however are located in close proximity to Ancient Woodland, with the potential for residual indirect negative effects. It is however also noted that there is the potential for Options to deliver positive effects through biodiversity enhancement/ net gain.

**ISA Theme: Historic environment**

Options	Option D	Option E	Option F
<b>Rank</b>	<b>1</b>	<b>1</b>	<b>2</b>
<b>Significant effect?</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Yes - Negative</b>
<b>Discussion</b>	<p>Option D does not contain any designated heritage assets within the growth area. Bishop Barnet’s Wood Camp Scheduled Monument is situated approximately 300m to the west from the edge of the growth area. There is also a Grade II listed building (Lion Gates and attached Lodges at Chepstow Racecourse) situated to the north east across the A466. Key considerations in terms of the historic environment for growth in this area will be impacts on the scheduled monument, which comprises the remains of an earthwork enclosure and it forms an important element within the wider later prehistoric context and within the surrounding landscape. It’s possible that the site could accommodate development without any significant residual negative effects on the scheduled monument and wider historic environment as long it is sensitively designed; however, this is uncertain at this stage.</p> <p>Option E does not contain any designated heritage assets but there are three listed buildings in close proximity, one to the north close to Mounton Road and two to the south on the other side of the A48. The growth area is adjacent to the Mathern Conservation Area and is approximately 600m from the Mounton Conservation Area and a cluster of listed buildings that lie within it to the west. It’s possible that the site could accommodate development without any significant residual negative effects on the Conservation Areas if development does not extend beyond St Lawrence Lane and it is sensitively designed with appropriate screening, and the layout takes account of views into and from the conservation areas. Another consideration in terms of the historic environment for growth in this area will be impacts on the St Lawrence House Grade II Listed Building in the north and it is likely that its setting would be affected by development in this area.</p> <p>Option F contains 16 listed buildings and is located entirely within the Mathern Conservation Area. Development within this growth area would result in the loss of large areas of greenfield/ open space within the Mathern Conservation Area and around the listed buildings present. There is the potential for a permanent significant negative effect on the historic environment as a result of strategic development in this area; however, there is some uncertainty at this stage.</p> <p>Cadw, Natural Resources Wales and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 Landscapes of Outstanding or Special Historic Interest in Wales. None of the Options fall within, or adjacent to these Landscapes of Outstanding or Special Historic Interest.</p> <p>It is recognised that Monmouthshire’s cultural assets also include the use of the Welsh language. The RLDP is not considered likely to have a significant effect on the Welsh language, and therefore no significant differences have been identified between the Options in this respect.</p> <p>Overall, Option F is the most sensitive in terms of the historic environment as the growth area falls within a conservation area and contains 16 listed buildings. It is not possible to identify any significant differences between Options D and E at this stage; however, they are considered to be less likely to result in residual significant effects compared to Option F.</p>		

ISA Theme: Landscape

Options	Option D	Option E	Option F
Rank	2	1	3
Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
Discussion	<p>As a largely rural County Monmouthshire has major landscape resources and is home to internationally and nationally designated landscapes. Looking specifically at Chepstow, the area immediately north of the town lies within the Wye Valley Area of Outstanding National Beauty (AONB). Planning Policy Wales (2018) gives National Parks and AONBs equal status in terms of landscape and scenic beauty, recognising that these designated assets should be “valued for their intrinsic contribution to a sense of place, and that their special characteristics should be protected and enhanced.”<sup>77</sup> In addition to national policy requirements, protection is also provided to the Wye Valley through the Wye Valley AONB Management Plan (2016), which sets out five Development Strategic Objectives, underpinning the AONB aim to “Ensure all development within the AONB and its setting is compatible with the aims of AONB designation”. While protection is provided at the higher level, it is nonetheless considered that Options D and E have the potential to adversely impact upon the AONB, its special landscape features, character and setting.</p> <p>Cadw, Natural Resources Wales and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 Landscapes of Outstanding or Special Historic Interest in Wales. None of the Options fall within, or adjacent to these Landscapes of Outstanding or Special Historic Interest.</p> <p>It is also noted that land to the west of the A466 is currently protected by a ‘Green Wedge’ policy to ensure the town’s physical separation from Pwllmeyric and Mathern. Part of Option E (the area between Moun-ton Road and the A48) and part of Option F (the area between the A48 and the M48) falls within the Green Wedge. It is considered that development at this location could lead to coalescence between Chepstow and Pwllmeyric (under Option E) and Chepstow and Pwllmeyric and Mathern (under Option F).</p> <p>A Landscape Sensitivity and Capacity study has been carried out for the County (2009), which identifies Local landscape Character Areas (LLCAs) and provides an overall analysis of each LLCA’s sensitivity.<sup>78</sup> Overall, the study has found that there is capacity for housing in Monmouthshire focussing on the larger settlements; which includes Chepstow. However, looking specifically at the Options in turn:</p> <ul style="list-style-type: none"> <li>• <b>Option D</b> is identified as having ‘medium/low’ housing capacity due to the positive approach from the north, the intrinsic qualities of the hillside pastoral landscape, long views over the AONB, the need to retain a gap between the settlement edge and Moun-ton and the location of the majority of the area within the AONB. Option D is of ‘high/medium’ sensitivity as it forms a positive rural approach to the settlement from the north along the A466, complementing Chepstow racecourse entrance, has intrinsic qualities as an undulating and hilly rural pastoral landscape enclosed by woodland at low levels but with long views over the AONB to the west. It also separates the settlement from Moun-ton and its Conservation Area and most of the area lies within the Wye Valley AONB.</li> <li>• <b>Option E</b> is identified as having ‘medium/low’ housing capacity due the positive approach from the west, the intrinsic qualities of the pastoral landscape, the setting of St Lawrence House, views to the Severn estuary from the A466 and the area’s generally positive settlement edge, the need to retain a gap between the settlement edge and Moun-ton and Pwllmeyric and the proximity of the area to the AONB. Option E is of ‘high/medium’ sensitivity as it forms a positive rural approach to the settlement from the west along the A48[T] and along the A466, has intrinsic qualities as a rural pastoral landscape with woodland and also</li> </ul>		

<sup>77</sup> Welsh Government (2018) Planning Policy Wales

<sup>78</sup> White Consultants (2009) Monmouthshire Landscape Sensitivity and Capacity Study

**ISA Theme: Landscape**

has long views to the south, the Severn Estuary and to the south west. It acts as a positive setting to St Lawrence House and also separates the settlement from Mounton and its Conservation Area and Pwllmeyric. Some of the area lies within the Wye Valley AONB.

- **Option F** is identified as having 'low' housing capacity. The area has low capacity for housing as it is sloping parkland of high intrinsic sensitivity which is open to view and which forms the western setting and approach to Chepstow. Housing would erode and adversely affect its open special rural character and breach current clear boundaries. Option F is of 'high/medium' sensitivity. The area is sloping parkland of high intrinsic sensitivity focussed on Wyelands which is open to view and which forms the western setting and approach to Chepstow. It is all in Conservation Area and separated from the settlement by the A466 which forms a firm boundary.

Overall, all Options are particularly sensitive in terms of the landscape, with the potential for significant long term negative effects. Depending on the design and layout of development, Options D and E could potentially affect the intrinsic qualities, character and setting of the AONB, while Option F could impact upon the sensitivity of the settlement itself; being located on sloping parkland/ and partial designation as a 'Green Wedge'. In terms of ranking the Options, assuming that the same scale/ type of development would be delivered within the strategic growth areas, the differences identified between them at this stage mainly reflect the Landscape Sensitivity and Capacity Study (2009) findings. Option F is worst performing, given its 'low' capacity for housing; followed by Option D given its 'low/medium' capacity, and location almost wholly within the AONB. For all Options, mitigation (which reduces the extent of development to avoid the most sensitive areas) is considered likely to reduce the significance of the potential negative effects. However, this is uncertain at this stage and will be dependent on the design/ layout and implementation of specific mitigation measures.

**ISA Theme: Climate change**

Options	Option D	Option E	Option F
<b>Rank</b>	=	=	=
<b>Significant effect?</b>	No	No	No
<b>Discussion</b>	<p>Monmouthshire’s rurality, limited public transport, high levels of car ownership and the subsequent reliance on the private car, combined with high energy consumption can all contribute to carbon emissions. Monmouthshire County Council declared a climate emergency in May 2019, and as such growth Options will be required to contribute positively towards meeting the Council’s aim of reducing its net carbon emissions to zero by 2030.</p> <p>In relation to climate change adaptation, key issues include the need to capitalise upon opportunities to design-in low carbon infrastructure to development from the outset, and therefore minimise additional CO<sub>2</sub> emissions associated with development. There are no significant differences between the Options in terms of opportunities to design-in low carbon infrastructure, i.e. given there is no difference in quantum of housing growth between Options.</p> <p>All Options also present an opportunity to support adaptation to the potential effects of climate change through providing improvements to the local green infrastructure network. As above, it is considered that all options are able to deliver a similar level of infrastructure, and as such all Options perform equally in this respect.</p> <p>It is considered that there is the potential to reduce greenhouse gas emissions by reducing the need to travel, and encouraging the use of sustainable transport modes. Notably, the Active Travel (Wales) Act (2013) requires all local authorities in Wales to deliver improvements to their network of active travel routes and facilities. All Options perform well in this respect, directing growth towards a Tier 1 settlement with good public transport links connecting residents with employment and services within and outside the County; notably bus services within and outside the County; notably bus services run to Cwmbran, Chepstow circular, Pontypool and Monmouth. All Options have access to a bus stop on the A466; however, this is distant from the western extent of all options, which are relatively distant from the settlement in the open rural landscape. All Options are also a similar distance from Chepstow railway station (1 mile/ 18 minute walk), located on the other side of the settlement, to the east. Chepstow railway station connects residents with the wider south west Wales region and the midlands; including Newport, Cardiff, Birmingham, and Nottingham. However, the A48, which provides the main link between the southern part of the Forest of Dean and the motorway network, passes through the town and creates congestion problems; with part of the route also designated as an Air Quality Management Area (AQMA). All Options are well located in terms of access to the strategic road network, with Option F notably located adjacent to the M48, connecting with the M4 and Newport/ Cardiff to the south west. As such, it is considered that development under all Options has the potential to result in increased vehicular use in and around Chepstow.</p> <p>In terms of managing flood risk to address climate change, while it is recognised that the east of the town is constrained by the River Wye, all Options are located to the west of the Chepstow and therefore are at low risk of flooding.</p> <p>Overall, development proposed at the individual Option scale is not likely to have a significant positive or negative effect on climate change when considered in isolation. It is anticipated that this will be addressed through the RLDP policy framework. All Options perform on a par in terms of potential flood risk, and seek to support the uptake of sustainable travel where possible. However, the presence of the A48 (and connectivity with the M48 and M4 corridor), may result in increased reliance on the car for primary mode of travel, exacerbating air quality issues in the centre of the town and within Chepstow AQMA. As such, residual effects on climate change are uncertain.</p>		

**Summary findings and conclusions for growth level options**

ISA Themes	Rank/ significant effect	Categorisation and rank		
		Option D	Option E	Option F
Economy and Employment	Rank	3	2	1
	Significant effect?	No	No	No
Population and Communities	Rank	=	=	=
	Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	=	=	=
	Significant effect?	No	No	No
Equalities, diversity and social inclusion	Rank	2	1	3
	Significant effect?	No	No	No
Transport and movement	Rank	=	=	=
	Significant effect?	No	No	No
Natural Resources	Rank	=	=	=
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
Biodiversity and geodiversity	Rank	1	2	3
	Significant effect?	Uncertain	Uncertain	Uncertain
Historic Environment	Rank	1	1	2
	Significant effect?	Uncertain	Uncertain	Yes - Negative
Landscape	Rank	2	1	3
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
Climate Change	Rank	=	=	=
	Significant effect?	No	No	No

### Summary findings:

No significant differences have been identified between Options for the Population and Communities, Transport and Movement, Health and Wellbeing, Natural Resources, and Climate Change ISA themes.

All Options perform positively against the Economy and Employment ISA theme, Population and Communities, Health and Wellbeing, Equalities, Diversity and Social Inclusion and Transport and Movement ISA theme. In terms of Economy and Employment, Option F performs most positively given it is well connected with the M4 corridor, the Severn Bridge, and employment opportunities to the south of the town. In terms of Equalities, Diversity and Social Inclusion, Option E is best performing as it provides improved access for vulnerable groups to the town centre; supporting improved levels of deprivation.

All Options perform negatively against the Natural Resources ISA theme given all Options would result in increased vehicular use within Chepstow AQMA, and the permeant loss of BMV agricultural land /greenfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land.

In terms of the Biodiversity, Landscape, and Historic Environment ISA themes; all Options are constrained in terms of internationally/ nationally/ designated assets/ sites, with the potential for significant long term negative effects. In terms of biodiversity, given the impact pathways identified through the HRA (2019), all Options perform equally in terms of impact on the Wye Valley Woodland SAC/ SSSI/ National Nature Reserve and the River Wye SAC/ SSSI. Option F is the worst performing against the Biodiversity ISA theme as there are areas of Ancient Woodland (and other habitats and associated species) present within the Option, with the potential for long term negative effects.

Option F is also worst performing against the Historic Environment and Landscape ISA themes given the Option falls within a conservation area and contains 16 listed buildings; and, like all options, has the potential impact on the Wye Valley AONB, with a 'low' capacity for development identified through the Landscape Sensitivity and Capacity Study (2009). Options D and E are identified as having 'medium/low' capacity for development.

The potential for Options to lead to significant effects against the biodiversity/ landscape/ historic environment ISA themes is uncertain at this stage, and will be dependent on the design/ layout and implementation of specific mitigation measures. It is also noted that there is the potential for positive effects to be delivered; i.e. through biodiversity net-gain, and the enhancement of designated heritage assets.

For all Options, effects against Climate Change are uncertain at this stage.



# Monmouth



**ISA Theme: Economy and employment**

Options	Option G	Option H	Option I
Rank	2	1	3
Significant effect?	No	No	No
Discussion	<p>Monmouth plays a significant economic role in the County, being identified as a Primary Settlement in the RLDP settlement hierarchy. It has excellent road links occupying a key strategic location on the road network between Newport (A449), Abergavenny (A40) and the Midlands (A466) and has a range of bus services to the South Wales cities and to Gloucestershire and Herefordshire. Option I notably has good access to the A40 and A466.</p> <p>In terms of facilities and services present, Monmouth scores well within the settlement appraisal, given its relatively large number and good range of shops and restaurants, and is a vibrant focus for the surrounding area. Option H performs most positively in this respect, being centrally located and approximately 0.5 miles / 11 minute walk from town centre. Option I is also considered to have good access to the town centre, its amenities and facilities, being approximately 0.7 miles or a 13 minute walking distance. Option G is furthest from the town centre and therefore worst performing of the Options, at approximately 1.4 miles and a 28 minute walk. Option G would likely rely on the car for day-to-day access to services and facilities in the centre, via the A40/ A466.</p> <p>Monmouth is one of the most self-sufficient settlements in terms of employment with a variety of employment sites within the town. Monmouth's largest employment area is an Industrial Estate to the South West of the settlement. There has also been recent strategic growth to the south west of the town with a mixed-use development to the west of the Wonastow Estate allocated under the current LDP, which is near completion. In terms of access to employment to the southwest of the town, Option G is best performing, being located adjacent to employment focussed along Wonastow Road. There is also opportunity for Option G to extend upon the existing Wonastow industrial estate. Option H is located 1.1 mile/ 23 minute walk from Wonastow Road, while Option I is least well performing of the Options in this respect, being located 1.8 miles/ 36 minute walk from employment opportunities to the south of the town. Residents at Option I would therefore likely be reliant on the car for access. Nonetheless, all Options perform positively in terms of providing access to local employment sites, supporting levels of self-containment in Monmouth.</p> <p>All Options have the potential to include employment land and infrastructure delivery to support the town, encouraging inward investment and supporting local economic growth. It is considered that all options would be able to deliver a similar level of infrastructure, and therefore options cannot be differentiated between in this respect. Nonetheless, it is considered that the delivery of infrastructure alongside development has the potential to lead to positive effects against this ISA theme, although this is uncertain at this stage.</p> <p>Overall, all options are anticipated to lead to long-term positive effects against this ISA theme. Option H is best performing as it is most centrally located in terms of access to the town centre, its services and facilities, and is within reasonable distance of employment opportunities to the south of the town. Option G also performs well given its location adjacent to the Wonastow Estate employment site; however, it is most distant from the town centre. Option I is reasonably well located in terms of the town centre but performs poorly in terms of access to Wonastow Estate.</p>		

**ISA Theme: Population and communities**

Options	Option G	Option H	Option I
Rank	2	1	1
Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive
Discussion	<p>All options perform equally in terms of providing sufficient housing to meet the identified housing needs of the community, as it is assumed that all Options could deliver the same quantum of growth. Long term significant positive effects are predicted in this respect.</p> <p>There are significant differences between areas of Monmouth as reflected by the range in the average house prices; Dixton with Osbaston ward has the highest house prices and Wyesham ward the lowest.<sup>79</sup> All Options direct growth to the north of the A40, away from Wyesham which is located to the south of the town. Option I is located in close proximity to Dixton, to the north east of the Option.</p> <p>All Options have the potential to support the growth of existing communities; however, this is likely to be more achievable through Options H and I given their location in terms of access to the town centre (0.5 miles/ 11 minute walk from Option H, and 0.7 miles/ 13 minute walk from Option I). Notably Option H would extend existing built form at Over Monnow, while Option I would extend the suburb of Obaston to the north east of Monmouth, supporting regeneration at these locations. Option G is arguably more isolated in this respect, being less well connected to the town centre (1.4 miles and a 28-minut walk). Nonetheless, all Options would likely integrate positively with existing communities present, providing a level of infrastructure to support the sub-areas and improve connections with Monmouth town centre. Benefits in this respect may include improved access to facilities, services, and potential improvements to highways/ public transport infrastructure.</p> <p>Overall, it is considered that all Options perform positively in terms of supporting the growth/ regeneration of Monmouth as an attractive Tier 1 settlement, supporting vibrant communities both within the town and the wider hinterlands. In terms of ranking Option G performs least well given its distance from the town centre, services and facilities. It is not possible to differentiate between Options H and I at this stage, as both connect well with the town centre and existing communities on the outskirts of the settlement.</p>		

<sup>79</sup> Monmouthshire County Council (2018) Final Local Housing Market Assessment <https://www.monmouthshire.gov.uk/app/uploads/2019/05/Final-Local-Housing-Market-Assessment-September-2018.pdf>

**ISA Theme: Health and wellbeing**

Options	Option G	Option H	Option I
<b>Rank</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Significant effect?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Discussion</b>	<p>Monmouth does not include a hospital, however it is supported by Monnow Vale Community Hospital (Monnow Vale Integrated Health and Social Care Facility). This specialist hospital provides a range of Health &amp; Social Care needs to people over the age of 65, and also includes access to many specialist Clinics. Option H is best located in terms of access to the Community Hospital, followed by Option G, with Option I least well performing, located 1.3 miles/ 28 minute walking distance away. All Options therefore have good access to the Community Hospital. In terms of GP surgeries, there are two located within Monmouth; Dixon Surgery and Castle Gate Medical Centre. Option I is 800m/ 18 minute walk from Dixon Surgery, while Options G and H are a 900m/ 18 minute walk, and a 0.7 mile/ 14 minute walk from Castle Gate Medical Practice, respectively. All Options therefore perform positively in terms of access to local health facilities. Given the specialist nature of Monnow Vale Community Hospital, it is considered that residents would travel to Nevill Hall Hospital in Abergavenny for wider hospital services. All Options are approximately 18 miles from Nevill Hall Hospital.</p> <p>Access to sustainable transport throughout Monmouth is reasonable; Monmouth has excellent road links occupying a key strategic location on the road network between Newport (A449), Abergavenny (A40) and the Midlands (A466), which is likely to be utilised by residents. Option I notably has good access to the A40 and A466. There is no railway station located within Monmouth; the nearest being Abergavenny railway station, approximately 16 miles west of all Options. Monmouth does however have a range of bus services which connect residents with the South Wales cities and to Gloucestershire and Herefordshire. All Options are within 400m of a bus stop; in terms of Option G, the nearest bus stop is along Wonastow Road, 400m from the northern extent of the site. In terms of Option H, there is a bus stop adjacent to the site along Rockfield Road, and similarly for Option I, there is a bus stop adjacent to the site along Dixon Road.</p> <p>The town is in close proximity to Kings Wood to the west, and it is noted that Option G is adjacent to the Offa's Dyke Path along Watery Lane, which connects the Option to the Wood. Option G therefore performs positively in terms of access to walking and cycling, in addition to recreational activities at Kings Wood.</p> <p>Overall, all Options perform positively in relation to the Health and wellbeing ISA theme. It is difficult to differentiate between the Options at this stage, with all options providing residents with good access to health services, and supporting accessibility by healthy forms of transport.</p>		

**ISA Theme: Equalities, diversity and social inclusion**

Options	Option G	Option H	Option I
<b>Rank</b>	=	=	=
<b>Significant effect?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Discussion</b>	<p>Monmouth is defined as a Tier 1 settlement, and as such, expanding upon built form through all Options will lead to positive effects in terms of supporting and sustaining a hierarchy of vibrant centres across the County, focussing development in accordance with recent population growth data. This will likely positively address existing demographic issues, encouraging younger people to reside and work in the County. It is predicted that growth around Monmouth will lead to positive effects on new and existing residents' quality of life, creating more positively integrated communities. In terms of the 2014 Welsh Index of Multiple Deprivation (WIMD) looking at Monmouth, and specifically the growth Options:</p> <ul style="list-style-type: none"> <li>• Option G is within the 60% - 80% least deprived LSOAs in Wales;</li> <li>• Option H is within the 60% - 80% least deprived LSOAs in Wales; and</li> <li>• Option I is within the 80% - 100% least deprived LSOAs in Wales.</li> </ul> <p>As highlighted above, development at all Options will support equal communities with improved accessibility to services, employment, and affordable housing. However, it is considered that by targeting more deprived communities through Options G and H (albeit not significantly more deprived), positive effects are likely to be enhanced to some degree. It is recognised that Option G also has the potential to deliver positive effects through reducing inequalities between sub-urban and urban areas, expanding upon Over Monnow, the sub-urban part of Monmouth. Over Monnow is located to the west of the River Monnow and the Monnow Bridge, and identified as the third most deprived LSOAs in Monmouthshire (Overmonnow 2, ranked 520). Option I is also likely to lead to positive effects in this respect, directing growth towards rural Dixton village, located 1 mile north east of Monmouth.</p> <p>In terms of ensuring access to services for more vulnerable or immobile groups in the community, such as elderly residents and young families, Option H performs most positively. This is given its central location adjacent to the town centre (approximately 0.5 miles /11 minute walk away). Option I is also considered to have good access to the town centre, its amenities and facilities, being approximately 0.7 miles or a 13 minute walking distance. Option G is furthest from the town centre and therefore worst performing of the Options, at approximately 1.4 miles and a 28-minute walk.</p> <p>Overall, it is considered that all Options perform positively against this ISA theme. Options will support the growth of and regeneration of existing communities, improving access to housing, jobs and services. In terms of ranking the Options, Option G and H are likely to deliver positive effects of greater significance than Option I as growth is targeted towards more deprived areas. Option H however is best located in terms of supporting vulnerable groups with access to services in the town centre, and Options G and I perform well through reducing inequalities between sub-urban and urban areas to the north and southeast of the town. It is therefore not considered possible to differentiate between the Options at this stage.</p>		

**ISA Theme: Transport and movement**

Options	Option G	Option H	Option I
<b>Rank</b>	=	=	=
<b>Significant effect?</b>	No	No	No
<b>Discussion</b>	<p>In terms of the strategic transport network, Monmouth occupies a key location on the road network, with strategic links between Newport (A449), Abergavenny (A40) and the Midlands (A466). While levels of self-containment are high in Monmouth, there remains a reliance on the car as the primary mode of transport, with high levels of through traffic highlighted as a significant issue for the town. Option I is best located in terms of access to the strategic road network; notably being nestled between the A40 and A466. Options G and H have good access to the A40, to the east. It is considered that development under all options is likely to result in increased vehicular use in the town with the potential for long term adverse effects.</p> <p>Access to sustainable transport throughout Monmouth is reasonable. Although the town is not connected to the rail network (the nearest being Abergavenny railway station, approximately 16 miles west of all Options), it has good bus services to the South Wales cities and into Gloucestershire and Herefordshire. All Options are within 400m of a bus stop; in terms of Option G, the nearest bus stop is along Wonastow Road, 400m from the northern extent of the site. In terms of Option H, there is a bus stop adjacent to the site along Rockfield Road, and similarly for Option I, there is a bus stop adjacent to the site along Dixon Road.</p> <p>All Options are assumed to have the potential to include enhancements/ improvements to services/ facilities and public transport. As set out above, the level of infrastructure delivery is expected to be equal under all Options, and therefore none of the options are better performing in this respect.</p> <p>Overall, all Options perform similarly against this ISA theme, directing growth towards a Tier 1 settlement, with good access to the strategic transport network. While all Options may increase traffic through the town, it is recognised that Options are well located in terms of the bus network which is well connected with wider service centres. Option I is worst performing of the Options given its location between two A-roads which currently experience high levels of traffic and congestion at peak times. However, it is considered that all Options would utilise the strategic road network to some extent, particularly given the absence of a railway station. It is therefore considered that Options cannot be differentiated between at this stage.</p>		

**ISA Theme: Natural resources (air, land, minerals and water)**

Options	Option G	Option H	Option I
Rank	1	2	3
Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
<b>Discussion</b>	<p>While air pollution is not a major problem in Monmouthshire it can cause significant problems for people’s health. The greatest problems associated with air quality in the County are caused by vehicle emissions, and therefore Options perform positively where they seek to utilise sustainable transport opportunities; such as active travel networks, improved public transport and electric charging point infrastructure. This will help to reduce the impact of transport-based emissions and improvements in air quality. All Options are considered to perform equally in this respect, given all Options direct growth towards a Tier 1 settlement, with good access to the strategic transport network and town centre; supporting modal shift to reduce reliance on the car and subsequently reduce NO<sub>2</sub> emissions. However, given the absence of a railway station and the strategic road links to Newport (A449), Abergavenny (A40) and the Midlands (A466), there is likely to be a continued reliance on the private vehicle for travel.</p> <p>The Agricultural Land Classification (ALC) classifies land into six grades (plus ‘non-agricultural’ and ‘urban’), where Grades 1 to 3a are recognised as being the ‘best and most versatile’ land (BMV) and Grades 3b to 5 are of poorer quality. Detailed agricultural land quality surveys will be undertaken by site promoters as part of the candidate site process, and therefore at this stage ALC at each of the Options has been based on the Predictive ALC model for Wales (2017).<sup>80</sup> The area containing Option I was found to be entirely Grade 2, and the area containing Option H was found to be entirely Grade 3a. The area containing Option G however was found to be partially Grade 3a and partially Grade 3b. Option G is therefore best performing of the Options, given it includes a reduced amount of BMV agricultural land.</p> <p>All Options comprise entirely greenfield sites and consequently it is not possible to differentiate between them in terms of promoting the use of previously developed land. In this context it is possible to say that Option G is best performing in relation to protecting the County’s soil/ land resource.</p> <p>None of the Options fall within, or within close proximity to a mineral safeguarding area, and therefore all perform equally in terms of impact on the County’s mineral resource. All Options are also considered to perform equally in terms of demand for water, and impact on water quality.</p> <p>Overall, all Options are considered to perform equally in terms of impact on air quality, and the County’s mineral and water resource. However, all Options perform negatively against this ISA theme overall with the potential for significant effects, as all Options would result in the loss of BMV agricultural land, and would not contribute towards promoting the use of brownfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. In terms of ranking the Options, Option G is best performing given it is the least constrained Option in terms of BMV agricultural land coverage. Option I is worst performing given it would result in the loss of higher quality agricultural land in comparison with Option H.</p>		

<sup>80</sup> The Predictive ALC model for Wales (2017) is based on the principles of the Agricultural Land Classification System of England & Wales, the Revised Guidelines & Criteria for Grading the Quality of Agricultural Land (MAFF 1988).

**ISA Theme: Biodiversity and geodiversity**

Options	Option G	Option H	Option I
<b>Rank</b>	<b>1</b>	<b>1</b>	<b>2</b>
<b>Significant effect?</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Discussion</b>	<p>In terms of European sites, the River Wye SAC is located approximately 600m east of Option I, approximately 1.2km east of Option H, and 1.4km east of Option G. Option I is also within 800m of the Wye Valley Woodland SAC. Taking each SAC in turn:</p> <ul style="list-style-type: none"> <li>• <b>The River Wye SAC</b> covers the length of the River Wye, to the north east of the County, notably extending through Monmouth. The SAC contains habitats listed under Annex I of the Habitats Directive and a variety of species listed under Annex II of the Habitats Directive which are also the primary reasons for designation. The River Wye is important for its population of Atlantic salmon, and whilst stocks have declined the salmon population is still of considerable importance in UK terms. The Wye also holds the densest and most well established otter population in Wales. The site is considered one of the best in the UK for white-clawed crayfish. Other important species supported by the River Wye are twaite shad, bullhead and river, sea and brook lamprey.</li> <li>• <b>The Wye Valley Woodland SAC</b> is a large woodland SAC that straddles the Wales-England border, extending along the east of the County. The site is underpinned by nine SSSIs in Wales and seven in England. The Wye Valley contains abundant and near continuous semi-natural woodland along the gorge. The variety of woodland types found are rare within the UK.</li> </ul> <p>HRA Screening (2019) of the Preferred Strategy policies found that there is the potential for development to significantly affect the River Wye SAC through atmospheric pollution, recreation, water quality and water quantity, level and flow, and for development to affect the Wye Valley Woodland SAC through atmospheric pollution. As such, these sites and their potential impact pathways, will be considered in more detail through the Appropriate Assessment stage. It is therefore considered that all Options have the potential to indirectly impact upon the SACs. Potential strategic growth areas have been identified as needing to be screened in for further detailed consideration through the HRA process. Given the proximity of Option I to both SACs, it is considered that this Option has the potential to lead to negative effects of greatest significance.</p> <p>There is a range of nationally and locally designated biodiversity located around Monmouth. Some of these designations fall within or have the same boundaries as the European sites considered through the HRA and outlined above, although they may have different designated features and sensitivities in some cases. Despite this, the impact pathways identified earlier for European sites are also applicable/ relevant to nationally and locally designated sites and wider biodiversity interests. Notably, as discussed above, Options have the potential to impact on the River Wye SSSI through atmospheric pollution, recreation, water quality and water quantity, level and flow. Option I has the potential to impact on the Wye Valley Woodlands SSSI/ National Nature Reserve through atmospheric pollution.</p> <p>Options are not constrained by locally designated sites; however, it is recognised that all sites are greenfield, and may have the potential to hold biodiversity value. Notably, there are hedgerows/trees/ dense scrub extending along the field boundaries of Option G, and there is a corridor of mature trees running along the boundary of Option I. Therefore development at Option I, and to a lesser extent Option G, has the potential to lead to negative effects on biodiversity through direct loss of habitats and associated species present, in addition to potential for indirect negative effects as a result of increased disturbance, noise, light and air pollution. Consideration should be given under all Options for the potential to deliver positive effects through retaining and enhancing biodiversity where possible; delivering net-gain. This may include creating/ expanding upon ecological corridors and enabling habitat connectivity; notably through Option I.</p> <p>Overall, all Options have the potential to lead to adverse effects on biodiversity, given the presence of the River Wye SAC/ SSSI and the Wye Valley Woodland SAC/ SSSI/ National Nature Reserve to the east of the settlement. Given the proximity of Option I to both SACs, and the biodiversity present at the Option itself, it</p>		



**ISA Theme: Biodiversity and geodiversity**

is considered that this Option has the potential to lead to negative effects of greatest significance. It is considered that Options G and H perform similarly in relation to the biodiversity ISA theme. All Options have the potential to deliver positive effects through biodiversity enhancement/ net gain.

**ISA Theme: Historic environment**

Options	Option G	Option H	Option I
Rank	<b>1</b>	<b>2</b>	<b>3</b>
Significant effect?	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Discussion</b>	<p>There are no designated heritage assets within or in close proximity to Option G. This growth area is approximately 500m from the significant number of heritage assets present within the settlement and separated by the existing built up area. It's possible that the site could accommodate development without any significant residual negative effects on the historic environment as long it is sensitively designed.</p> <p>There are no designated heritage assets within or adjacent to Option H. There are a number of listed buildings to the north east and east in close proximity to the River Monnow. To the south east of the growth area lies the Monmouth (Central) Conservation Area which includes a significant number of listed buildings. There are also a number of scheduled monuments, including Monmouth Castle. It's possible that the site could accommodate development without any significant residual negative effects on the historic environment as long it is sensitively designed, and the layout takes account of any important views into and from the designated heritage assets in the wider area, including the Monmouth (Central) Conservation Area. However, this is uncertain at this stage.</p> <p>There are no designated heritage assets within Option I; however, there is the Monmouth (Dixton) Conservation Area to the south east which contains two scheduled monuments and five listed buildings. There are also three listed buildings to the north west on the other side of the A466. The boundary of the Monmouth (Central) Conservation Area extends up the A466 near the south of the growth area. It's possible that the site could accommodate development without any significant residual negative effects on the historic environment as long it is sensitively designed, and the layout takes account of any important views into and from the designated heritage assets in the wider area, including the Monmouth Central and Dixton Conservation Areas, listed buildings and scheduled monuments. However, this is uncertain at this stage.</p> <p>Cadw, Natural Resources Wales and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 Landscapes of Outstanding or Special Historic Interest in Wales. Option I is adjacent to a Landscapes of Outstanding or Special Historic Interest, to the south west of the Option.</p> <p>It is recognised that Monmouthshire's cultural assets also include the use of the Welsh language. The RLDP is not considered likely to have a significant effect on the Welsh language, and therefore no significant differences have been identified between the Options in this respect.</p> <p>Overall, Option G is less sensitive in terms of the historic environment and development in this area is therefore less likely to result in a residual negative effect compared to the other options. It is not possible to identify any significant differences between Options H and I at this stage and the nature and significance of effects are uncertain and dependent on the precise scale, layout and design of growth.</p>		

**ISA Theme: Landscape**

Options	Option G	Option H	Option I
Rank	<b>1</b>	<b>2</b>	<b>3</b>
Significant effect?	<b>Uncertain</b>	<b>Uncertain</b>	<b>Yes - Negative</b>
<b>Discussion</b>	<p>As a largely rural county Monmouthshire has major landscape resources and is home to internationally and nationally designated landscapes. Looking specifically at Monmouth, the area immediately south east of the settlement is the Wye Valley Area of Outstanding Natural Beauty (AONB). Planning Policy Wales (2018) gives National Parks and AONBs equal status in terms of landscape and scenic beauty, recognising that these designated assets should be “valued for their intrinsic contribution to a sense of place, and that their special characteristics should be protected and enhanced.”<sup>81</sup> In addition to national policy requirements, protection is also provided to the Wye Valley through the Wye Valley AONB Management Plan (2016), which sets out five Development Strategic Objectives, underpinning the AONB aim to “Ensure all development within the AONB and its setting is compatible with the aims of AONB designation”. Given the location of the Options to the west and north of Monmouth, it is not considered that any of the Options will impact on the AONB or its setting.</p> <p>Cadw, Natural Resources Wales and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 Landscapes of Outstanding or Special Historic Interest in Wales. Option I is adjacent to a Landscapes of Outstanding or Special Historic Interest, to the south west of the Option.</p> <p>It is also noted that Option H is considered to have a high amenity value and is designated in the current adopted LDP as an ‘Area of amenity importance’ under Policy DES2 (Areas of Amenity Importance). In accordance with Policy DES2 “development proposals on areas of amenity importance will only be permitted if there is no unacceptable adverse effect on the visual and environmental amenity of the area, including important strategic gaps, vistas, frontages and open spaces [...or...] linked areas of green infrastructure in terms of its contribution to the character of the locality”. The delivery of Option H therefore has the potential to impact upon the important qualities of this area, with the potential for long term negative effects.</p> <p>A Landscape Sensitivity and Capacity study has been carried out for the County (2009), which identifies Local landscape Character Areas (LLCAs) and provides an overall analysis of each LLCA’s sensitivity.<sup>82</sup> Overall, the study has found that there is capacity for housing in Monmouthshire focussing on the larger settlements; which includes Monmouth. However, looking specifically at the Options in turn:</p> <ul style="list-style-type: none"> <li>• <b>Option G</b> is identified as having ‘medium’ housing capacity due to the area having some capacity for housing development but avoiding the rising land to the west and south and avoiding adversely affecting Offa’s Dyke footpath. Option G is of ‘medium’ sensitivity as the area has some sensitivity as it forms the lower slopes of the rural backcloth to Monmouth to the east and is used for recreation in terms of Offa’s Dyke and other footpaths linking the settlement to the countryside. The area is also within a Site of Important Nature Conservation (SINC) and is productive in terms of arable land use. The least sensitive areas lie to the south on the flat land by the settlement edge but excluding the SINC.</li> <li>• <b>Option H</b> is identified as having ‘medium/low’ housing capacity as it forms part of a green corridor and setting for the town. The area is rural in character with very limited opportunities for housing. Option H is of ‘high/medium’ sensitivity it forms part of the River Monnow green corridor close to the town core, forms part of its setting to the north and is used for walking and informal recreation in parts. Parts of the area are visible from the town core as forming part of the rural setting.</li> </ul>		

<sup>81</sup> Welsh Government (2018) Planning Policy Wales

<sup>82</sup> White Consultants (2009) Monmouthshire Landscape Sensitivity and Capacity Study

**ISA Theme: Landscape**

- **Option I** is identified as having 'low' housing capacity. The area is open and rural with any housing extensions highly visible to approach roads to the settlement and adversely affecting its positive character. Existing housing on the settlement edge, while a detractor, is best improved by screening rather than additional development. Option I is of 'high/medium' sensitivity. The area forms an open rural hillside of positive character on the east and north east side of the settlement visible from the A40 and A466 with only rural settlement along Leasbrook Lane and sensitive features such as Dixton Conservation Area and the listed Priory farmhouse.

Overall, Option G is less sensitive in terms of the landscape, and development in this area is therefore less likely to result in a residual negative effect compared to the other Options. Given uncertainties no significant differences between Options H and I in terms of the nature and significance of effects could be identified at this stage, and will likely be dependent on the precise scale, layout and design of growth. Despite this, it is possible to rank Options H and I; with differences at this stage mainly reflecting the Landscape Sensitivity and Capacity Study (2009) findings. Option I is therefore worst performing given it has 'low' capacity for housing; any housing extension at this location would highly be visible and adversely affect landscape character. For all Options, mitigation (which reduces the extent of development to avoid the most sensitive areas) is considered likely to reduce the significance of the potential negative effects. However, this is uncertain at this stage and will be dependent on the design/ layout and implementation of specific mitigation measures.

**ISA Theme: Climate change**

Options	Option G	Option H	Option I
<b>Rank</b>	=	=	=
<b>Significant effect?</b>	<b>Uncertain</b>	<b>Uncertain</b>	<b>Uncertain</b>
<b>Discussion</b>	<p>Monmouthshire’s rurality, limited public transport, high levels of car ownership and the subsequent reliance on the private car, combined with high energy consumption can all contribute to carbon emissions. Monmouthshire County Council declared a climate emergency in May 2019, and as such growth Options will be required to contribute positively towards meeting the Council’s aim of reducing its net carbon emissions to zero by 2030.</p> <p>In relation to climate change adaptation, key issues include the need to capitalise upon opportunities to design-in low carbon infrastructure to development from the outset, and therefore minimise additional CO<sub>2</sub> emissions associated with development. There are no significant differences between the Options in terms of opportunities to design-in low carbon infrastructure, i.e. given there is no difference in quantum of housing growth between Options.</p> <p>All Options also present an opportunity to support adaptation to the potential effects of climate change through providing improvements to the local green infrastructure network. As above, it is considered that all options are able to deliver a similar level of infrastructure, and as such all Options perform equally in this respect.</p> <p>It is considered that there is the potential to reduce greenhouse gas emissions by reducing the need to travel, and encouraging the use of sustainable transport modes. Notably, the Active Travel (Wales) Act (2013) requires all local authorities in Wales to deliver improvements to their network of active travel routes and facilities. All Options perform reasonably well in this respect through directing growth towards a Tier 1 settlement; however given the absence of a railway station, the existing high levels of congestion in the town and the presence of the often congested A40 and A466, there may be a continued reliance on the private vehicle for travel.</p> <p>In terms of managing flood risk to address climate change, it is recognised that the floodplain of the River Wye is a constraint throughout the centre of the town and in parts of Over Monnow. However, all Options are located away from areas at high risk of flooding, within Flood Zone A.</p> <p>Overall, development proposed at the individual Option scale is not likely to have a significant positive or negative effect on climate change when considered in isolation. It is anticipated that this will be addressed through the RLDP policy framework. All Options perform on a par in terms of potential flood risk, and seek to support the uptake of sustainable travel where possible. However, given the presence of the A40, A466, and absence of a railway station, there is likely to be a continued reliance on the car as the primary mode of travel. Effects on climate change are therefore uncertain.</p>		

**Summary findings and conclusions for growth level options**

ISA Themes	Rank/ significant effect	Categorisation and rank		
		Option G	Option H	Option I
Economy and Employment	Rank	2	1	3
	Significant effect?	No	No	No
Population and Communities	Rank	2	1	1
	Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	1	1	1
	Significant effect?	No	No	No
Equalities, diversity and social inclusion	Rank	=	=	=
	Significant effect?	No	No	No
Transport and movement	Rank	=	=	=
	Significant effect?	No	No	No
Natural Resources	Rank	1	2	3
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative
Biodiversity and geodiversity	Rank	1	1	2
	Significant effect?	Uncertain	Uncertain	Uncertain
Historic Environment	Rank	1	2	3
	Significant effect?	Uncertain	Uncertain	Uncertain
Landscape	Rank	1	2	3
	Significant effect?	Uncertain	Uncertain	Yes - Negative
Climate Change	Rank	=	=	=
	Significant effect?	Uncertain	Uncertain	Uncertain

### Summary findings:

No significant differences have been identified between Options for the Equalities, Diversity and Social Inclusion, Transport and Movement, and Climate Change ISA themes.

All Options perform positively against the Economy and Employment ISA theme, Population and Communities, Health and Wellbeing, Equalities, Diversity and Social Inclusion, and Transport and Movement ISA themes, given Options are connected with reasonable distance to Monmouth town centre, its services and facilities, and sustainable travel. Option H performs most positively of the Options for Economy and Employment, Population and Communities, and Health and Wellbeing ISA Themes given this Option is most well located in this respect. Option G also performs well due to its location adjacent to the Wonastow Estate employment site.

All Options perform negatively against the Natural Resources ISA theme given all Options would result in the loss of greenfield and BMV agricultural land, and would not contribute towards promoting the use of brownfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. Option G is best performing in this respect as it is the least constrained Option in terms of BMV agricultural land coverage. Option I is worst performing given it would result in the loss of higher quality agricultural land in comparison with Option H.

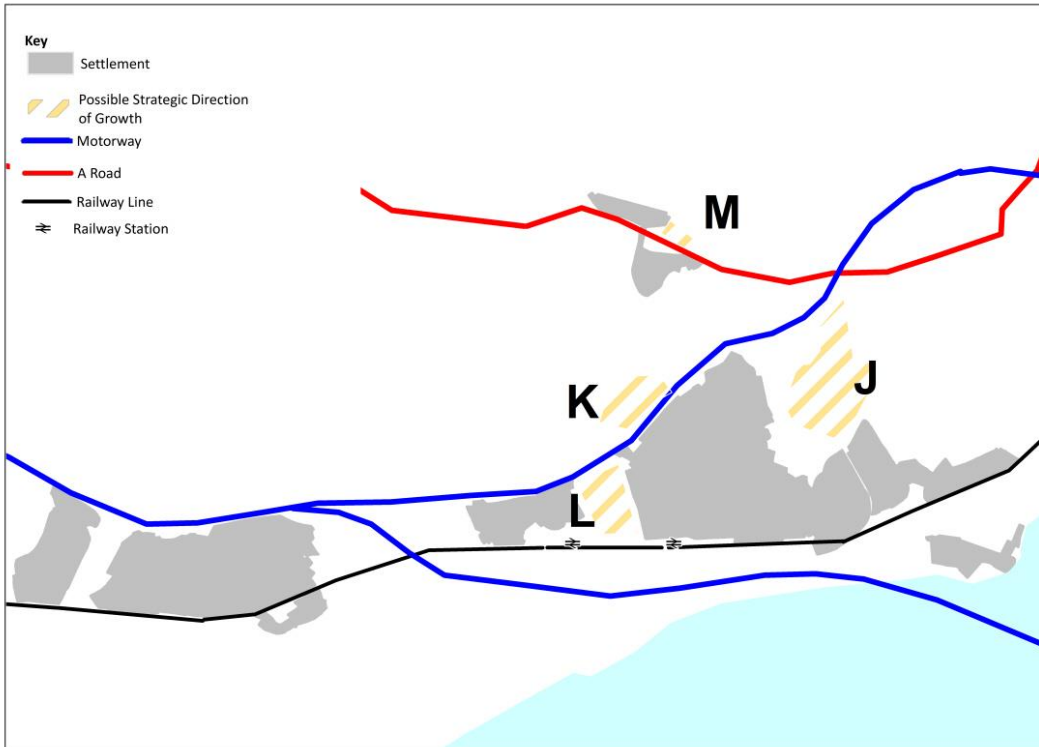
In terms of the Biodiversity, Landscape, and Historic Environment ISA themes; all Options are constrained in terms of internationally/ nationally/ designated assets/ sites, with the potential for significant long term negative effects. In terms of biodiversity, given the proximity of Option I to the River Wye SAC/ SSSI and the Wye Valley Woodland SAC/ SSSI/ National Nature Reserve, and the biodiversity present at the Option itself, Option I is worst performing of the Options.

Option I is also worst performing against the Historic Environment and Landscape ISA themes as there are numerous heritage assets present in close proximity to the Option (Monmouth (Dixton) Conservation Area to the south east of the Option (which contains two scheduled monuments and five listed buildings), and the listed buildings to the north west of the Option on the other side of the A466); and the Option is located adjacent to a Landscape of Outstanding or Special Historic Interest, with a 'low' capacity for development identified through the Landscape Sensitivity and Capacity Study (2009). Notably Option H is identified as having 'medium/low' capacity for development.

The potential for Options to lead to significant effects against the biodiversity/ landscape/ historic environment ISA themes is uncertain at this stage, and will be dependent on the design/ layout and implementation of specific mitigation measures. It is also noted that there is the potential for positive effects to be delivered; i.e. through biodiversity net-gain, and the enhancement of designated assets.

For all Options, effects against Climate Change are uncertain at this stage.

## Severnside





**ISA Theme: Economy and employment**

Options	Option J	Option K	Option L	Option M
Rank	2	2	1	3
Significant effect?	No	No	No	No
Discussion	<p>Severnside is a cluster of settlements identified within the RLDP sustainable settlement hierarchy. Within the Severnside area, Caldicot and Magor and Undy have been classified as higher tier settlements which have functional transport links with the smaller settlements of Rogiet, Caerwent, Portskewett, Sudbrook and Crick, which together are considered to share characteristics to make up the identifiable group of Severnside. The Severnside area has an important role as the ‘Gateway to Wales’, with the area immediately adjacent to the Second Severn Bridge (Prince of Wales Bridge) crossing, and as a whole is well located for the nearby employment markets of Newport, Cardiff and Bristol. There are key rail links to these employment markets with stations at Rogiet and Caldicot connecting with the key settlements of Cardiff in the West and Bristol /Cheltenham/Midlands in the east. There are also good road links to the M4 and M48 motorways, with the M4 Junction at Magor and Undy. The A48 also runs across the north of the Severnside region connecting settlements along the A48 with settlements in Newport to the west, and Chepstow to the east. It is considered that Option L is the most well connected in this respect, with access to the M48 immediately to the north, and M4 and railway stations immediately to the south. Option M is the least well connected given its location along an A-road, furthest away from the M4 corridor and rail line.</p> <p>In terms of facilities and services present, Caldicot and Magor and Undy are identified as higher tier settlements and therefore provide the greatest range of services and facilities of all the Severnside settlements. Option L therefore performs most positively of the options, given it is 1 mile/ 19 minute walking distance from Caldicot town centre. Following this, Option K is approximately 1.4 miles, a walking distance of 26 minutes; and Option J is approximately 1.5 miles and approximately 30 minutes walking distance. Option M is 2.1 miles from Caldicot town centre, although it is appreciated there are some limited facilities, such as a Post Office, in the nearest settlement of Caerwent.</p> <p>Employment sites are present throughout the Severnside area. Notably, Severnside Industrial Estate is located to the south east of Caldicot, which is a significant employment base and separates Caldicot from neighbouring Portskewett. Options J and L are best performing in terms of access to this employment site, given these Options would extend the built settlement of Caldicot, south of the M48. Option K followed by Option M is less well located in this respect; however, they are still considered to be able to access the site. There is also land allocated for employment to the North West of Magor/ Undy with the established Magor Brewery site and Wales One Business Park. These sites are relatively distant from all Options; however, they still have the potential to be capitalised upon via the M48/M4 corridor.</p> <p>All Options have the potential to include employment land and infrastructure delivery to support the town, encouraging inward investment and supporting local economic growth. It is considered that all Options would be able to deliver a similar level of infrastructure, and therefore Options cannot be differentiated between in this respect. Nonetheless, it is considered that the delivery of infrastructure alongside development has the potential to lead to positive effects against this ISA theme, although this is uncertain at this stage.</p> <p>Overall, all Options are anticipated to lead to long-term positive effects against this ISA theme. Option L is best performing as it is most centrally located in terms of access to services and facilities in Caldicot town centre, has good access to road links to the M4 and M48 motorways to access outside employment markets, and is within reasonable distance of employment opportunities to the south of the town. Option M performs least well of the Options given its poor access to Severnside centres, poor access to employment sites within Severnside, and limited potential to capitalise upon the strategic road network.</p>			

**ISA Theme: Population and communities**

Options	Option J	Option K	Option L	Option M
Rank	1	2	1	3
Significant effect?	Yes - Positive	Yes - Positive	Yes - Positive	Yes - Positive
Discussion	<p>All Options perform equally in terms of providing sufficient housing to meet the identified housing needs of the community, as it is assumed that all Options could deliver the same quantum of growth. Long term significant positive effects are predicted in this respect.</p> <p>All Options will lead to positive effects through capitalising upon the recent removal of the Severn Bridge Tolls and the ambitions and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. Utilising these strategic economic links will contribute positively towards delivering sustainable communities, achieving infrastructure improvements/ provision in the south of the County. It is considered that Option L is the most well connected in this respect, with access to the M48 immediately to the north, and M4 and railway station immediately to the south. Option M is the least well connected given its location along an A-road, furthest away from the M4 corridor and rail line.</p> <p>In terms of integrating with existing communities/ settlements, Option L performs most positively as it would infill between Rogiet to the west and Caldicot to the east. Option J would also perform positively in this respect through extending Caldicot to the north east. However, while Options J and L have the potential to deliver positive effects in terms of promoting the growth of existing communities; Option L may also lead to the coalescence of Rogiet and Caldicot, with the potential for negative effects in terms of settlement/ community identity.</p> <p>Option K performs less well given the Option is detached from Caldicot by the M48, and therefore would likely be isolated to some extent from the existing settlement to the south. Residents would likely be reliant on the car to access services and facilities in Caldicot and would perform less positively than Options J and L in terms of supporting sustainable communities. This is also likely to be the case through growth at Option M, however, this option is arguably least well performing as it is in a less sustainable location, north of the M4 corridor. Option M would however likely positively integrate with Caerwent; delivering positive effects to this settlement through infrastructure delivery and subsequent improved accessibility.</p> <p>Overall, it is therefore considered that Option L, followed by Option J perform most positively in terms of enhancing the Severnside area, integrating with key settlements, and the opportunity to utilise opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. Option K, while adjacent to the M48/ M4 strategic transport network and in close proximity to Caldicot, performs less well as it is severed from the community by the motorway. Option M performs least well given its relative detachment from the M4 corridor and the main town of Caldicot; and subsequent reduced potential to deliver sustainable communities.</p>			

**ISA Theme: Health and wellbeing**

Options	Option J	Option K	Option L	Option M
Rank	2	2	1	3
Significant effect?	No	No	No	No
<b>Discussion</b>	<p>There are two GP surgeries located within the Severnside area within close proximity to the Options; Gray Hill Surgery and Portskewett Surgery. Options J, K and L are all within 1km / 20 minute walk of a GP practice, while Option M is 2.4 miles (drive) from Portskewett Surgery.</p> <p>In terms of wider health facilities, the Royal Gwent Hospital and St Joseph’s Hospital are located in Newport; approximately 12 miles from Options K and L, 13 miles from Option M, and 15 miles from Option J. In terms of specialist needs; St Peter’s Hospital is 5 miles from Option M and 7 miles from Options J-L, on the outskirts of Newport. St Peter’s is a centre for the assessment, treatment and rehabilitation of individuals with a wide range of complex neurodegenerative and organic disorders. Option M is worst performing in terms of access to a GP, while all Options perform on a par in terms of access to a hospital and wider health services.</p> <p>Within the Severnside area, Caldicot and Magor and Undy have been classified as higher tier settlements which have functional transport links. The Severnside area, has an important role as the ‘Gateway to Wales’, with the area immediately adjacent to the Second Severn Bridge (Prince of Wales Bridge) crossing, providing access to Newport, Cardiff and Bristol. Railway stations at Rogiet and Caldicot connect with the key settlements of Cardiff in the west and Bristol/ Cheltenham/ Midlands in the east. Option L is best located in terms of access to Caldicot railway station and the Severn Tunnel Junction at Rogiet; being 0.5 miles/ 10 minute walking distance from the Caldicot station. Option K is 800m from Caldicot station, however this would involve crossing the M48. Option J is 1.1 mile / 22 minute walk from the station; and Option M is furthest away, 2.5 miles to the north. In terms of bus services in the area, Options L and M are well located; Option L is located adjacent to bus services on Rogiet Road and Longfellow Road, and Option M is within 400m of a bus stop just off the A48. Options K and J are however less well located; Option K is detached from bus services extending through Caldicot by the M48, and Option J is distant from bus services on the B245m detached by the Country Park.</p> <p>While not sustainable transport options, it is worth noting that there are good road links from the Options to the M4 and M48 motorways; including the M4 Junction at Magor and Undy. The A48 also runs across the north of the Severnside region connecting settlements along the A48 with settlements in Newport to the West, and Chepstow to the East. It is considered that Option L is the most well connected in this respect, with access to the M48 immediately to the north, and M4 and railway stations immediately to the south..</p> <p>Options located in close proximity to the motorway also have the potential to perform negatively against this ISA theme as a result of potential impacts on residents’ health (i.e. through atmospheric and noise pollution). The Department of Transport’s Transport Analysis Guidance outlines that, within 200m, the contribution of vehicle emissions from the roadside to local pollution levels is significant.<sup>83</sup> Options L and K perform most negatively in this respect given their location adjacent to the motorway. However it is noted that the nature and significance of effects are uncertain and dependent on the precise scale, layout and design of growth.</p> <p>Overall, Option L performs particularly well in terms of proximity to health services, and supporting healthy forms of transport to reach health (and wider) services/ facilities /employment. Options J and K perform relatively on a par against this ISA theme, with Option M performing least positively. This is given that in comparison to other Options, Option M is detached from health facilities and sustainable travel opportunities in the key Severnside settlements (namely Caldicot).</p>			

<sup>83</sup> <http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013>



**ISA Theme: Equalities, diversity and social inclusion**

Options	Option J	Option K	Option L	Option M
Rank	2	3	1	4
Significant effect?	No	No	No	No
<b>Discussion</b>	<p>Within the Severnside area, Caldicot and Magor and Undy have been classified as higher tier settlements and as such, expanding upon built form through all Options will lead to positive effects in terms of supporting and sustaining a hierarchy of vibrant centres across the County, focussing development in accordance with recent population growth data. Positive effects are predicted for residents' quality of life, creating more positively integrated communities.</p> <p>In terms of the 2014 Welsh Index of Multiple Deprivation (WIMD) looking at Severnside area, and specifically the growth Options:</p> <ul style="list-style-type: none"> <li>• Option J is within the 80% - 100% least deprived LSOAs in Wales;</li> <li>• Option K is within the 60% - 80% least deprived LSOAs in Wales;</li> <li>• Option L is predominately within the 60% - 80% least deprived LSOAs in Wales. The east of the Option falls within the 20% - 40% most deprived LSOAs; and</li> <li>• Option M is within the 60% - 80% least deprived LSOAs in Wales.</li> </ul> <p>As highlighted above, development at all Options will support equal communities with improved accessibility to services, employment, and affordable housing; however, it is considered that by targeting the most deprived communities through Option L, positive effects are likely to be enhanced to some degree.</p> <p>Option J itself is the least deprived of the Options, and will likely deliver increased positive effects through reducing inequalities between sub-urban and urban areas; expanding upon Portskewett village located to the east of Caldicot.</p> <p>Options that are well located in terms of sustainable settlements also perform positively through ensuring access to services for more vulnerable or immobile groups in the community, particularly elderly residents and young families, and especially those without access to private vehicles. Option L is best performing in this respect given its location nestled between two existing communities that are well supported in terms of infrastructure provision and sustainable travel opportunities. Options J and K also perform positively in this respect; however, it is noted that Option J is slightly detached from the main centre, and Option K is detached from existing communities by the M48. Option M performs least positively given it is not well connected with sustainable centres, services and facilities.</p> <p>Overall, it is considered that all Options perform positively against this ISA theme through supporting the growth of and regeneration of existing communities, improving access to housing, jobs and services. However, positive effects are likely to be less significant through Option M, given its comparative detachment from the Severnside area. Option L is predicted to lead to positive effects of greatest significance through targeting deprived areas to the east of the Option. This will promote equality, developing more inclusive communities in a sustainable location.</p>			

**ISA Theme: Transport and movement**

Options	Option J	Option K	Option L	Option M
Rank	2	2	1	3
Significant effect?	No	No	No	No
Discussion	<p>In terms of the strategic transport network, the Severnside area has an important role as the gateway to Wales on the M4, with the M4 Junction at Magor and Undy. The A48 also runs across the north of the Severnside region connecting settlements along the A48 with Newport to the West, and Chepstow to the East. Levels of self-containment throughout the Severnside area are very low, holding the characteristics of a 'dormitory' area with high amounts of out-commuting and reliance on the car as the primary mode of travel. There are however, more recently, significant employment bases present at Magor, Undy, Rogiet and Portskewett; increasing traffic levels throughout the settlements and across the M4 corridor. It is considered that Option L is the most well connected in this respect, with access to the M48 immediately to the north, and M4 to the west of Magor Undy. Option M is the least well connected given its distance, comparatively, from the M4 corridor.</p> <p>Given the location of all Options to the south of the County, it is considered that development under all Options is likely to result in increased vehicular use throughout the Severnside area, with the potential for long term negative effects. However, it is noted that all Options will deliver long term positive effects through capitalising upon the recent removal of the Severn Bridge Tolls and the ambitions and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. Utilising these strategic transport links will contribute positively towards delivering sustainable communities, achieving infrastructure improvements/ provision in the South of the County.</p> <p>Access to sustainable transport throughout the Severnside area is good. Caldicot and Rogiet (at Severn Tunnel Junction station) have rail links to Newport and Cardiff to the west and Bristol/ Cheltenham/Midlands in the east. Option L is best located in terms of access to Caldicot station, being 0.5 miles/ 10 minute walking distance away. While Option K is within 800m of the station, this would involve crossing the M48, and is therefore not seen to be particularly accessible. Option J is 1.1 mile/ 22 minute walk from the station; and Option M is furthest away, 2.5 miles to the north. In terms of bus services in the area, Options L and M are well located; Option L is located adjacent to bus services on Rogiet Road and Longfellow Road, and Option M is within 400m of a bus stop just off the A48. Options K and J are however less well located; Option K is detached from bus services extending through Caldicot by the M48, and Option J is distant from bus services on the B245 detached by the Country Park. Option L therefore performs most positively overall given its location in close proximity to the railway station, and subsequently the increased opportunity to encourage modal shift for shorter journeys both within Caldicot and Rogiet, and for wider commuter journeys.</p> <p>All Options are assumed to have the potential to include enhancements/ improvements to services/ facilities and public transport. As set out above, the level of infrastructure delivery is expected to be equal under all Options, and therefore none of the options are better performing in this respect.</p> <p>Overall, all Options perform well against this ISA theme, directing growth towards the south of the County and more specifically around the M4 corridor, capitalising upon strategic transport links and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. Option L is best performing given its location along the M4 corridor, nestled between Caldicot and Rogiet, and its ability to capitalise upon sustainable transport infrastructure and encourage modal shift. Options J and K perform relatively on a par in this respect, with Option M performing least positively. This is given that in comparison to other Options, Option M is detached from sustainable travel opportunities in the key Severnside settlements (namely Caldicot and Rogiet) and the wider M4 corridor.</p>			

**ISA Theme: Natural resources (air, land, minerals and water)**

Options	Option J	Option K	Option L	Option M
Rank	2	2	1	2
Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative
Discussion	<p>While air pollution is not a major problem in Monmouthshire it can cause significant problems for people’s health. The greatest problems associated with air quality in the County are caused by vehicle emissions, and therefore Options perform positively where they seek to utilise sustainable transport opportunities; such as active travel networks, improved public transport and electric charging point infrastructure. This will help to reduce the impact of transport-based emissions and improvements in air quality. Option L is best performing in this respect, given its sustainable location nestled between Caldicot and Rogiet, and its ability to capitalise upon sustainable transport infrastructure (such as the Severn Tunnel Junction station) and encourage modal shift. Option M performs least positively given it is detached from sustainable transport along the M4 corridor and within/ surrounding Caldicot, with high reliance on the car for travel anticipated.</p> <p>The Agricultural Land Classification (ALC) classifies land into six grades (plus ‘non-agricultural’ and ‘urban’), where Grades 1 to 3a are recognised as being the ‘best and most versatile’ land (BMV) and Grades 3b to 5 are of poorer quality. Detailed agricultural land quality surveys will be undertaken by site promoters as part of the candidate site process, and therefore at this stage ALC at each of the Options has been based on the Predictive ALC model for Wales (2017).<sup>84</sup> The area of all Options is predominately Grade 1 agricultural land. The exception to this is approximately 1/3 of Option K which is Grade 3b land; and Option L includes areas of Grade 2, Grade 3b and Grade 4 land to the north east of the Option. Options L and K are therefore best performing in this respect as they would necessitate the least amount of loss of BMV land.</p> <p>All Options comprise entirely greenfield sites and consequently it is not possible to differentiate between them in terms of promoting the use of previously developed land. In this context it is possible to say that Options L and K perform better than Options J and M in relation to protecting the County’s soil/ and resource.</p> <p>Monmouthshire’s mineral resource is focused to the south of the County, with part of Option M and Option K falling within a limestone minerals safeguarding area. Options J and L are therefore best performing in terms of protecting the County’s mineral resource; however, in accordance with national and regional policy requirements, it is considered that a sustainable approach will be adopted to development within mineral safeguarding areas.</p> <p>All Options are considered to perform equally in terms of demand for water, and impact on water quality.</p> <p>Overall, all Options perform negatively against this ISA theme given development at each option would result in the loss of BMV agricultural land, and would not contribute towards promoting the use of brownfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. Option L is best performing given it is well located in terms of potential to utilise sustainable travel and improve air quality; is the least constrained in terms of Grade 1 agricultural land coverage; and is not located within a minerals safeguarding area. It is difficult to differentiate between all other Options at this stage.</p>			

<sup>84</sup> The Predictive ALC model for Wales (2017) is based on the principles of the Agricultural Land Classification System of England & Wales, the Revised Guidelines & Criteria for Grading the Quality of Agricultural Land (MAFF 1988).

**ISA Theme: Biodiversity and geodiversity**

Options	Option J	Option K	Option L	Option M
Rank	3	2	3	1
Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain
Discussion	<p>In terms of European sites, the Severn Estuary Special Area of Conservation (SAC), Special Protection Area (SPA)/ Ramsar site are located 900m south of Option L, 1.2km south of Option J, and over 2km from Options K and M. The Severn Estuary is the largest coastal plain estuary in the UK with the second highest tidal range in the world. The site covers the southern extent of the County, and contains habitats listed under Annex I of the Habitats Directive. These include estuaries, mudflats and sandflats. In addition to Annex I habitats present, primary reasons for designation are species listed under Annex II of the Habitats Directive including Sea lamprey, River lamprey and Twaite shad.</p> <ul style="list-style-type: none"> <li>• Primary reasons for the SPA designation is that the site qualifies as an area of Internationally Important Assemblage of Birds, under Article 4.2, where over the winter the area regularly supports 84,317 waterfowl.</li> <li>• Primary reasons for Ramsar designation is that there are eight criteria that are within the Ramsar designation. This includes the immense tidal range creating diversity of the physical environment and biological communities, and due to unusual estuarine communities, reduced diversity and high productivity.</li> <li>• This site is also designated due to the importance for the run of migratory fish between sea and river via the estuary. It is also of particular importance for migratory birds during spring and autumn.</li> </ul> <p>HRA Screening (2019) of the Preferred Strategy policies found that there is the potential for development to significantly affect the Severn Estuary SAC through atmospheric pollution, recreation, water quality and water quantity, level and flow; and for development to affect the SPA/ Ramsar site through atmospheric pollution, recreation, loss of functionally linked land, water quality and water quantity, level and flow. As such, the Severn Estuary, and potential impact pathways, will be considered in more detail through the Appropriate Assessment stage. It is therefore considered that all Options have the potential to indirectly impact upon the SAC/ SPA/ Ramsar site. Potential strategic growth areas have been identified as needing to be screened in for further detailed consideration through the HRA process. However, given the distance of the Options to the SPA/ SAC/ Ramsar site; it is considered that only Options L and J have the potential to lead to significant effects.</p> <p>There is a range of nationally and locally designated biodiversity located around the Severnside area. Some of these designations fall within or have the same boundaries as the European sites considered through the HRA and outline above, although they may have different designated features and sensitivities in some cases. Despite this, the impact pathways identified earlier for European sites are also applicable/ relevant to nationally and locally designated sites and wider biodiversity interests. Notably, as discussed above, Options have the potential to impact on the Severn Estuary SSSI through atmospheric pollution, recreation, loss of functionally linked land, water quality and water quantity, level and flow.</p> <p>Options J and K are constrained by Ancient Woodland at Farthing Hill (adjacent to Option J) and Woodland Valley (to the north east of Option K). There is the potential for development at Options J and K to adversely impact upon biodiversity present at Farthing Hill and Woodland Valley through increased disturbance, noise, light and air pollution. There is also the potential to deliver positive effects through biodiversity net-gain, this may include creating ecological corridors and aiding connectivity between sites.</p> <p>Options are not constrained by locally designated sites; however, it is recognised that all sites are greenfield, and may have the potential to hold biodiversity value. Notably, Option K includes scattered pockets of hedges/ dense scrub and linear tree/ hedgerow habitats. It is noted that Dewston Garden and Grottoes Park is located</p>			



**ISA Theme: Biodiversity and geodiversity**

adjacent to the site to the west, which is rich in biodiversity and may hold connectivity with biodiversity present within the Option. In terms of Option M, mature trees/hedgerows densely line the site boundary to the south along the A48, and there is a patch of woodland to the east of the site further along the A48 extending north. Option L also has hedgerows lining the field parcels within the Option, and there are sparse mature trees present throughout Option J. There is the potential for development across the Options to lead to negative effects on biodiversity through direct loss of habitats and any associated species. Development should seek to retain and enhance these habitats where possible, ensuring no net loss, and seek to deliver significant positive effects through biodiversity net gain. Notably Options have the potential to strengthen connectivity across the Options and with the wider biodiversity network.

Overall, all Options have the potential to lead to adverse effects in terms of the biodiversity ISA theme. Options L and J have the potential to lead to significant adverse effects on biodiversity, given the presence of the Severn Estuary SPA/ SAC/ Ramsar site/ SSSI within 900m and 1.2km of the Options, respectively. In terms of wider biodiversity effects, it is considered that Option K performs less well than other Options given the close proximity of Woodland Valley (Ancient Woodland), the presence of Dewston Garden and Grottoes Park adjacent to the Option, and the variety of biodiversity present within the Option itself. Option J is also constrained in terms of Ancient Woodland located adjacent to the Option at Farthing Hill, however holds limited biodiversity within the Option. Option M is identified as best performing, given it is the least constrained of the Options in terms of potential impact on biodiversity designated sites, and overall biodiversity value. It is however also noted that there is the potential for Options to deliver positive effects through biodiversity enhancement/ net gain.

**ISA Theme: Historic environment**

Options	Option J	Option K	Option L	Option M
Rank	3	2	1	2
Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain
<b>Discussion</b>	<p>There are no designated heritage assets within Option M; however, it is in close proximity to the Caerwent Conservation Area, Caerwent Roman City Scheduled Monument and a number of listed buildings. It's possible that the site could accommodate development without any significant residual negative effects on the historic environment as long it is sensitively designed, and the layout takes account of any important views into and from the Caerwent Conservation Area. However, this is uncertain at this stage. The Option is separated from the heritage assets by the A48 and is also adjacent to existing residential development, which should help to reduce impacts as a result of development in this area.</p> <p>Development at Option K would extend the settlement of Caldicot to the North West, which would cross the boundary of the M48 motorway and encroach upon designated heritage settings in Caerwent, including the Caerwent Conservation Area. The Dewstow House Historic Park and Garden, which contains four listed buildings is located adjacent to the growth area in the south-west and development here has the potential to directly affect its setting, particularly though loss of greenfield land which is likely to contribute to the character of this area. It's possible that the site could accommodate development without any significant residual negative effects on the historic environment as long it is sensitively designed, and the layout takes account of any important views into and from the Caerwent Conservation Area and Dewstow House Park. However, this is uncertain at this stage.</p> <p>Development at Option J would likely lead to some development within the Caldicot Conservation Area, which also contains Caldicot Castle Grade I listed building and Scheduled Monument covering the unoccupied parts. Development within this growth area would result in the loss of large areas of greenfield/ open space in the setting of the castle which is also a Country Park. On this basis, the potential for a permanent significant negative effect on the historic environment as a result of strategic development in this area is identified; however, there is some uncertainty at this stage.</p> <p>There are no designated heritage assets within Option L, which is also largely contained by the M48 in the north, railway line in the south and existing urban areas in the east and west. It's possible that the site could accommodate development without any significant residual negative effects on the historic environment as long it is sensitively designed.</p> <p>Cadw, Natural Resources Wales and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 Landscapes of Outstanding or Special Historic Interest in Wales. None of the Options fall within, or adjacent to these Landscapes of Outstanding or Special Historic Interest.</p> <p>It is recognised that Monmouthshire's cultural assets also include the use of the Welsh language. The RLDP is not considered likely to have a significant effect on the Welsh language, and therefore no significant differences have been identified between the Options in this respect.</p> <p>In summary, Option L is less sensitive in terms of the historic environment and development in this area is therefore less likely to result in a residual negative effect compared to the other options. Whilst uncertainties exist, Option J is considered to have greater potential for significant residual negative effects. It is not possible to identify any significant differences between Options K and M at this stage and the nature and significance of effects are uncertain and dependent on the precise scale, layout and design of growth.</p>			

ISA Theme: Landscape

Options	Option J	Option K	Option L	Option M
Rank	2	3	4	1
Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain
Discussion	<p>As a largely rural county Monmouthshire has major landscape resources and is home to internationally and nationally designated landscapes. Looking specifically at the Severnside area, while the area is not constrained by international or national landscape designations, it is noted that the west of Caldicot is separated by an important Green Wedge from Rogiet. This Green Wedge covers Option L, and it is therefore considered that development at this location could lead to coalescence between these two settlements; affecting the degree of physical and visual separation, as well as the visual impact upon the surrounding landscape.</p> <p>Cadw, Natural Resources Wales and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 Landscapes of Outstanding or Special Historic Interest in Wales. None of the Options fall within, or adjacent to these Landscapes of Outstanding or Special Historic Interest.</p> <p>A Landscape Sensitivity and Capacity study has been carried out for the County (2009), which identifies Local landscape Character Areas (LLCAs) and provides an overall analysis of each LLCA's sensitivity.<sup>85</sup> Overall, the study has found that there is capacity for housing in Monmouthshire focussing on the larger settlements; which includes Caldicot and Magor &amp; Undy, as higher tier settlements within the Severnside area. However looking specifically at the Options in turn:</p> <ul style="list-style-type: none"> <li>• <b>Option J</b> is identified as having 'medium' housing capacity. There is capacity for housing in this area on the lower lying land west of Crick Road as this links into existing housing and is contained by rising land to the east. Other parts of the area are unsuitable for housing, especially the rising parts west of Crick Road and the north close to the M48 due to their character, local prominence and separation from the settlement. Option J is of 'medium' sensitivity; influenced by existing development with limited intrinsic value. While it appears to separate Portskewett from Caldicot, this is not the case. The area around Mount Ballan has a semi-rural character which is enhanced by standard oaks and is clearly separated from the settlement and close to the Caldicot Castle Conservation Area.</li> <li>• <b>Option K</b> is identified as having 'low' and 'medium/low' housing capacity as it is part of the open rural rising backcloth which is locally prominent and clearly separated from the main settlement by the M48. Option K is of 'high/medium' sensitivity because it is a distinct open hillside highly visible from the M48 forming part of the rural backcloth behind the lower lying linear settlements below. Trees form the local skyline contributing positively to the local landscape character.</li> <li>• <b>Option L</b> is identified as having 'medium/low' housing capacity. Its function as a well-used local landscape separating built-up areas, and maintaining openness should be retained along with its function as floodplain. The only development that might be acceptable in the long-term may be one which retains the majority of the area as a permanent multi-functional open space separating the settlements with a positive settlement edge on both sides. Option L is of 'medium/high' and 'medium' sensitivity. This is because the area is floodplain and a well-used local landscape of recreation and sports grounds as well as pasture with some public access which effectively separates residential areas of Rogiet from the railway line and from Caldicot.</li> <li>• <b>Option M</b> is not assessed within the Study.</li> </ul> <p>While not considered in the County wide Landscape Study, development of Option M would likely extend the settlement of Caerwent to the east, north of the A48. Development would significantly increase the size of Caerwent, altering the character of the settlement and village identity, and may set precedent for further growth to the east, along the A48.</p>			

<sup>85</sup> White Consultants (2009) Monmouthshire Landscape Sensitivity and Capacity Study

**ISA Theme: Landscape**

Given uncertainties no significant differences between the Options in terms of the nature and significance of effects could be identified at this stage. They could all potentially affect the character and setting of the settlement and wider landscape, depending on the design and layout of development. Despite this, it is possible to rank them; assuming that the same scale/ type of development would be delivered within the strategic growth areas, the differences identified between them at this stage mainly reflect the Landscape Sensitivity and Capacity Study (2009) findings. Option L followed by K is identified as worst performing of the Options, given both have low capacity for housing and are of medium/ high landscape sensitivity. Option K would likely lead to negative effects through extending development northwest of the M48 into the open landscape, which currently acts as a physical barrier to development. Negative effects of greatest significance are identified for Option L as development would lead to coalescence between Caldicot and Rogiet, resulting in the loss of a multi-functional open space and designated 'Green Wedge'. Option J has 'medium' capacity for growth, however development would extend the settlement of Caldicot to the northeast, towards the settlement of Crick and extend development north of the Caldicot Castle Country Park (which is also a conservation area). Option M may also set precedent for further development in the open landscape to the east along the A48.

It is however noted that for all Options, mitigation (which reduces the extent of development to avoid the most sensitive areas) is considered likely to reduce the significance of the potential negative effects. However, this is uncertain at this stage and will be dependent on the design/ layout and implementation of specific mitigation measures.

**ISA Theme: Climate change**

Options	Option J	Option K	Option L	Option M
Rank	1	1	3	2
Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain
Discussion	<p>Monmouthshire’s rurality, limited public transport, high levels of car ownership and the subsequent reliance on the private car, combined with high energy consumption can all contribute to carbon emissions. Monmouthshire County Council declared a climate emergency in May 2019, and as such growth Options will be required to contribute positively towards meeting the Council’s aim of reducing its net carbon emissions to zero by 2030.</p> <p>In relation to climate change adaptation, key issues include the need to capitalise upon opportunities to design-in low carbon infrastructure to development from the outset, and therefore minimise additional CO<sub>2</sub> emissions associated with development. There are no significant differences between the Options in terms of opportunities to design-in low carbon infrastructure, i.e. given there is no difference in quantum of housing growth between Options.</p> <p>All Options also present an opportunity to support adaptation to the potential effects of climate change through providing improvements to the local green infrastructure network. As above, it is considered that all options are able to deliver a similar level of infrastructure. However, it is noted that Option L is an area of open green space, defined as a ‘green-wedge’. The loss of this area of green infrastructure has the potential to lead to negative effects in terms of climate change adaptation.</p> <p>It is considered that there is the potential to reduce greenhouse gas emissions by reducing the need to travel, and encouraging the use of sustainable transport modes. Notably, the Active Travel (Wales) Act (2013) requires all local authorities in Wales to deliver improvements to their network of active travel routes and facilities. All Options perform well in this respect, directing growth towards the South of the County; capitalising upon strategic transport links and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro, as discussed above. Option L is best performing given its location along the M4 corridor, nestled between Caldicot and Rogiet with good access to the town centre, and its ability to capitalise upon sustainable transport infrastructure and encourage modal shift. Options J and K perform relatively on a par in this respect, with Option L performing least positively. This is given that in comparison to other Options, Option L is detached from sustainable travel opportunities in the key Severnside settlements (namely Caldicot) and the wider M4 corridor. It is however noted that the utilisation of the M4 itself will result in continued high car use in the County.</p> <p>In terms of managing flood risk to address climate change, it is recognised that the Severn Estuary is located along the south of the County. While the majority of Options are not constrained in this respect, the southern extent of Option L is located within Flood Zones B and C. It is however noted that development of Option L could avoid the highest flood risk areas and deliver suitable mitigation (including sustainable drainage systems) to ensure that development does not increase flood risk elsewhere.</p> <p>Overall, development proposed at the individual Growth Option scale is not likely to have a significant positive or negative effect on climate change when considered in isolation. It is anticipated that this will be addressed through the RLDP policy framework. All Options seek to support the uptake of sustainable travel where possible, capitalising upon strategic transport links to the south of the County; however, it is noted that the utilisation of the M4 corridor will result in continued high car use. As such, effects on climate change in this respect are uncertain. While Option L is best performing in terms of access to sustainable travel, Option L performs poorly due to high risk of flooding, with the potential for long term negative effects. However, it is considered that areas at high risk of flooding would be avoided where possible in line</p>			

**ISA Theme: Climate change**

with higher tier planning policy and guidance via the PPW and Technical Advice Note 15. Option M also performs less well than other Options given its detachment from sustainable transport opportunities surrounding Caldicot and Rogiet, and subsequent likely reliance on the private vehicle for travel.

**Summary findings and conclusions for spatial strategy options**

ISA Themes	Rank/ Significant effects	Categorisation and rank			
		Option J	Option K	Option L	Option M
Economy and Employment	Rank	2	2	1	3
	Significant effect?	No	No	No	No
Population and Communities	Rank	1	2	1	3
	Significant effect?	Yes – Positive	Yes - Positive	Yes - Positive	Yes - Positive
Health and wellbeing	Rank	2	2	1	3
	Significant effect?	No	No	No	No
Equalities, diversity and social inclusion	Rank	2	3	1	4
	Significant effect?	No	No	No	No
Transport and movement	Rank	2	2	1	3
	Significant effect?	No	No	No	No
Natural Resources	Rank	2	2	1	2
	Significant effect?	Yes - Negative	Yes - Negative	Yes - Negative	Yes - Negative
Biodiversity and geodiversity	Rank	3	2	3	1
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain
Historic Environment	Rank	3	2	1	2
	Significant effect?	Uncertain	Uncertain	No	Uncertain
Landscape	Rank	2	3	4	1
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain
Climate Change	Rank	1	1	3	2
	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain

## Summary findings:

All Options perform positively against the Population and Communities, Health and Wellbeing, Equalities, Diversity and Social Inclusion, and Transport and Movement ISA themes, given Options have good - reasonable access to services and facilities throughout the Severnside area (notably Caldicot town centre), and access to the strategic transport network. Options have the potential to capitalise upon sustainable travel opportunities in the key Severnside settlements (namely Caldicot), in addition to utilising the M4 corridor. This will provide access to wider employment markets, including opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. While positive effects are anticipated through all Options, Option M performs least well of the Options given its comparatively poor access to Severnside centres, services and facilities; and relatively limited potential to capitalise upon the strategic road network.

In terms of differentiating between Options J-L for the above ISA themes, Option L is best performing given its location along the M4 corridor, nestled between Caldicot and Rogiet, and its ability to capitalise upon sustainable transport infrastructure and encourage modal shift. Option J and K perform relatively on a par, given reasonable access to services, facilities and the strategic road network/ sustainable transport opportunities.

All Options perform negatively against the Natural Resources ISA theme given all Options would result in the loss of greenfield and BMV agricultural land, and would not contribute towards promoting the use of brownfield land. However, it is recognised that there are limited opportunities within the County for brownfield development and development on lower grades of agricultural land. Option L is best performing against this ISA theme as it is well located in terms of potential to utilise sustainable travel and improve air quality; is the least constrained in terms of Grade 1 agricultural land coverage.

In terms of the Biodiversity, Landscape, and Historic Environment ISA themes; Options are constrained in terms of internationally/ nationally/ designated assets/ sites, with the potential for significant long term negative effects. Options J and L are worst performing against the Biodiversity ISA theme given the presence of the Severn Estuary SPA/ SAC/ Ramsar site/ SSSI within 900m and 1.2km of the Options, respectively. Option M is identified as best performing, given it is the least constrained of the Options in terms of potential impact on biodiversity designated sites, and overall biodiversity value.

Option J is also worst performing against the Historic Environment ISA theme given it may lead to some development within the Caldicot Conservation Area, which also contains Caldicot Castle Grade I listed building and Scheduled Monument; and would result in the loss of large areas of greenfield/ open space in the setting of the castle which is also a Country Park. Option L is the least sensitive in terms of the historic environment. Option L followed by K is worst performing in terms of landscape, given both have been identified through the Landscape Sensitivity and Capacity Study (2009) as having 'low' capacity for housing and are of 'medium/ high' landscape sensitivity. Option K would extend development northwest of the M48 into the open landscape; while Option L would lead to coalescence between Caldicot and Rogiet, resulting in the loss of a multi-functional open space and designated 'Green Wedge'. Option M is best performing in this respect, although there remains the potential for residual minor negative effects.

The potential for Options to lead to significant effects against the Biodiversity, Landscape, and Historic Environment ISA themes is uncertain at this stage, and will be dependent on the design/ layout and implementation of specific mitigation measures. It is also noted that there is the potential for positive effects to be delivered; i.e. through biodiversity net-gain, and the enhancement of designated assets.

Option L is worst performing of the Options in relation to the Climate Change ISA theme, given that a significant proportion of Option L is located within Flood Zones B/C, with the potential for long term negative effects. However as above, for all Options, effects against Climate Change are uncertain at this stage.



