

Monmouthshire Replacement Local Development Plan

**Viability Guidance Note
June 2021**



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Planning Policy Service

Monmouthshire County Council

County Hall, Rhadyr, Usk, Monmouthshire NP15 1GA

Tel: 01633 644429

Email: planningpolicy@monmouthshire.gov.uk

1. Purpose of this Note

- 1.1 The Council is preparing a Replacement Local Development Plan (RLDP) for Monmouthshire (excluding the part of the County that is within the Brecon Beacons National Park) for the Plan period 2018 – 2033. As part of this process, we are inviting landowners and site promoters to submit candidate sites for potential inclusion in the RLDP. An Initial Call for Candidate Sites took place between July – November 2018, with the Candidate Site Register published in February 2019. A Second Call for Candidate Sites is taking place alongside the consultation on the Preferred Strategy allowing an opportunity to submit new sites and provide the necessary supporting information for sites submitted at the initial call. The Second Call for Candidate Sites is scheduled between 5th July – 31st August.
- 1.2 This note provides guidance specifically in relation to the information required to undertake the required viability assessments for candidate site submissions. Further advice on other supporting information is provided in the Candidate Site Guidance Note¹.
- 1.3 In accordance with national policy set out within both the Development Plans Manual (Edition 3 March 2020) and Planning Policy Wales (Edition 11) site promoters are required to demonstrate the viability and deliverability of sites at the Candidate Site Stage. A viability assessment is required at this stage of the process for all sites capable of accommodating 10+ residential units. All sites that are subsequently taken forward as allocations in the Replacement Local Development Plan (RLDP) will, however, require a viability assessment. It needs to be clearly documented and evidenced with the Candidate Site submission that the site is deliverable and viable taking into account S106 obligations in relation to affordable housing, education, transport, recreation and open space, green infrastructure, health infrastructure and climate change mitigation measures (please refer to the Climate Change Guidance Note² specifically for further information).
- 1.4 Site promoters are required to submit a full viability appraisal of the site that takes all of these matters into account. If a site fails to evidence that it is viable and deliverable it will not be included as an allocation within the Deposit Plan.
- 1.5 We also offer the opportunity for site promoters to engage with the Council through the **Planning Policy Candidate Sites Advice Service** to determine site-specific S106

¹ Put in reference for Candidate Site Guidance Note

² <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/>

obligations. Please see the Council's website for details of this service:
<https://www.monmouthshire.gov.uk/planning-policy/candidate-sites-advice-service/>

- 1.6 Detailed advice on viability testing is also set out in the Development Plans Manual (March 2020)³. Chapter 5 – Viability Testing for a Development Plan provides information on the core assumptions, viability components, modelling and inputs for both high level and site-specific appraisals.
- 1.7 This note relates to residential developments or mixed residential/commercial developments only, it is not intended to assist in viability assessments for wholly non-residential developments. Wholly non-residential proposals should provide a statement outlining site deliverability including marketing and infrastructure requirements.

2. **Development Viability Model**

- 2.1 Candidate Sites will be assessed using a Development Viability Model (DVM) produced by Burrows-Hutchinson Ltd Chartered Surveyors who have worked with Local Planning Authorities (LPAs) in South West Wales and are now working across South East Wales. Using this model ensures consistency for developers and LPAs in the region regarding viability matters. It is the intention of the Council to use this model for all viability assessments related to the RLDP. Therefore, we would encourage site proposers to use this model to ensure consistency. We may be able to accept submissions in a different format; but depending on the transparency of any alternative submission or model used, we may seek a higher charge than those shown below for checking the acceptability of an alternative submission.
- 2.2 The Council can make the DVM available to developers, site promoters, or any other individual/organisation, for the purpose of undertaking a Financial Viability Appraisal (FVA) of a proposed development. The model will be released subject to the Council receiving payment of a standard fee.
- 2.3 The standard fee that will apply covers the Council's administrative time necessary to personalise and issue the model for the specific site, as well as officer time required to undertake a high-level review of the submitted FVA for a Candidate Site. A tiered fee structure applies, which is based on site size and scale. The fee will be determined by the Council based on what it considers to be an appropriate number of residential units that can be accommodated on the site. This tiered approach to fees recognises that the scale and scope of a development proposal will influence the amount of officer time likely to be required to carry out a high-level review of a completed DVM submitted.
- 2.4 The standard fee schedule is as follows (all charges are subject to VAT):
 - Sites of 1-9 units or mixed use comprising gross floor space <1000 sqm or site area < 0.5 hectares: £195 plus VAT (£234 at 20% VAT)

³ <https://gov.wales/development-plans-manual-edition-3-march-2020>

- Sites of 10-50 units or mixed use comprising gross floor space ≥ 1000 but < 2000 sqm or site area ≥ 0.5 hectares but < 1.0 hectare: £345 plus VAT (£414 at 20% VAT)
- Sites of 51-100 units or mixed use comprising gross floor space ≥ 2000 but $< 10,000$ sqm or site area ≥ 1.0 hectare but < 10 hectare: £495 plus VAT (£594 at 20% VAT)
- Sites of more than 100 units or mixed use exceeding 10,000 sqm floor space or 10 hectare site area: cost (not exceeding £7500 plus VAT) to be agreed by officers depending on size and complexity of proposal. It is highly unlikely that a scheme will be of sufficient size to reach this cap.

2.5 The high-level review that the Council will undertake of a completed DVM submission in support of a Candidate Site will check the appropriateness of the information provided by the site promoter as part of the appraisal. This process will also ensure that the spreadsheets have been appropriately completed. The review will consider whether:

- a) Evidence supplied to support costs and values used in the submitted FVA is sufficient and proportionate;
- b) The suggested timescale for the development is realistic; and
- c) The FVA accords with policy requirements of the Council and with other guidance and/or policy statements that are pertinent to the assessment of viability in a planning context.

2.6 Following completion of the high-level review, the Council will issue a statement to the site promoter to indicate the extent to which it considers the submitted FVA meets the tests outlined above. It is stressed that the standard fee schedule above covers the release of the model and high-level review at the Candidate Site Stage and does not allow for any time debating the results. Additional fees may apply in instances where further officer time is necessary as a result of the site promoter entering into further exchanges with the Council relating to the initial appraisal submitted, and/or if the supporting evidence submitted is insufficient and requires re-submission. The Council may need to call upon Chartered Valuation Surveyors or draw upon expertise from a third party, for example where it is necessary to undertake comprehensive assessments of abnormal costs.

2.7 The Council recognises that some information required to demonstrate viability may be considered by the site promoter as commercially sensitive. However, as stated in the Welsh Government's Development Plans Manual, the issue of sensitivity is not sufficient reason to avoid providing the appropriate evidence⁴. Each submitted FVA will not be made publicly available, and it will be treated as confidential between the Council and the person or organisation that has submitted it. The primary purpose of the FVA is to demonstrate whether or not a proposed site for allocation is likely to be "viable". Where it may be either necessary or appropriate for information from a FVA to be released as evidence, for example to support a specific site allocation in the Council's RLDP, the

⁴ Paragraph 5.96 Development Plans Manual Edition 3 March 2020

Council will discuss with the promoter the extent to which such information may be released.

- 2.8 A detailed User Guide has been produced to describe how the DVM works and to set out the information that the user is required to input in the relevant cells. This will be sent out with a copy of the DVM but is also available to view on the Council’s website via: <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/development-viability-model-dvm-2/> . Each copy of the DVM also incorporates a “Quick Guide”, which is aimed at those undertaking an assessment of a purely residential development site of about 2 hectares. Users are also advised that ‘Help Notes’ are built into the model, embedded within the worksheets themselves, which remind the user what to do on each sheet.
- 2.9 There are also some ‘how to’ videos on the use of the model. These are provided as another means of helping the user understand how the DVM works in a step-by-step guide and are available on the DVM webpage: <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/development-viability-model-dvm-2/>
- 2.10 To obtain a copy of the model for a specific site and/or to discuss matters relating to the DVM more widely, please contact the Planning Policy Team either on 01633 644429 or by emailing planningpolicy@monmouthshire.gov.uk

3. Information Required

- 3.1 The following tables provide details of the type of information required to be inputted into the model. Please refer to the detailed User Guide for further details on the information required for the relevant cells. It would be useful to submit as much of the information contained within the data input list with your Candidate Site submission as part of the viability assessment. All information will certainly be required if the site is to be progressed to the Deposit Plan Stage.

Project Information

Project Information	Notes
Site Name	
Site Address	
Post Code	
Site Description	
Site Layout Plan for Development	Outline or detailed if available
Total Net Developable Area (hectares)	
Net Developable Area - Commercial/investment	Where appropriate
Total Number of Dwellings	

Dwelling numbers for each element/phase of the proposed development	
Anticipated residential sales rate	Market dwellings per annum
Site Value	Include the basis for that assessment
Valuation basis	See dropdown list on DVM Project sheet
Details of current land ownership	If not already owned by the developer, details of the contractual terms for its acquisition by the developer.
Development Start Date	
Cashflow period	From purchase of site to when final part of development is sold in years

3.2 For each **Open Market Type** the following information is required:

Open Market Information	Notes
No. of Units	Total number of Open Market units
Dwelling Type	Total number of each dwelling type – House / Flat / Bungalow
Occupancy	Number of bedrooms and persons (1b2p, 2b3p, etc)
Number of floor levels	1, 2 ,2.5, 3 etc
Gross/net internal floor areas	
Estimated open market value	Selling price(s) – freehold with supporting evidence/professional advice
Build Cost per sq m or total build cost	With supporting evidence/professional advice
Allowance for special requirements of Building Regulations in Wales	With supporting evidence/professional advice

If this information is not available standard types can be used.

3.3 For each **Affordable House Type** the following information is required:

Affordable Information	Notes
No. of Units	Total number of Affordable units
Dwelling Type	Total number of each dwelling type – House / Flat / Bungalow
Occupancy	Number of bedrooms and persons (1b2p, 2b3p, etc)
Affordable Housing Tenure	Social Rented or Intermediate
Gross/net internal floor areas	Affordable dwellings will need to be DQR compliant
Estimated transfer value	Whether determined as a percentage of ACG or market value
Details of any offer(s) received from RSLs	

If this information is not available standard types can be used.

- 3.4 For **Commercial Development, Mixed-Use sites and/or Residential Investment** (where appropriate) the following information is required:

Commercial Information	Notes
Use	
Unit Size	Square metres
Rental Value	£ per annum for each unit
Freehold values	If owner occupation
Net Investment Yield	If development to be sold/valued as an investment
Gross External and net internal floor areas	
Net to Gross Ratio	
Build Cost Rate	£ per sq m or total Build Cost
Build Start Date	
Build Period	Months
Details of any pre-lets or forward sale arrangements	

- 3.5 The following information is required in relation to **Other Development Costs**:

Cost	Notes
Professional Fees	
Planning fees	
Site Surveys	For example, topographical, ecological, landscape assessments etc
Estimated sum (or percentage allowance) for contingencies	
Sale and marketing costs for open market dwellings	
Finance cost	Including basis of their calculation including interest rate(s) applied)
Physical Infrastructure/Site Costs	
Site Preparation Clearance costs	
External Site Costs (may be percentage of build costs)	Typically taken as a percentage of build/plot costs or at a rate per dwelling
Normal on-site costs	Where not covered by allowance for “externals” (as above)
SUDs	
Abnormal Costs (not all sites will have abnormal costs)	
Groundworks	
Land Contamination/Remediation Work	
Mine Workings	
Archaeology	

Costs regarding terrain/topography	
Strategic Landscaping/POS	
Utility/Drainage network reinforcement	
Other	
Other Development Costs	
S106 Requirements	See Section 6 of guidance note
Climate change mitigation and adaptation measures	See Section 4 of guidance note

4. **Climate Change Mitigation and Adaptation measures**

4.1 Candidate Site Submissions need to ensure that development resilience measures are incorporated within proposals. Site viability needs to take full account of climate change considerations including adaptation and mitigation measures. Please see separate the Tackling Climate Change Guidance Note in relation to development and climate change⁵.

5. **Housing Mix within proposed development**

5.1 We will be including a housing mix policy in the Deposit RLDP in order to ensure that housing developments address our issues and objectives relating to affordability and demographic challenges, particularly in attracting a younger demographic and assist in delivering sustainable and resilient communities that support the well-being of current and future generations. This is required in order to outline the different type and size of dwellings the Council will be seeking from the open market dwellings included within developments. A housing mix policy will also ensure that developments vary in appearance and contribute to our placemaking objectives as outlined in Planning Policy Wales.

5.2 Ensuring a mix of good quality houses of different types and sizes can help not only to meet the needs of the community but can also help to create mixed and balanced communities. Communities that have a good mix of homes have more potential to support a variety of services and facilities, including shops, schools and local community buildings. They are also likely to be home to people of all ages which can mean that streets are ‘alive’ at all times of the day, increasing the potential for social interaction and community safety. As many as possible of the homes should be designed so that they are flexible and responsive to the changing needs of the occupants throughout their lives. In Monmouthshire, we are seeking to ensure that we have a range of different housing type that cater for people’s needs throughout their lives. It is highly likely that we will be seeking to secure starter homes of one and two bedroom units and bungalow units for our younger and older citizens to address some of our demographic and affordability issues. We will also ensure we have a mix of terraced, semi-detached and detached dwellings within housing sites to ensure placemaking and variety within the street scene. A Development Management policy for housing mix will be developed as the RLDP progresses and a mix of housing should be reflected

⁵ <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/>

within your viability assessments in order to evidence that the Candidate Site submission can meet this requirement.

6. Potential S106 obligations

- 6.1 The LPA is currently collating evidence to inform the policy framework for the RLDP and does not therefore have any current guidance to provide in relation to the exact affordable housing provision that will be required or other detailed matters. However, in order for Candidate Site submissions to take into account S106 obligations that the Council would seek, it is advised that calculations are based on the requirements of the adopted Local Development Plan (LDP) 2011 – 2021, although the exact suite of obligations may be subject to change within the RLDP. The requirements for the Adopted LDP are outlined below and can be used to inform Candidate Site submissions.

Monmouthshire Adopted Local Development Plan 2011 -2021:

<https://www.monmouthshire.gov.uk/app/uploads/2017/05/Adopted-Local-Development-Plan-with-PDF-tags.pdf>

Associated Supplementary Planning Guidance can be found here: -

<https://www.monmouthshire.gov.uk/planning-policy/adopted-spg/>

Affordable housing

- 6.2 One of the most fundamental challenges facing Monmouthshire’s communities is housing affordability. A significant issue for Monmouthshire is that house prices are high in relation to earnings resulting in a considerable need for additional affordable housing in the County, in both urban and rural areas, particularly for those who live and work here. Consequently, a significant proportion of people cannot afford to buy or rent a home so either leave the County, or have to live with their parents or in shared housing for longer. The current pandemic has further increased the need for affordable homes and revealed the extent of hidden homelessness in the County. Policy S4 of the Adopted LDP is the primary means of seeking to improve the provision of affordable housing in Monmouthshire under the current policy framework. The policy sets out the thresholds at which affordable housing has to be provided and the percentage of affordable housing that will be required in each case, depending on the location of the development site. Detailed guidance on the implementation of the Council’s affordable housing policies is set out in the *Monmouthshire LDP Affordable Housing Supplementary Planning Guidance* (SPG) (July 2019). The contribution currently required under Policy S4 in the Adopted LDP is 35% in the Main Towns and Rural Secondary Settlements; 25% in Severnside; and 60% in specific Villages. Please note that these affordable housing percentage thresholds are being reviewed and will be finalised in the Deposit RLDP.

- 6.3 The Supplementary Planning Guidance for Affordable Housing can be found here: -
<https://www.monmouthshire.gov.uk/app/uploads/2019/09/Final-Adopted-SPG-July-2019.pdf>

Education

- 6.4 The first stage in calculating the need for and, if required, the extent of a financial contribution towards primary school education is to estimate the number of pupils that are expected to arise from each type of dwelling in the development using the table below:

House Size	Per Year Group Per 1000 dwellings	Total number of pupil places per 1000 dwellings*
2 Bed	17	119
3 Bed	31	217
4+ Bed	42	294

* There are seven year groups within a primary school, reception to year 6.

- 6.5 Affordable housing is exempt from having to contribute towards education provision. Need (N), therefore, is calculated solely on the market dwellings in a development, according to the following formula:

$$N = A/1000*119 + B/1000*217 + C/1000*294 = \text{Number of Pupils}$$

Where: A is the number of 2 bed market dwellings
 B is the number of 3 bed market dwellings
 C is the number of 4+ bed market dwellings

- 6.6 Housing development within a catchment area of a school will increase the numbers of pupils that the school will need to cater for. The number of pupils calculated to be generated by a development will be compared with the number of surplus places at the school in whose catchment area the development is located. If the capacity of the nearest school is exceeded then it might be possible for the additional pupils to be dispersed to other schools within the 'cluster' area within which the school is located. It is government policy, however, that if primary school pupils have to walk more than 2 miles to school then free transport will be provided. Pupils will only be dispersed, therefore, to schools within 2 miles of a development. If the education needs cannot be accommodated within 2 miles then a contribution will be required to increase the capacity of the school in whose catchment area the development is located or to another school within the 2 mile radius if this is more appropriate.
- 6.7 To summarise, therefore, the number of pupils which require an educational contribution from a development is calculated as follows:
- 1) Calculate the number of pupil places needed as a result of the development (N, as set out in paragraph 6.5 above)
 - 2) Review and calculate the current and projected numbers on roll for the catchment school and alternative schools within a 2 miles distance of the development
 - 3) Identify the number of surplus places available in the school whose catchment area the development is located in and check whether any of these places are already

earmarked to serve other developments in accordance with the hierarchy set out in paragraph 6.6 above.

- 4) Match the number of pupil places required by a development with the surplus spaces available at the nearest school after the calculations carried out in step 2) above.
- 5) If the number of places required exceeds the available places establish if there are any other schools within 2 miles of the development that have spaces available to take additional pupils.
- 6) Those pupils that remain to be allocated after steps 2) – 4) have been completed are those that require an educational contribution to increase school capacity.

The Financial Contribution

- 6.8 The cost multipliers for an individual primary school place are calculated using Welsh Government data for total funding for Band B for the primary programme (2016 – 2019). The current cost multipliers are given below, although all cost multipliers will be reviewed annually and updated as necessary, these will fall in line with Welsh Government published construction costs.

210 Primary School

- Primary school investment per pupil 2019 = £17,257.00 per pupil.

420 Primary School.

- Primary school investment per pupil 2019 = £14,866.00 per pupil.

Welsh Medium Primary Schools

- 6.9 There is sufficient capacity in the Welsh Medium Primary School in the south of the County to meet demand. This is not the case, however, in the north of the County and it is likely that contributions will be required towards Welsh Medium Primary education for developments taking place in the catchment area of Ysgol Gymraeg Y Fenni. The contribution required for such developments is calculated as follows:

- 1) Calculate the number of pupil places needed as a result of the development (Need calculation, as set out in paragraph 6.5 above),
- 2) Establish the percentage of pupils in the Ysgol Gymraeg Y Fenni catchment area receiving Welsh Medium Primary education (thereby reducing the number of English Medium places required),
- 3) Use this percentage to calculate how many of the pupils generated by the development would be likely to require Welsh Medium education,
- 4) If the number of places required exceeds the capacity of the Welsh Medium school then contributions will be needed for the number of places required that is above the existing capacity.

Secondary Schools

- 6.10 The process for calculating whether contributions are required for Secondary Schools is the same as for Primary Schools as set out in paragraph 6.7 above, other than a 3 mile distance rule rather than 2 (Bullet point 2 of paragraph 6.7). Where there is found to be

sufficient capacity, no contributions will be sought.

The formula at secondary level is:

House Size	Total number of pupil places per 100 dwellings*
2 Bed	11
3 Bed	21
4+ Bed	28

* For five year groups, year 7 to year 11

Faith Schools

6.11 There are four voluntary aided faith schools in the County. Of these, two have a specific catchment area. These are Archbishop Rowan Williams Primary in Portskewett and Magor Church in Wales Primary. If applications are received for developments in the catchment areas of these schools then the ability of these schools to accommodate pupils generated by the development can be established using the methodology set out in paragraph 6.5 above. If it is identified that the capacity is insufficient to accommodate the development and there is no other capacity within 2 miles, there would be a need to consult with the diocese on the potential to extend the school, while also considering the possibility of expanding another school within a 2 mile radius if this is more appropriate.

Recreation and Open Space

6.12 Policy CRF2 of the LDP sets out the Council’s standards for recreation, open space and allotment provision in Monmouthshire against which development proposals will be assessed. Please see the contents of Policy CRF2 within the LDP. The table below is a summary of the Council’s Recreation and Public Open Space Standards. These are based on the National Playing Fields Association’s (NPFA) (now Fields in Trust) minimum standard for outdoor play space of 2.4 hectares per 1000 population, and 0.4 hectares of public open space per 1,000 population and represents the minimum standard that will be sought throughout the County in both urban and rural areas.

Outdoor Sport	1.6 hectares (4 acres) per 1000 population
Children’s Playing Space	0.8 hectares (2 acres) per 1000 population
<ul style="list-style-type: none"> • Equipped/designated • Informal / casual 	<ul style="list-style-type: none"> • 0.3 hectares (0.75 acres) per 1000 population • 0.5 hectares (1.25 acres) per 1000 population
Public Open Space	0.4 hectares (1 acre) per 1000 population
Allotments	0.25 hectares per 1000 population

6.13 The trigger for considering whether or not a recreational contribution is needed from a development is generally that the ‘net gain’ of dwellings to be built is 10 or more, although a contribution towards the improvement of existing off-site areas/facilities may still be sought from developers of smaller housing sites where it is: inappropriate to provide them on-site; there are already deficiencies in the facilities that exist in the locality; and where these facilities are fairly and reasonably related to the proposed development.

6.14 The Council standard of 1.6ha for sport provision, 0.8ha for children’s play provision and 0.4ha for public open space provision per 1000 population equates to a per dwelling requirement of 70m² of recreation space (on the assumption of 2.5 people per dwelling), broken down as follows:

	Land Purchase	Capital Cost	Adoption Cost	Admin. Cost	Total Cost
10m² Public Open Space	£39.30	£38.46	£132.81	£20.66	£231.23
20m² Children’s Play Area	£78.58	£313.27	£472.33	£82.29	£946.47
40m² Adult Recreation Area	£157.33	£2017.44	£911.34	£205.86	£3291.97
				Total Cost Per Dwelling	£4469.67

6.15 These standards provide the starting point in negotiations between the Council and developers on the recreation and open space required from residential developments. The Council will also have regard to surplus/deficit of recreation and open space provision in an area, and also the proximity to and quality of other provision in the community to secure the widest benefit from new provision or contributions. Wherever possible, provision for outdoor recreation, play areas and public open space should be made on site as an integral part of the development, and in a location well related to the proposed residential properties. Where recreational facilities are provided on-site the developer is required to maintain and keep them in their intended use in perpetuity, which is usually by the facility being adopted by the Council with a commuted sum being paid for its future maintenance. Where some of the provision needs to be made off site, a financial contribution may be sought to allow facilities to be provided or improved in a suitable location nearby.

Public Open Space

6.16 The LDP defines Public Open Space as ‘green areas for the public to enjoy informal recreation such as parks and gardens and amenity greenspace. It includes informal green spaces around buildings, areas of open space such as green breaks within a

development site and commons.’ The requirement for 10 square metres per dwelling is relatively low and often opportunities exist for a larger provision of open space, for example where some parts of sites are undevelopable due to topography, drainage etc. or have to be protected from development on landscape or biodiversity grounds or where the scheme needs to meet any other Green Infrastructure (GI) requirements. Where there is overprovision within the development against the standard it may be possible to take this into account when assessing other types of open space provision. In addition, developers are encouraged to maximise the functionality of public open spaces by considering opportunities for biodiversity enhancement, ecological connectivity, Sustainable Urban Drainage Systems, walking and cycling and other community and recreational uses. The multifunctional use of open space is an aim of the LDP’s GI Policies.

Children’s Play Areas

6.17 There are three main types of children’s play area:

- Local Area for Play (LAP) (400 square metres) – a small area of open space specifically designed for young children to play close to where they live. Normally at least one LAP should be located within one minute walking time of every home (100m walking distance), catering mainly for 4-6 year olds, and be suitable for children with disabilities.
- Local Equipped Area for Play (LEAP) (3,600 square metres) – a play area equipped mainly for children of early school age (4-8 years old) although consideration should be given to older and younger children. Normally LEAPs should be located within five minutes walking time from every home (400m walking distance).
- Neighbourhood Equipped Area for Play (NEAP) (8,500 square metres) – an unsupervised site equipped mainly for older children, which should incorporate a kick about area and opportunities for wheeled play. Normally a NEAP should be provided within 15 minutes walking time from every home (1000m walking distance).

6.18 Once the overall children’s play space requirement is established (20 square metres multiplied by the number of dwellings) then this total amount is distributed amongst the different types of play area – LAPs, LEAPs and NEAPs. However, notwithstanding the minimum walking distances set out above, the Council is anxious to avoid a proliferation of small play areas that are difficult and expensive to maintain, little used and/or offering limited opportunities for imaginative play. For instance, applying the standard to a 100 dwelling development would result in a requirement for 2,000 square metres of children’s play space, sufficient for five LAPs, which would not be desirable, or just over half a LEAP, which would not be practicable. Innovative approaches to children’s play provision, therefore, are encouraged. This could include: combining the different types of play area described above in one location or by the creation of connected accessible green corridors; making financial contributions to off-site facilities (new or improved), which offer ‘economies of scale’ that enable a better standard and quality of play provision; or maximising the functionality of public open spaces, by considering

opportunities for biodiversity enhancement, ecological connectivity, walking and cycling and other community and recreational uses alongside the provision of play space as part of the Council's GI approach.

Adult Outdoor Recreational Space

- 6.19 The Adopted LDP defines Outdoor Sport as comprising 'facilities such as pitches, greens, courts, athletic tracks and miscellaneous sites such as croquet lawns and training areas'. Given the usual scale of housing development in Monmouthshire, it is rarely possible to provide such facilities on site, hence the Council's normal policy is to request a financial contribution per dwelling towards the provision of adult recreation facilities in the vicinity of the application site as an alternative means of complying with Policy CRF2. Financial contributions raised through this policy would not necessarily be used for 'Outdoor Sport' as defined in the Adopted LDP. There may be other types of recreational facilities that need to be provided or enhanced to meet the demands placed upon them by the additional population generated by new developments, including, for instance, community halls and leisure centres/swimming pools. In addition, as with Public Open Space and Children's Play Space considered above, open space provided in accordance with the Adopted LDP's GI policies can also be utilised as adult recreation facilities, for walking and cycling, for example, and as such can sometimes be accepted as an alternative means of complying with Policy CRF2.
- 6.20 Policy CRF2 requires developments of more than 50 dwellings to provide allotments at a standard of 0.25 hectares per 1,000 population. This would equate to 6.25 square metres per dwelling based on 2.5 people per dwelling. It is recognised, however, that sometimes the provision of allotments in a scheme is not appropriate particularly if there is not a specific need or desire for them in an area. In addition, often allotments do not fit into a proposed layout and/or may be out of character with the type of GI/open space being proposed in a scheme. In such circumstances a contribution may be sought towards off- site provision, particularly if there are specific allotment provision or improvement schemes being proposed in a locality, or an alternative may be agreed such as a community orchard, which is a means of providing a beneficial amenity for residents and meeting GI requirements. Conversely, if there was an over provision of open space on a site or a particularly valuable GI resource being provided then this could possibly be traded off against the need to provide allotments to meet the policy requirement.
- 6.21 The Council's preference is for on-site open space to be offered to it for adoption, subject to a commuted sum being paid for its future maintenance. It is recognised, however, that in some cases developers wish to utilise private management companies as an alternative to public adoption. Where this occurs the Section 106 agreement will be drafted to include provisions for on-site open space to be satisfactorily managed and maintained in perpetuity.
- 6.22 Viability considerations and the need to give priority to the provision of affordable housing may mean that it is not always possible to achieve full compliance with the requirements of Policy CRF2. In such situations, consideration will be given to the deficit

or surplus of open space provision in the settlement in which the development is located. This information is included in the Monmouthshire Open Space Study (2008), which identified the standards of provision for public recreation, open space and allotments now detailed in Policy CRF2. The study assessed the quantity, quality and accessibility of such provision within the County in order to identify deficiencies of existing provision against standards. A re-survey of existing amenity open space in the County is currently being undertaken and its findings will be used to re-calculate deficits or surpluses of open space in a community where appropriate. Where a scheme is viable and meeting affordable housing requirements then it should be possible to achieve full compliance with Policy CRF2. Where a scheme is not viable then in the first instance consideration will be given to deducting contributions to those types of recreation and open space where there is a surplus of that facility in the locality. Severe viability issues with a development may result in other policies of the LDP having to be given precedence over Policy CRF2. This will be determined on a case by case basis. In any event, the Council is moving away from an approach to recreation and open space provision based on strict compliance with predetermined standards. This is in accordance with LDP GI policies that encourage the multifunctional use of open space, as considered below.

Green Infrastructure

- 6.23 The Council is considering seeking Section 106 contributions to make provision for Green Infrastructure (GI) both on and off-site. Costs will be assessed on a case by case basis. The calculations exclude Open Space and Recreation, SuDs and Community Food Growing/Allotments as these are dealt with separately.
- 6.24 The GI Design Checklist as set out in the adopted Green Infrastructure SPG (April 2015) seeks to secure GI provision for 6 key elements:
- Landscape setting and quality of place
 - Habitat provision and connectivity
 - Greenspace provision, connectivity and enjoyment
 - Sustainable energy use*
 - Local food production
 - Flood attenuation and water resource management*
- * Dealt with separately. Excluded from on and offsite calculations in Tables below.*
- 6.25 Where these design considerations cannot satisfactorily be accommodated into a scheme contributions will be sought for off-site provision. Costs will be assessed on a case by case basis, indicative costs are provided below.

On-site Provision Calculation

GI typology to include:	*Capital cost	Adoption cost	Admin	Total cost per meters squared (m2)	Cost/dwelling assuming 90.77m2 per dwelling
<p>Landscape setting and quality of place (including public realm offering opportunities for nature conservation and tree and woodland planting)</p> <p>Habitat provision and Connectivity (including areas and habitats for nature conservation, biodiversity and education awareness)</p> <p>Greenspace provision, connectivity & enjoyment (Including accessible informal green spaces offering opportunities for recreation and biodiversity. Used by local people from and beyond the immediate neighbourhood).</p> <p>Local food production (Allotments, community growing space, including orchards).</p>	7.05 m2	£30.102 m2	£2.66 m2	£39.81 m2	£3,613.55
Assuming top soil is on site	£14.50/m2	£30.102 m2	£2.66 m2	£47.26m2	£307.19
Assuming top soil is to be imported	£24/m2	£30.102 m2	£2.66 m2	£56.76	£375.44

**On site Capital cost of work of overlapping typology activity using average commercial rates (assuming all clearance, grading, soiling etc undertaken by developer)*

Off-site Provision Calculation

GI typology to include:	Land purchase	*Capital cost	Adoption cost	Admin	Total Cost m2
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<p>Landscape setting and quality of place (including public realm offering opportunities for nature conservation and tree and woodland planting)</p> <p>Habitat provision and Connectivity (including areas and habitats for nature conservation, biodiversity and education awareness)</p> <p>Greenspace provision, connectivity & enjoyment (Including accessible informal green spaces offering opportunities for recreation and biodiversity. Used by local people from and beyond the immediate neighbourhood.)</p> <p>Local Food production (Including community growing opportunities and allotments)</p>	£3.93 m2	£7.86 m2	£30.102 m2	£2.66m2	£44.55 m2
Assuming top soil is on site	£3.93 m2	£14.50/m2	£30.102 m2	£2.66 m2	£51.20
Assuming top soil is to be imported	£3.93 m2	£24/m2	£30.102 m2	£2.66 m2	£60.70

**Off site capital cost of work of overlapping typology activity using average commercial rates (assuming all clearance, grading, soiling etc undertaken by developer) and accounting for *2:1 improved grassland habitat for loss of greenspace but not inc off site priority habitat loss*

6.26 Further information in relation to this matter is outlined within Policy S13, GI1, NE1 and the Green Infrastructure Supplementary Planning Guidance: -
<https://www.monmouthshire.gov.uk/app/uploads/2015/07/GI-April-2015.pdf>

Travel

6.27 The LDP highlights the importance of minimising the need to travel, improving accessibility to jobs, services and community facilities and addressing climate change. The LDP aims to deliver a transport system in Monmouthshire that manages the use of the private car effectively and encourages the use of other transport modes – be it public transport or cycling or walking. Section 106 agreements are a means of achieving these aims and are also used where local transport infrastructure and highway alterations are necessary to remove specific obstacles to development. Parts of LDP policies S16, MV1 and MV2 are particularly relevant.

6.28 Where specific highway improvements are required to provide access to a development site these will generally be achieved through an agreement under Section 278 of the Highways Act (1980). It is current practice, however, to include a clause in any Section 106 agreement requiring the entering into a Section 278 agreement to ensure that such highway works are carried out at an appropriate stage of the development.

6.29 Contributions towards sustainable transport and active travel measures will be negotiated on a site-by-site basis. Such measures could include:

- Improved bus services – subsidies towards additional services or new routes,
- New bus stops,
- Improved facilities for walking and cycling access to development sites, including in

- connection with the Active Travel (Wales) Act 2013, Safe Routes to Schools, etc.,
- Road safety improvements,
 - Development of active travel routes to town centres
 - Implementation of Green Travel Plans,
 - Strategic improvements to bus and rail stations.

6.30 The scale of contribution will vary according to the circumstances of each site. Recent required sustainable transport contributions have ranged from around £1,500 to £2,000 per dwelling. In other cases, particularly on LDP strategic sites, a single figure has been requested to achieve the provision of a specific facility, e.g. £200,000 from the development at the former Paper Mill at Sudbrook to enable the introduction of a new bus service.

Health Infrastructure

6.31 Candidate Site submissions need to consider whether there is capacity within the existing health care infrastructure to accommodate the proposed development. If there is a requirement for development to support additional health facilities, it may be appropriate for the site to allocate land for a health care centre within the site or alternatively a financial contribution will be sought from the development in conjunction with advice from the Health Board. S106 obligations in relation to Health care will be determined on a site by site basis and it is advised that promoters of Candidate Sites contact the Aneurin Bevan Health Board directly regarding this matter.