



Monmouthshire Replacement Local Development Plan

Deposit Plan, October 2024⁴⁵ (as amended with track changes)



monmouthshire
sir fynwy



Table of Contents

List of Proposals Plan Inset Maps.....	v
Introduction.....	6
1. Replacement Local Development Plan	6
Context.....	12
2. Monmouthshire Profile and Overview	12
Key Issues, Challenges and Opportunities	18
3. Key Issues and Challenges	18
RLDP Strategic Framework	24
4. RLDP Vision (2018-2033).....	24
5. RLDP Objectives (2018-2033): Delivering the Vision	24
6. RLDP Sustainable and Resilient Communities Strategy	34
Strategic Policy S1 – Growth Strategy.....	35
Strategic Policy S2 – Spatial Distribution of Development – Settlement Hierarchy	39
7. Managing Settlement Form	47
Policy OC1 – New built development in the Open Countryside	47
Policy GW1 – Green Wedge Designations.....	48
Placemaking And Design	49
8. Sustainable Placemaking and High-Quality Design.....	49
Strategic Policy S3 – Sustainable Placemaking & High Quality Design	50
Policy PM1 – Creating well-designed places	50
Policy PM2– Environmental Amenity	51
Policy PM3 – Advertisements	52
Policy HE1 – Conservation Areas	55
Policy HE2 – Design of Shop Fronts in Conservation Areas	56
Policy HE3 – Roman Town of Caerwent.....	57
Climate Change	59
9. Climate Change.....	59
Strategic Policy S4 – Climate Change.....	60
Policy NZ1 – Monmouthshire Net Zero Carbon Homes	62
Policy CC1 – Sustainable Drainage Systems	64
Policy CC2 – Renewable Energy Allocation	66
Policy CC3 – Renewable Energy Generation	66
Green Infrastructure, Landscape & Nature Recovery	72
10. Green Infrastructure, Landscape and Nature Recovery	72
Strategic Policy S5 – Green Infrastructure, Landscape and Nature Recovery	74
Policy GI1 – Green Infrastructure	75
Policy GI2 – Trees, Woodland and Hedgerows.....	76
Policy LC1 – Landscape Character.....	78
Policy LC2 – Blaenavon Industrial Landscape World Heritage Site	79
Policy LC3 – Bannau Brycheiniog National Park.....	80
Policy LC4 – Wye Valley National Landscape (AONB)	81
Policy LC5 – Dark Skies and Lighting.....	82
Policy NR1 – Nature Recovery and Geodiversity.....	84
Policy NR2 – Severn Estuary Recreational Pressure.....	86



Policy NR3 – Protection of Water Sources and the Water Environment	88
Policy PROW1 – Public Rights of Way	89
Infrastructure.....	92
11. Infrastructure Requirements.....	92
Strategic Policy S6 – Infrastructure	93
Policy IN1– Telecommunication, broadband and other digital infrastructure	94
New Housing	97
12. New Housing in Settlements.....	97
Policy H1 – Residential Development in Primary and Secondary Settlements.....	98
Policy H2 – Residential Development in Main Rural Settlements	98
Policy H3 – Residential Development in Minor Rural Settlements	99
Policy H4 – Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use	101
Policy H5 – Replacement Dwellings in the Open Countryside	102
Policy H6 – Extension of Rural Dwellings.....	103
Policy H7 – Specialist Housing.....	103
Policy H8 – Housing Mix	105
Affordable Housing	106
13. Affordable Housing	106
Strategic Policy S7 – Affordable Housing	108
Policy H9– Affordable Housing Exception Sites.....	110
Residential Allocations	112
14. Residential Site Allocations	112
Strategic Policy S8 – Site Allocation Placemaking Principles	114
Policy HA1- Land to the East of Abergavenny	117
Policy HA2- Land to the East of Caldicot/North of Portskewett.....	122
Policy HA3- Land at Moun-ton Road, Chepstow	126
Policy HA4- Land at Leasbrook, Monmouth.....	130
Policy HA5- Land at Penlanlas Farm, Abergavenny	134
Policy HA6- Land at Rockfield Road, Monmouth	136
Policy HA7- Land at Drewen Farm, Monmouth	137
Policy HA8- Land at Tudor Road, Wyesham, Monmouth	138
Policy HA9- Land at Former MOD, Caerwent.....	140
Policy HA10- Land South of Monmouth Road, Raglan	141
Policy HA11- Land-East of Burrium Gate, Usk	143
Policy HA12- Land West of Trem Yr Ysgol, Penperlleni	144
Policy HA13- Land adjacent to Piercefield Public House, St Arvans	145
Policy HA14- Land at Churchfields, Devauden	147
Policy HA15- Land East of Little Mill	148
Policy HA16- Land North of Little Mill	149
Policy HA17- Land adjacent to Llanellen Court Farm, Llanellen	150
Policy HA18- Land West of Redd Landes, Shirenewton.....	151
Gypsy & Travellers	153
15. Gypsy and Travellers	153
Strategic Policy S9 – Gypsy and Travellers	153
Policy GT1 – Gypsy, Traveller and Showpeople Sites	154
Employment & Economy	156
16. Employment Sites Provision	156
Strategic Policy S10 – Employment Sites Provision.....	156
Policy EA1 – Employment Allocations	160



Policy EA2 – Protected Employment Sites.....	162
Policy E1 – Protection of Existing Employment Land.....	163
Policy E2 – Non-Allocated Employment Sites	164
17. Rural Enterprise	166
Strategic Policy S11 – Rural Economy.....	166
Policy RE1 –Secondary and Main Rural Settlements Employment Exceptions	167
Policy RE2 – The Conversion or Rehabilitation of Buildings in the Open Countryside for Employment Use.....	168
Policy RE3 – Agricultural Diversification	169
Policy RE4 – New Agricultural and Forestry Buildings	170
Policy RE5 – Intensive Livestock / Free Range Poultry Units	171
Policy RE6 – Provision of Recreation and Leisure Facilities in the Open Countryside.....	172
Visitor Economy	174
18. Visitor Economy	174
Strategic Policy S12 – Visitor Economy.....	174
Policy T1 – New or Extended Tourism Accommodation and Facilities in the Open Countryside	176
Policy T2 – Protection of existing tourism facilities.....	179
Sustainable Transport.....	181
19. Sustainable Transport.....	181
Strategic Policy S13 – Sustainable Transport.....	181
Policy ST1- Sustainable Transport Proposals	183
Policy ST2 – Highway Hierarchy	186
Policy ST3- Freight	187
Policy ST4 – Rear Access/Service Areas within Central Shopping and Commercial Areas	188
Policy ST5- Transport Schemes	188
Policy ST6 – Protection of Redundant Routes.....	189
Retail & Commercial Centres	191
20. Retail and Commercial Centres.....	191
Strategic Policy S14- Town, Local and Neighbourhood Centres.....	192
Policy RC1 – Central Shopping and Commercial Areas.....	193
Policy RC2 – Primary Shopping Frontages	194
Policy RC3 – Local Centres and Neighbourhood Centres/Shops.....	196
Policy RC4 – New Retail Proposals Outside of Identified Town and Local Centres	197
Community Infrastructure	200
21. Community and Recreation Facilities	200
Strategic Policy S15 – Community and Recreation Facilities	200
Policy CI1 – Retention of Existing Community Facilities	202
Policy CI2 – Provision of Formal and Informal Open Space and Allotments / Community Growing Areas	204
Policy CI3 – Safeguarding Existing Recreational Facilities, Public Open Spaces and Allotments / Community Growing	206
Policy CI4 – Areas of Amenity Importance	207
Minerals	209
22. Minerals	209
Strategic Policy S16 – Sustainable Minerals Management.....	209
Policy M1 – Local Building and Walling Stone.....	210
Policy M2 – Minerals Safeguarding Areas	211
Policy M3 – Mineral Site Buffer Zones.....	212
Waste	214
23. Sustainable Waste Management	214
Strategic Policy S17 – Sustainable Waste Management	214



Policy W1 – Waste Management Facilities.....	216
Policy W2 – Agricultural Land – Disposal of Inert Waste.....	217
Policy W3 – Identified Potential Waste Management Sites	218
Monitoring and Review	220
Appendices.....	236
Appendix 1: RLDP Supporting Documents	237
Appendix 2: RLDP Key Stages	245
Appendix 3: Regional Strategic Partnerships.....	248
Appendix 4: Legislative and Policy Context	250
Appendix 5: Regional Collaboration and Linkages with Neighbouring Local Authorities	258
Appendix 6: RLDP Issues	265
Appendix 7: Housing Supply Components	277
Appendix 8: Infrastructure Delivery Plan	279
Appendix 9: Housing Trajectory	375
Appendix 10: Employment Land Schedule.....	386
Appendix 11: Supplementary Planning Guidance Schedule	387
Appendix 12: Glossary of terms.....	388



List of Proposals Plan Inset Maps

For maps see separate document – Replacement Local Development Plan 2018 - 2033 Proposals Plan Inset Maps

Primary Settlements:

- Abergavenny (inc. Llanfoist)
- Chepstow
- Monmouth (inc. Wyesham)
- Caldicot (inc. Severnside Area comprising of: Caerwent, Crick, Magor Undy, Portskewett, Rogiet and Sudbrook)

Secondary Settlements:

- Penperlleni
- Raglan
- Usk

Main Rural Settlements:

- Devauden
- Dingestow
- Little Mill
- Llandogo
- Llanellen
- Llangybi
- Llanover
- Llanvair Discoed
- Mathern
- Pwllmeyric
- Shirenewton/ Mynyddbach
- St Arvans
- Tintern
- Trellech
- Werngifford/Pandy



Introduction

1. Replacement Local Development Plan

- 1.1.1 The Council is preparing a Replacement Local Development Plan (RLDP) for the County (excluding the area within Bannau Brycheiniog National Park), covering the period 2018 to 2033¹. The RLDP is a key Council policy document that allocates land for development, designates areas for protection and contains policies against which future planning applications will be assessed. When adopted, the RLDP will replace the existing adopted LDP as the statutory land use development plan for the County.
- 1.1.2 The RLDP will identify where and how much new, sustainable development will take place to 2033, underpinned by a clear and robust evidence base. The Council has set fundamental objectives for its RLDP:
- Providing essential affordable at pace and scale.
 - Responding to the climate and nature emergency by delivering net zero carbon new homes in exemplar places.
 - Ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.
 - Providing homes that are integral parts of existing settlements, with walking routes to town/local centres, benefiting from and adding to the vibrancy of those settlements.
- 1.1.3 The RLDP takes account of and helps deliver a range of other initiatives, including the land use elements of the Council's Economy, Employment and Skills Strategy, and Community and Corporate Plan by supporting the delivery of the Council's core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life².
- 1.1.4 The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies. The Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address (Appendix 1 refers).

¹ As required by the Planning and Compulsory Purchase Act 2004

² The Community and Corporate Plan 2022 sets out the Council's core purpose, principles, and priorities. It was adopted by Council on 20th April 2023.



The RLDP Process

- 1.1.5 The preparation of the RLDP involves a number of key stages as shown in Figure 1 above, and has proceeded through stages 1 – 3, with this Deposit Plan being the current stage. The Plan



Figure 1: Replacement Local Development Plan Process

is being prepared in accordance with the Revised Delivery Agreement (October 2024) which sets out the timetable for Plan preparation and the approach to community consultation and engagement.

- 1.1.6 The RLDP has been through a number of key plan stages since Plan commencement in 2018. An overview of progress and key considerations at each stage is provided in Appendix 2. Several challenges have arisen, affecting progress and requiring further consideration at the relevant stage. These challenges include the publication of updated Welsh Government 2018-based population projections, the Covid-19 pandemic, an objection from Welsh Government to the June 2021 Preferred Strategy, and ~~phosphate~~ water quality issues in the River Wye and River Usk catchment areas. This Deposit Plan has been prepared having regard to the challenges experienced whilst also ensuring the RLDP delivers on its Vision and Objectives.

What is the Deposit RLDP?

- 1.1.7 This Deposit Plan is a key stage in the preparation of the Development Plan for Monmouthshire³. It progresses the evidence gathering, stakeholder engagement and Pre-Deposit work undertaken to date, including the Preferred Strategy consultation, and sets out the strategy, proposals and detailed policies for the future use and development of land in Monmouthshire over the period 2018-2033.
- 1.1.8 The Deposit Plan consists of a written statement detailing the policies and proposals, along with a proposals map on a geographical base. Its structure and format is as follows:
- **Executive Summary**
 - **Introduction:** Sets out background information with regard to the Deposit RLDP.
 - **Context:** Provides a broad introduction to the plan area, outlining the key economic, environmental and social characteristics of Monmouthshire.

³ Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015)



- **Key Issues, Challenges and Opportunities** - Provides a summary of the key issues, challenges and opportunities within Monmouthshire.
- **RLDP Strategic Framework:** Outlines the RLDP Vision and Objectives which have emerged from the Pre-Deposit Plan making process, sets the context for the Plan's strategic direction, and details the growth and spatial strategy for Monmouthshire.
- **Implementation and Delivery:** Sets out the RLDP strategic policies, site allocation policies and detailed development management policies. This policy framework provides the basis for the rational and consistent consideration of planning applications and appeals.
- **Monitoring Framework:** Identifies key policy indicators and targets which will be used to assess the effectiveness of the RLDP. This will provide a basis for the RLDP annual monitoring reports (AMR).
- **Appendices:** A number of appendices are included which set out further detail in relation to a variety of matters. These appendices form part of the RLDP and have been referenced throughout the main document as appropriate.

1.1.9 The Deposit RLDP is also accompanied by the following maps:

- **Proposals Map:** This illustrates the geographical location and extent of the site-specific development and protection policies that are designated in the RLDP.
- **Constraints Map:** This shows the geographical location and extent of constraints to development that are created by legislation outside of the development plan process, for example Scheduled Ancient Monuments, flood plains and Sites of Special Scientific Interest. Although this does not form part of the RLDP regard must be given to the Constraints Map in the consideration of development proposals. The Constraints Map includes designations made by statutory bodies other than the Council and will be updated as necessary.

1.1.10 Further information on the plan preparation process is set out in the Delivery Agreement and the Council's Planning Policy webpages.

1.2 **Statutory Assessments:**

Integrated Sustainability Assessment

1.2.1 All formal stages of the RLDP, including the Deposit Plan, are subject to an Integrated Sustainability Appraisal (ISA) which 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 (WBFG). The aim of ISA is to inform and influence the plan-making process by assessing the extent to which the Plan's proposals and policies will help to achieve the wider environmental, economic, social and cultural objectives of the RLDP.

1.2.2 The ISA has facilitated a rigorous and iterative assessment of the sustainability issues, challenges and opportunities facing Monmouthshire. As such, the ISA was central to the development of the Issues and Objectives, Preferred Strategy and has informed the detailed policies and proposals set out in the Deposit Plan. Through this approach, the ISA for the RLDP seeks to maximise the development plan's contribution to sustainable development.



Habitats Regulations Assessment

- 1.2.3 The Council is also required to undertake a Habitats Regulations Assessment (HRA) of the RLDP⁴. The HRA must determine the likely significant effects of the Plan, either individually or in combination with the effects of other plans and projects, on European sites of nature conservation importance and if applicable, scope what needs ‘appropriate assessment’ (AA) and how it will be undertaken. European sites of nature conservation importance are defined as Ramsar sites (wetlands of international importance), Special Protection Areas for birds (SPAs) and Special Areas of Conservation (SACs).
- 1.2.4 The HRA is prepared alongside the RLDP as an integrated and iterative process and has an important role in the preparation of the Plan. Accordingly, the RLDP sets out policies and proposals which ensure that the requirements of the regulations are satisfied, and that the integrity of the European Designated sites are not adversely affected.
- 1.2.5 The key stages in the preparation of the ISA and HRA can be found within the Integrated Sustainability Report and the Habitats Regulations Assessment of the Deposit Plan which are published alongside the Deposit Plan. The ISA and HRA are iterative processes and will be updated as the RLDP progresses towards adoption.

Welsh Language

- 1.2.6 In accordance with national guidance, an important element of Sustainable Placemaking in Wales involves consideration of the needs and interests of the Welsh language. The Welsh language is part of the social and cultural fabric of Wales. There are, however, significant variations in its use across the Country. Monmouthshire has a relatively low proportion of population that speak, read and write Welsh (6.6% in 2021) compared with other local authorities in Wales, and the Welsh average (13.8% in 2021). Furthermore, Monmouthshire does not currently have any areas with a notable concentration of Welsh speakers. Subsequently, it is not considered necessary for the RLDP to contain a specific policy to address the Welsh language. The Council will, however, seek to ensure the protection and enhancement of Monmouthshire’s cultural heritage which will be promoted through the RLDP. National planning policy provides advice regarding the consideration of the Welsh language in development and will be taken into account in the determination of planning applications, where appropriate.
- 1.2.7 The Monmouthshire Welsh Education Strategic Plan (WESP) provides detail on the promotion of greater opportunities for children, residents of all ages and the workforce to learn and speak Welsh. Monmouthshire has Welsh medium primary schools in Abergavenny, Caldicot and Monmouth (Monmouth is using a seedling school model from September 2024). The RLDP nevertheless supports the aims of the WESP and will support steps taken within proposals to safeguard and grow the use of the Welsh language. Policy S6 relating to infrastructure includes consideration of and appropriate provision of facilities to support the Welsh Language.

Supporting Documents

- 1.2.8 The Deposit Plan is informed by a robust and credible evidence base which includes a number of studies, assessments and background documents as listed in Appendix 1. These have

⁴ Under Part Iva of the Conservation (Natural Habitats, &C.) (Amendment) (England and Wales) Regulations 2007



informed the policies and proposals set out in the RLDP and should be read alongside the Deposit Plan. Only the main findings of these documents are highlighted in this Deposit Plan given the significant amount of data/information they contain. These key documents are referenced in the relevant sections of the LDP and can be viewed on the Council's website.

- 1.2.9 An Initial Consultation Report has been prepared⁵ which summarises the main issues arising from the Preferred Strategy consultation and identifies how these will be addressed. This key consultation stage, involving a wide range of stakeholders, has influenced the preparation of the Deposit Plan.
- 1.2.10 The Deposit Plan is also accompanied by an Infrastructure Delivery Plan (Appendix 8), setting out what is needed to support the development of the allocated sites, as well as an updated Local Transport Strategy and an Economy, Employment and Skills Strategy. Together, these Plans seek to deliver on the Council's economic ambition and its core purpose of becoming a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.
- 1.2.11 A Candidate Sites Assessment Report is also published alongside the Deposit Plan. This sets out the findings of the candidate site assessment process undertaken as part of the RLDP process and identifies those candidate sites that are suitable for allocation in the RLDP.

Using this Document

- 1.2.12 The RLDP should be read as a whole given that many of the Plan's objectives and policies are cross-cutting and interrelated. Decisions on development proposals must have regard to the relevant policies in the RLDP and the requirements of national planning policy.
- 1.2.13 The RLDP does not generally repeat national planning policies as set out in Future Wales, Planning Policy Wales (PPW) and Technical Advice Notes (TANs). National planning policies, along with the RLDP, represent a material planning consideration in the determination of planning applications and regard should be had to them in consideration of development proposals. Where appropriate, this document explains where and how national planning policies apply.

Community & Stakeholder Engagement and Consultation on the Deposit Plan

- ~~1.2.14 The Deposit Plan was subject to community and stakeholder engagement and consultation over a six-week period from 4th November – 16th December 2024. Details of the consultation/engagement and responses received are set out in the RLDP Deposit Consultation Report (October 2025). The Deposit Plan will be the subject of community and stakeholder engagement and consultation. Full details of all the consultation/engagement events and methods on how to comment on the Deposit Plan are available to view on the Council's website.~~

⁵ Regulation 16a of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015)



Next Steps

~~1.2.15~~1.2.14 Following consultation and stakeholder involvement on the Deposit Plan and consideration of the issues raised, the Council will submit the Deposit RLDP and accompanying documents to the Welsh Government who will appoint an independent Inspector to examine the RLDP⁶. Having regard to the evidence and representations received during the Deposit consultation, the Inspector must determine whether the RLDP accords with the ‘tests of soundness’ set out in the Development Plans Manual.

~~1.2.16~~1.2.15 Following the Examination, the Inspector will issue a report recommending any necessary changes to the RLDP. The Inspector’s report will be binding and unless the Welsh Government intervenes, the Council must accept the changes and adopt the RLDP as amended. Once adopted, the RLDP will replace the existing Adopted LDP and will become the framework against which decisions on planning applications are made.

⁶ Regulation 22 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015)



Context

2. Monmouthshire Profile and Overview

- 2.1.1 This section provides a broad introduction to the Plan area, outlining the key economic, social, environmental and cultural characteristics of Monmouthshire. Of note, the Initial Sustainability Appraisal Scoping Report also sets out a full list of policies, plans, programmes and strategies relevant to the RLDP.

Geographical Context

- 2.1.2 Located in South East Wales, Monmouthshire occupies a strategic position between the major centres in South Wales, the South West of England and the Midlands. Monmouthshire covers an area of approximately 88,000 hectares (880 square kilometres), of which 3% is defined as 'built on'⁷. Monmouthshire has an estimated population of 92,961⁸, of which around 7% reside within the Bannau Brycheiniog National Park area of the County. The County is bordered by a number of Welsh Local Authorities; Newport City Council to the south-west, Torfaen County Borough Council to the west and the Bannau Brycheiniog National Park Authority to the north-west. It is also bordered by a number of English Local Authorities; Herefordshire Council to the north-east, South Gloucestershire Council and the Forest of Dean District Council to the east, with links to South Gloucestershire via the Severn Bridge.
- 2.1.3 The County has a distinctive identity arising from its location in the borderlands between England and the industrial heartland of South Wales. An integral element of Monmouthshire's distinctive settlement pattern arises from its historic market towns and villages and their relationship with the surrounding rural areas. The County 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 Bannau Brycheiniog National Park to the north-west and the river corridor of the Wye Valley National Landscape (AONB).
- 2.1.4 Located at the gateway to Wales and the Cardiff Capital Region, the County is easily accessible from the rest of Wales and England using a number of strategic routes including the M4 and M48 motorways, the Heads of the Valleys road (A465), the A449, A40 and A4042. Monmouthshire also has four railway stations at Caldicot, Chepstow and Severn Tunnel Junction in the south of the County, and, Abergavenny in the north. These provide rail links to the key settlements of Newport, Cardiff and to west Wales, as well as to Bristol, London, Gloucester, Cheltenham, the Midlands and Manchester. An additional walkway rail station is proposed at Magor with Undy.

Settlement Pattern

- 2.1.5 The Primary Settlements of Abergavenny, Caldicot, Chepstow and Monmouth, offer a wide range of opportunities for employment, shopping, leisure, community facilities and sustainable and active travel. Our towns offer a rich heritage and attractive lifestyles –

⁷ Corine Landcover Inventory

⁸ 2021 Census



incentivising economic investment, attracting visitors and providing a focus for public investment in schools, healthcare and leisure services.

- 2.1.6 Outside of these areas, additional opportunities are found at the wider Severnside area and in the Secondary Settlements of Penperlleni, Raglan and Usk, and in a number of smaller rural settlements. Further details on individual settlements and the settlement hierarchy are provided in the Sustainable Settlement Appraisal which has been developed to identify those settlements which are best suited to accommodate future growth in terms of their location, role and function.

Natural And Built Environment

- 2.1.7 Monmouthshire is renowned for its beautiful landscapes and biodiversity resource. As a largely rural County, Monmouthshire has significant landscape resources and is home to internationally and nationally designated landscapes ranging from the Wye Valley National Landscape (AONB) to the east and the Bannau Brycheiniog National Park and the Blaenavon Industrial World Heritage Site to the north west. It has substantial biodiversity and nature conservation resources, a number of which are internationally or nationally recognised, including the Severn Estuary which is designated as a Special Area for Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and a Ramsar Site. The County is also home to four other SACs, namely the River Wye, the River Usk, the Wye Valley Woodlands and the Wye Valley Bat Sites. These are supplemented by a rich resource of nationally designated Sites of Special Scientific Interest (SSSIs) and non-statutory locally identified designations, including Sites of Importance for Nature Conservation (SINCs) and Regionally Important Geodiversity Sites (RIGS).
- 2.1.8 The Monmouthshire RLDP area also has a rich built heritage and historic environment which includes 31 Conservation Areas, 48 Historic Parks and Gardens, 3 Landscapes of Outstanding Historic Interest, approximately 164 Scheduled Ancient Monuments and 2,145 Listed Buildings. There is a need to protect, promote and enhance the best of our landscape and heritage which are an important part of Monmouthshire's culture and play a key role in tourism and economic growth.

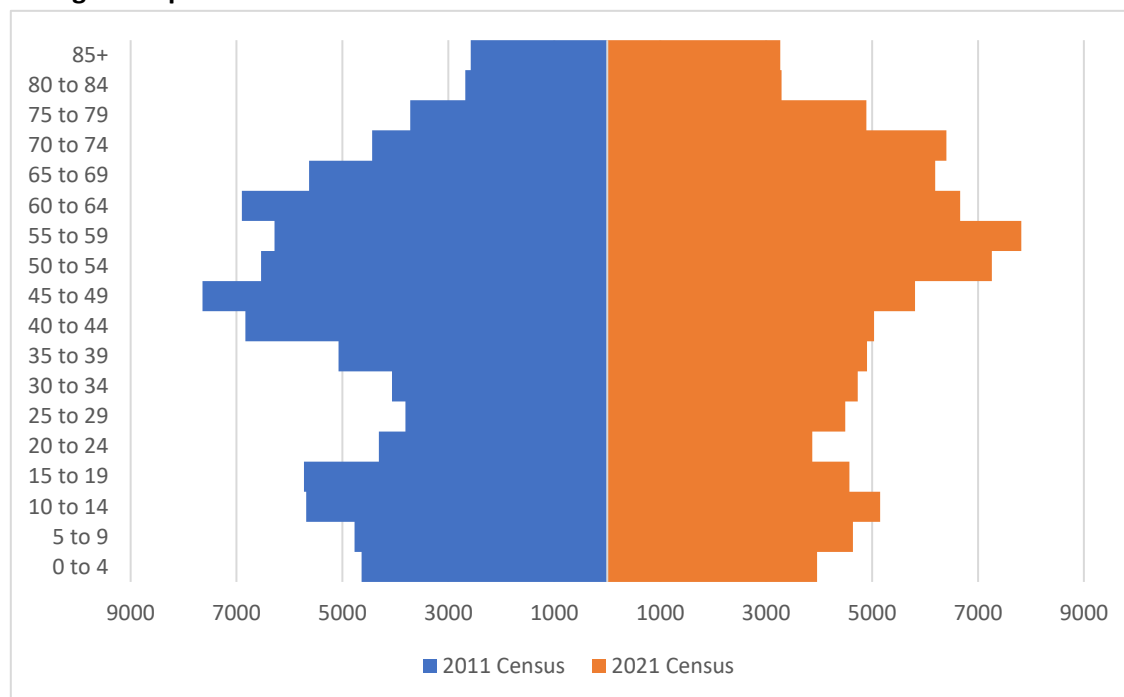
Population

- 2.1.9 Monmouthshire has a population of 92,961 based on the 2021 Census. As a predominantly rural county, the four primary settlements of Abergavenny (including Llanfoist), Caldicot (including Severnside), Chepstow and Monmouth (including Wyesham) account for over half of the population between them at approximately 64%.
- 2.1.10 In terms of population make-up, Monmouthshire has a median age of 49 years compared to 34 years in Cardiff, and has a significantly higher proportion of older age groups (65+) and a lower proportion of young adults (16-44) compared to the Welsh average. The proportion of our population aged 65+ and 85+ is increasing well in excess of the Welsh average. The 2021 Census shows that the population aged 65+ has increased by 26% since 2011, which compares to a Welsh average of 18%. For the County as a whole, the 2021 Census identifies that nearly 26% of the population is over 65 (compared to 21% in Wales), with 16% under 16 (18% in Wales) and just over 58% in the working age population group (16-64) (61% in Wales). Of note, between 2011 and 2021 the working age population and school aged population decreased



by 3.3% and 7.3% respectively⁹. This demonstrates the continuing trend for an ageing demographic in the County which is one of the key issues that Monmouthshire is facing. However, this differs by settlement across the County. The change in the population profile of Monmouthshire in the past 10 years is shown clearly in the population pyramid below.

Change in Population Profile between the 2011 and 2021 Census



- 2.1.11 The relative absence of young adults is often linked to the affordability of housing across the County. Average house prices in the County are high at £400,496 when compared to the Welsh average of £238,871 (Hometrack, May 2024)¹⁰. House prices are also high in relation to earnings and there is a pressing need for additional affordable housing in the County in both urban and rural areas to assist in ensuring a more balanced population. The issue of affordability also impacts on the ability of young people in the County being able to form their own households. The 2021 Census shows a 14% increase in households with non-dependent children, which indicates that children have to live with parents for longer.

Economy

- 2.1.12 As the gateway to Wales, Monmouthshire is geographically well connected in a key strategic location with good transport infrastructure linking to the wider region. The County enjoys close proximity to the key growth areas of Cardiff, Bristol, Newport and the Midlands and is only a 45 minute drive to Cardiff and Bristol airports. It is the most competitive economy in Wales after Cardiff and is predicted to have the fastest GVA growth per capita in Wales (UK Competitiveness Index 2023).

⁹ Between 2011 and 2022 the school age population declined from 11,606 to 10,756 and the working age population declined from 56,037 to 54,194.

¹⁰ Based on sales and valuations over six month period October 2023 – March 2024. Sales only over same period related to £360,465 for Monmouthshire and £230,710 for Wales. Data accessed on 13/05/2024.



- 2.1.13 Monmouthshire's location between Cardiff and Bristol makes it an attractive proposition for economic growth and prosperity. Monmouthshire benefits from being a key partner in numerous regional partnerships including the Cardiff Capital Region City Deal, Marches Forward Partnership and The Western Gateway. Opportunities associated with such partnership working include economic investment/innovation and transport and digital connectivity. Further details are provided in Appendix 3.
- 2.1.14 The January 2023 – December 2023 ONS Annual Population Survey indicated that over 80% (80.2%) of Monmouthshire's working-age population were economically active, higher than the figure for Wales, at 77%. The proportion of the economically active of working age unemployed in Monmouthshire was 3.3% compared to 3.7% in Wales. Our residents are also among the best qualified in Wales.¹¹
- 2.1.15 The Council's ambitions for sustainable economic growth and prosperity are set out in the Economy, Employment and Skills Strategy which strives to foster a diverse, fairer, greener and circular economy, generating sustainable employment growth and creating conditions for shared prosperity, focusing on four priority areas – Place, People, Enterprise and Infrastructure. The RLDP has a key role in supporting /delivering the ambitions and objectives of the strategy, including ensuring a supportive policy framework to facilitate economic growth in a range of sectors and identifying sufficient land to enable the growth in B Use Class Sectors.
- 2.1.16 The analysis underpinning the County's Economic Strategy indicate that the County's economy is constrained by a lack of capacity. At present over 99% of available businesses premises are in use. The rate of unemployment is around 3%. In order to achieve economic growth the County needs an increased supply of employment land and labour.
- 2.1.17 The ONS 2023 Annual Population Survey reveals that 65% of residents who are employed work within the County. There is substantial movement of people in and out of the County: 17,100 commuting out of the area and 14,100 commuting into the area (2021)¹². Of those commuting out for employment nearly 27% were commuting to the City of Bristol and a further 21% to other areas in England. Welsh Government's Building Better Places response to Covid-19 acknowledges that the tendency for people to work from home is likely to continue longer term, with Welsh Government ambition being for 30% of the workforce to work remotely on a regular basis.¹³
- 2.1.18 An Employment Monitoring Report ¹⁴ is prepared annually which assesses take-up of allocated employment land in the adopted LDP's Identified Industrial and Business Sites (Policy SAE1) and Protected Employment Sites (Policy SAE2). The results from this annual survey help to inform future employment land requirements. As of March 2025, of the 50.12ha of allocated SAE1 sites in the Adopted LDP, just over 36ha of land remained available for B1, B2 and B8 uses. Details of employment take-up can be found in the latest Employment Monitoring Report on the Council's website. As of March 2023, of the 50.12ha of allocated SAE1 sites in the Adopted LDP, just over 40 hectares of land remained available for B1, B2 and B8 uses. The employment land take-up rate has averaged 1.8 hectares per annum since the adoption of the LDP in 2014.

¹¹ ONS Annual Population Survey (12 months to December 2023)

¹² Statswales.gov.uk. Note this data is based on a small sample survey and should therefore be treated with caution.

¹³ Smarter working: a remote working strategy for Wales [HTML] | GOV.WALES

¹⁴ The Employment Land Background Paper – December 2023³⁴



- 2.1.19 Given the increased propensity in agile and home working, which began during the Covid-19 pandemic, employment land demand/ requirements may change. Notwithstanding this, the RLDP provides a range of B Use Class employment sites to meet needs to 2033 and to support the Council's economic ambitions set out in the Economy, Employment and Skills Strategy.

2.2 **Influences on the Replacement Local Development Plan**

Legislative Context

- 2.2.1 The RLDP has been prepared in the context of relevant national legislation and plans, policies and strategies at the national, regional and local level, details of which are set out in Appendix 4.

Regional Collaboration and Linkages with Neighbouring Local Authorities

- 2.2.2 When preparing an LDP, local planning authorities are required to demonstrate that the plan is 'sound' by meeting the tests of soundness set out in the Development Plans Manual. In accordance with soundness test 1 'Does the plan fit?' the Council must demonstrate that the RLDP is consistent with other plans i.e. is it compatible with the plans of neighbouring LPAs? And has the LPA demonstrated it has exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base?
- 2.2.3 It is therefore imperative that the Council has regard to its neighbouring authorities and the wider South East Wales region and English border authorities in preparing the RLDP. This is important as what is happening in adjoining areas can have implications for Monmouthshire in many ways. Parts of Monmouthshire may act as employment and service centres for people living in neighbouring authorities and vice versa. This requires an understanding of existing and emerging potential linkages, strategies and policies in adjoining areas, as well as active engagement in their development. Suitable consultation processes are in place to ensure that the existing and evolving planning policy context of neighbouring authorities has been considered in the preparation of the RLDP.
- 2.2.4 Monmouthshire adjoins 8 other local planning authority areas, all of which are at varying stages of their development plan production and are required to routinely consult the Council as part of their development plan preparation. These are:
- Torfaen County Borough Council
 - Newport City Council
 - Blaenau Gwent County Borough Council
 - Bannau Brycheiniog National Park Authority
 - Powys County Council
 - Herefordshire Council
 - Forest of Dean District Council
 - South Gloucestershire Council
- 2.2.5 At the regional level, collaboration between the 10 LPAs in South East Wales takes place via various regional groups including South East Wales Strategic Planning Group (SEWSPG), South East Wales Planning Officer Society (SEWPOS) and South Wales Regional Aggregates Working Party (SWRARWP). Through SEWSPG the LPAs work collaboratively on the preparation of a



joint evidence base to inform RLDPs and the emerging SDP. Further detail on such regional collaboration, and the status of, and linkages with the development plans of neighbouring local authorities is set out in Appendix 5.



Key Issues, Challenges and Opportunities

3. Key Issues and Challenges

3.1.1 The key issues, challenges and opportunities identified through the RLDP preparation process have informed the development of the Plan's Vision, Objectives and the Plan as a whole. The key issues facing the County (economic, environmental, social and cultural) are set out in the RLDP Issues, Vision and Objectives Paper¹⁵ and Appendix 6. A summary of the key issues, challenges and opportunities that the RLDP will address is provided below:

- 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 2,064 households identified as being in need of affordable housing¹⁶. The RLDP explores opportunities to increase the number of affordable homes and ensure a range and choice of homes, both market and affordable, are incorporated within new developments.
- Our population is getting older. By 2033 we will have more people over the age 65+ living in the County but fewer young people. The 2021 Census identifies that nearly 26% of the population in Monmouthshire is over 65 (compared to 21% in Wales), with 16% under the age of 16 (18% in Wales) and just over 58% of working age (16-64) (61% in Wales). 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. By increasing the supply of affordable housing we can retain a larger number of younger people in the County, increasing the sustainability of our economy and public services.
- The Council has declared a climate and nature emergency and has set out a commitment to strive to reduce its own carbon emissions to net zero in line with the Welsh Government target of 2030, together with a strengthened emphasis on nature recovery. The RLDP provides the land use policy framework to address the climate and nature emergency together, seeking outcomes that recognise the role resilient ecosystems can play in tackling carbon emissions and mitigating the impact of climate change. The RLDP establishes policy to support and enable renewable energy generation and sets out the requirements for net zero carbon developments and other sustainable development principles such as active travel, green infrastructure and local food production. These sit alongside and integrate with policies for protection of sites designated for biodiversity, habitats and species and deliver on Net Biodiversity Benefit. The requirement that all future housing is net zero carbon is intended to reduce overall carbon emissions. The requirement that new strategic sites for housing are within walking distance of existing town centres is also intended to reduce carbon emissions.

¹⁵ The Issues, Vision and Objectives Paper September 2024

¹⁶ MCC Local Housing Market Assessment (LHMA) Refresh 2022-2037. MCC Cabinet approved the LHMA Refresh 2022-2037 in May 2024 prior to submission to Welsh Government. The housing team are currently awaiting sign off from Welsh Government



- We have an urgent need to tackle water quality and ~~phosphate-nutrient~~ pollution in our rivers. Natural Resources Wales (NRW) has adopted tighter targets for river water quality and have put in place a requirement to achieve ~~phosphate-nutrient~~ neutrality or betterment in the River Usk and River Wye. In recognition of the water quality issues in the County, the Climate and Nature Emergency Strategy and associated action plans outline steps the Council will take to protect our rivers and ocean.
- There is a need to consider whether existing employment land is suitably located and fit for purpose, along with the potential increase in agile and home working and the impact this may have on employment land demand/requirements. We also need to consider future demand in line with Council aspirations and the opportunities that a shift in working behaviour could create with businesses given greater flexibility over where to locate.
- Monmouthshire benefits from its involvement in regional partnerships including the Cardiff Capital Region City Deal, Marches Forward Partnership and The Western Gateway. Opportunities associated with such partnership working include economic investment/innovation and transport and digital connectivity. Further details are provided in Appendix 3.
- Unemployment levels are low; however, 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. Monmouthshire has a net-outflow of commuters. Those who commute out of the County are higher earners than those who commute into the County. To address these issues there is a need to provide support for inward investment and local employment growth/opportunities as identified in the Economy, Employment and Skills Strategy.
- Vacancy rates in some of the County's town and local centres have increased¹⁷ due to changing shopping habits including internet shopping and economic factors such as inflation diminishing the disposable income of many households.
- There are challenges of rural isolation and sustaining rural communities, including regenerating the rural economy. The pandemic emphasised the value and importance of having locally accessible services and facilities.
- We want to protect the landscapes and heritage that make Monmouthshire a unique and attractive place to live. The RLDP recognises the value and importance of placemaking and the provision of locally accessible open/spaces for health and well-being and recreation.
- 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. According to figures supplied by tourism economic indicator STEAM (Scarborough Tourism Economic Activity Monitor), the sector brought in £285m to Monmouthshire in 2022 and supported the equivalent of 3,356 full-time jobs (STEAM report 2022).

¹⁷ Evidence is contained in the Retail section of the 2022-2023 Annual Monitoring Report



Development Constraints

- 3.1.2 The RLDP response to these issues must be considered and delivered with regard to development constraints that need to be avoided, mitigated and balanced to achieve sustainable development principles such as placemaking, active travel and environmental considerations including high quality landscapes across the County, biodiversity designations and green infrastructure. Collectively these constraints and policy requirements will need to be balanced and will influence the location and scale of development appropriate to different parts of the County. Specific examples are discussed throughout the policy framework contained in this Deposit Plan, with some key constraints discussed below.

Water Quality in Riverine Special Areas of Conservation (SAC)

- 3.1.3 Following recent evidence about the environmental impacts of [phosphates-nutrients](#) in watercourses, Natural Resources Wales (NRW) has adopted tighter targets for river water quality and has assessed the nine riverine Special Areas of Conservation in Wales. Within Monmouthshire, it was identified that 88% and 67% of the River Usk's and River Wye's water bodies respectively failed to meet the required target¹⁸.
- 3.1.4 In response, NRW issued detailed planning guidance to ensure that the environmental capacity of the rivers does not deteriorate any further. This outlines what type of development is unlikely to have an impact on [phosphate-nutrient](#) levels in the watercourses. Development proposals within the affected catchment areas of the rivers Usk and Wye that might increase [phosphate-nutrients, including phosphate](#) levels must achieve [phosphate-nutrient](#) neutrality or betterment. This guidance can be found on the Council's website.
- 3.1.5 This guidance has significant implications for development proposals within the river catchment areas. We have been working collaboratively with NRW, Dŵr Cymru Welsh Water (DCWW), Welsh Government, the development industry and our biodiversity officers to find solutions to enable growth and allocate sites through the RLDP process that do not harm the environmental capacity of our watercourses. DCWW have confirmed that a workable and achievable solution to phosphates has been identified for both the Monmouth Wastewater Treatment Works (WwTW) (benefitting the River Wye Catchment) and Llanfoist Wastewater Treatment Works (WwTW) serving Abergavenny (benefitting the upper River Usk catchment). There is a firm commitment by DCWW to implement these improvements. This investment will significantly reduce the amount of phosphates entering the water environment from the treatment works, providing environmental improvement and capacity for new development (housing, commercial, retail, agricultural) to proceed, supporting the long-term sustainability of towns and communities while safeguarding water quality. In addition, NRW's Environmental Permit review has confirmed the potential to use existing capacity within a number of existing wastewater treatment plants which will enable sustainable growth in various settlements in the affected catchment areas over the Plan period.

Site Search Sequence and Best and Most Versatile Agricultural Land

- 3.1.6 The approach to site selection for the Deposit Plan has followed the site search sequence outlined in PPW12, which prioritises the use of suitable and sustainable previously developed

¹⁸ A plan of the catchment area of the Rivers Usk and Wye can be found on the Council's website



land before considering greenfield sites. This process has, however, acknowledged the limited brownfield resource available in Monmouthshire and the environmental, social and economic considerations that need to be balanced in a Monmouthshire context.

- 3.1.7 A key consideration in assessing the Candidate Sites has been the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire. The widespread distribution of BMV agricultural land throughout Monmouthshire means that it does not affect the spatial strategy: all four of our primary settlements are surrounded by BMV agricultural land, so it is not possible to avoid the development of such land via a different spatial strategy.

Green Belt

- 3.1.8 Policy 34 of Future Wales requires the future South East Wales Strategic Development Plan (SDP) to identify a green belt to the north of Cardiff, Newport and the eastern part of the region to manage urban form and growth. The South East Wales Regional Strategic Diagram (page 163 of Future Wales) provides an indicative plan of the area for consideration with the detailed boundary to be defined through the preparation of the SDP.
- 3.1.9 While the County's main towns are situated outside of Future Wales' indicative green belt, in assessing candidate sites and their relationship to Policy 34 of Future Wales, consideration has been given to PPW12 which states that when considering a Green Belt designation, a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer term need for development land, the effects of development pressures in areas beyond the Green Belt and the need to minimise demand for travel. This may require land to be safeguarded, and boundaries of proposed Green Belts must be carefully defined to achieve this. Potential Green belt land is to be assessed and designated as part of a Strategic Development Plan (SDP) for the South East Wales Region.

3.2 Key Opportunities

- 3.2.1 Having identified the key issues and challenges facing the County that the RLDP needs to address, the following sets out some of the key opportunities to realising some of the issues and challenges.

Future Wales: The National Plan 2040 (February 2021)

- 3.2.2 Welsh Government published Future Wales 2040 in February 2021. While this sets out the national development framework and direction for development in Wales to 2040, it contains a number of policies that are of particular relevance to Monmouthshire providing the national policy context to address our evidenced key issues. Policy 3 – Supporting Urban Growth and Regeneration- Public Sector Leadership- sets out that Welsh Government will play an active role in the delivery of growth and urban regeneration, working with local authorities to unlock the potential of public land and support local authorities to take an increased development role. Policy 4 – Supporting Rural Communities and Policy 5 – Supporting the Rural Economy, provide the policy framework to consider how age balanced communities can be achieved, where depopulation should be reversed and allow for sustainable, appropriate and proportionate economic growth. Policy 7 – Delivering Affordable Homes, also addresses the key issue of affordable housing prices in the County and provides the framework to address



this through affordable housing-led developments. These policies provide significant opportunities to address a number of the key issues facing the County.

Climate and Nature Emergency

- 3.2.3 As noted above, the Council has declared a climate and nature emergency. The associated Climate and Nature Emergency Strategy and Action Plan identifies the key actions the Council will take to reduce its own carbon emissions to net zero, and also makes a commitment to work with partners and organisations to develop and implement best practice in limiting global warming to less than 1.5°C. As recognised by PPW12, the RLDP's policy framework and allocations provide a significant opportunity to address the causes and effects of climate change. It is recognised that efforts to tackle climate change are wide-ranging and will require a co-ordinated approach to development including aspects such as active travel, green infrastructure, effective use of land and resources and flood resilience.
- 3.2.4 In recognition of the urgent need to address water quality in the County, the Motion for the Rivers and Ocean associated Action Plan, set out measures to tackle river water quality, utilising existing partnerships to provide a co-ordinated approach. Of particular relevance to the RLDP is the ongoing work with NRW and Dŵr Cymru Welsh Water and continued involvement with the Wye Nutrient Management Board and the Usk Catchment Partnership to identify and implement options for delivering improvements in water quality.

Regional Strategic Partnerships

- 3.2.5 As a border county in a strategic 'Gateway to Wales' location, Monmouthshire benefits from its involvement in regional partnerships including the Cardiff Capital Region City Deal, The Western Gateway and Marches Forward. Participation in these partnerships offer a number of opportunities for Monmouthshire, including exploiting areas of mutual benefit and added value, increasing investment prospects and showcasing best practice by building strong networks. The RLDP will provide the policy framework to support relevant opportunities arising from such partnership working, including in relation to economic innovation, transport and digital connectivity, rural development and the transition to net zero. Further details on these strategic partnerships are provided in Appendix 3.

Regional Assessment of Future Growth and Migration for the Cardiff Capital Region (CCR)

- 3.2.6 A Regional Assessment of Future Growth and Migration for the Cardiff Capital Region (CCR) has been prepared on behalf of local authorities in the South East Wales region. It considers how each local authority could contribute towards increasing the number of jobs across the region by 2040 and how the increase in jobs corresponds with projected growth in local authorities, the region and Future Wales 2040. It reviews the migration assumptions underpinning the proposed level of population/jobs growth and the potential implications of the spatial distribution of jobs and people on travel patterns. Prepared within context of Future Wales, the study provides a policy-off approach to the assessment of potential growth in the region. As such, it sits alongside and complements RLDP evidence prepared by each authority in the region. It is not intended to replace or supersede the detailed consideration of growth potential prepared by individual authorities to inform the RLDP process.



Monmouthshire Economy, Employment and Skills Strategy

- 3.2.7 The Council's ambitions for sustainable economic growth/prosperity are set out in the Economy, Employment and Skills Strategy which strives 'to foster a diverse, fairer, greener, and circular economy, generating sustainable employment growth and creating conditions for shared prosperity', and focuses on four key priority themes:
- A vibrant, greener Monmouthshire, including a focus on supporting the vitality of the County's town centres, supporting rural diversification and the transition to net zero and improving the visitor experience to deliver sustainable growth in the hospitality sector.
 - A fairer, more successful Monmouthshire, by encouraging more job opportunities as highlighted above and actions to improve skills and employment progression.
 - A thriving, ambitious Monmouthshire, including support for increasing entrepreneurship, enabling businesses to expand and taking advantage of those sectors in which Monmouthshire and CCR have relative strengths.
 - A well-connected Monmouthshire, attracting business investment, through improved digital and transport connectivity and the availability of employment land and premises.
- 3.2.8 The strategy seeks to tackle inequality, specifically by seeking to address sustainable employment growth through attracting and retaining investment, creating jobs, and improving strategic infrastructure through the identification of sufficient employment land for employment uses. It aligns with the Replacement Local Development Plan (RLDP) and recognises that the RLDP is a key mechanism for achieving many of the key objectives, including a supportive policy framework to facilitate economic growth in a range of sectors and identifying sufficient land to enable the growth of the B Use Class Sector.



RLDP Strategic Framework

4. **RLDP Vision (2018-2033)**

- 4.1.1 This section of the Plan sets out the Vision, Objectives and Strategy for the County which underpin the RLDP. The Vision outlines how the County is planned to develop, change or be conserved up to 2033, and provides the framework for the Plan's strategy and 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, key elements of the Gwent PSB¹⁹ Well-being Plan (August 2023) and MCC's Taking Monmouthshire Forward – Community and Corporate Plan 2022-2028 (April 2023)²⁰.

RLDP Vision

By 2033 Monmouthshire will be home to well-connected, exemplar affordable housing-led, net zero carbon places that provide employment and support demographically balanced sustainable and resilient communities for all, where:

- People are living in inclusive, equal, safe, cohesive, prosperous and vibrant communities. Both urban and rural areas are well-connected with better access to local services and facilities, open space and employment opportunities.
- Communities and businesses are part of an economically thriving, ambitious and well-connected County.
- The best of the County's built heritage, countryside, biodiversity, landscape and environmental assets have been protected and enhanced to retain its distinctive character.
- 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, supporting our ambitions for a zero carbon county.

5. **RLDP Objectives (2018-2033): Delivering the Vision**

- 5.1.1 In order to address the key issues and challenges and deliver the Vision, 17 Objectives have been developed for the RLDP. These build upon the Adopted LDP objectives, taking account of a range of policy drivers that have emerged in recent years, including the Well Being of Future Generations Act 2015, the Gwent PSB Well-being Plan and the Council's Community and Corporate Plan. The Gwent PSB steps replace the objectives previously set out in the Monmouthshire PSB Well-being Plan. The RLDP Objectives have been kept under review and updated as necessary as part of the continued development of the RLDP evidence base.

¹⁹ The Gwent PSB has been formed by the former five PSBs of Blaenau Gwent, Caerphilly, Newport, Monmouthshire and Torfaen, along with the Aneurin Bevan University Health Board, South Wales Fire and Rescue Service and Natural Resources Wales.

²⁰ The Community and Corporate Plan 2022-2028 sets out the Council's core purpose, principles, and priorities. It was adopted by Council on 20th April 2023.



- 5.1.2 The Plan's objectives are sufficiently aspirational yet also achievable within a spatial planning context. They respond to and deliver upon the Plan's key issues of delivering essential affordable homes at pace and scale, responding to the climate and nature emergency by delivering net zero carbon new homes in exemplar places, and ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic. Importantly, the objectives provide the basis for a sound plan in terms of their fit, appropriateness and deliverability²¹.
- 5.1.3 As with the RLDP issues, the objectives 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 (PPW12), the Gwent PSB Well-being Plan steps and the Council's Community and Corporate Plan, as set out in Table 1. The objectives are not listed in priority order.

²¹ Development Plans Manual, Edition 3, 2020 (Welsh Government)



Table 1: RLDP Objectives

RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW12 theme	Gwent PSB Well-being Plan Steps	Community & Corporate Plan Objectives
A Prosperous Wales (Well-being Goal 1)						
Objective 1	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, including through the provision of start-ups and grow on spaces.	1, 2, 3, 4, 5, 6, 7, 24	Productive and enterprising places	Take action to reduce the cost-of-living crisis in the longer term.	A Thriving and Ambitious Place.
Objective 2	Town and Local Centres	To sustain and enhance the centres of Abergavenny, Caldicot, Chepstow, Magor Monmouth and Usk, <u>along with the County's local centres</u> , as vibrant and attractive centres serving the needs of their population and those of their surrounding hinterlands, and supporting adaptation to meet the needs of the evolving role of the high street.	8	Active and social places	Take action to address inequities, particularly in relation to health, through the framework of the Marmot Principles. Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.	A Thriving and Ambitious Place.
A Resilient Wales (Well-being Goal 2)						
Objective 3	Green Infrastructure,	To protect, enhance and manage the resilience of Monmouthshire's natural	11, 12, 35	Distinctive and natural places	Take action to reduce our carbon emissions, help	A Green Place to Live.



RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW12 theme	Gwent PSB Well-being Plan Steps	Community & Corporate Plan Objectives
	Biodiversity and Landscape	environment, biodiversity and ecosystems and the connectivity between them, while at the same time maximising benefits for the economy, tourism, health and well-being. This includes the Wye Valley National Landscape (AONB), the County's other high quality and distinctive landscapes, protected sites, protected species and other biodiversity interests.			Gwent adapt to climate change, and protect and restore our natural environment.	
Objective 4	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, including the use of natural flood management measures to appropriately manage flood risk and surface water run-off.	12, 13	Distinctive and natural places	Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.	A Green Place to Live.
Objective 5	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	Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.	A Green Place to Live.



RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW12 theme	Gwent PSB Well-being Plan Steps	Community & Corporate Plan Objectives
Objective 6	Land	To promote the efficient use of land, including the need to: • maximise opportunities for development on previously developed land, whilst recognising that brownfield opportunities are limited in Monmouthshire. • 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. • support the adaptation and re-use of existing sustainably located buildings.	16, 17	Strategic and spatial choices	Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.	A Green Place to Live.
Objective 7	Natural resources	To ensure 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	Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.	A Green Place to Live. A Safe Place to Live.
A Healthier Wales (Well-being Goal 3)						
Objective 8	Health and Well-being	To improve access for all to recreation, sport, leisure activities, open space and the	18, 20, 21, 33, 35	Active and social places	Take action to address inequities, particularly in	A Fair Place to Live.



RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW12 theme	Gwent PSB Well-being Plan Steps	Community & Corporate Plan Objectives
		countryside and to enable healthier lifestyles. To support the Health Board to improve health infrastructure to meet community needs.			relation to health, through the framework of the Marmot Principles.	A Safe Place to Live. A Connected Place Where People Care.
A More Equal Wales (Well-being Goal 4)						
Objective 9	Demography	To increase opportunities for the younger population to both live and work within Monmouthshire, creating a more balanced demography and socially and economically sustainable communities.	2, 3, 4, 5, 24	Active and social places	Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.	A Fair Place to Live. A Thriving and Ambitious Place. A Safe Place to Live.
A Wales of Cohesive Communities (Well-being Goal 5)						
Objective 10	Housing	To provide urgently needed affordable housing within exemplar, mixed, sustainable and well-connected places both for existing and future residents.	23, 25, 26, 27, 28	Active and social places	Provide and enable the supply of good quality, affordable, appropriate homes.	A Fair Place to Live. A Safe Place to Live.



RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW12 theme	Gwent PSB Well-being Plan Steps	Community & Corporate Plan Objectives
Objective 11	Placemaking	To create exemplar sustainable places through design, layout and mix of uses that enhance the character and identity of Monmouthshire's settlements and landscape; 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	Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.	A Green Place to Live. A Thriving and Ambitious Place. A Safe Place to Live.
Objective 12	Communities	To ensure Monmouthshire is a connected place where people feel part of a community, are valued and have good access to education, 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	Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.	A Fair Place to Live. A Green Place. A Thriving and Ambitious Place. A Safe Place to Live. A Connected Place Where People Care.



RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW12 theme	Gwent PSB Well-being Plan Steps	Community & Corporate Plan Objectives
						A Learning Place.
Objective 13	Rural Communities	To sustain existing rural communities as far as possible by providing affordable homes and 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	Provide and enable the supply of good quality, affordable, appropriate homes.	A Fair Place to Live. A Safe Place.
Objective 14	Infrastructure	To ensure that appropriate physical and digital infrastructure (including community and recreational facilities, education, sewerage, water, transport, health care and broadband etc.) is in place or can be provided to accommodate new development.	12, 19, 20, 31	Productive and enterprising places	Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.	A Green Place to Live. A Thriving and Ambitious Place. A Connected Place Where People Care. A Learning Place.
Objective 15	Accessibility	To seek to reduce the need to travel by promoting a mix of land use allocations and improved internet connectivity, and where	10, 30, 36	Active and social places	Enable and support people, neighbourhoods, and communities to be	A Green Place to Live.



RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW12 theme	Gwent PSB Well-being Plan Steps	Community & Corporate Plan Objectives
		travel is required, to provide opportunities for active travel and integrated sustainable transport above use of the private car.			resilient, connected, thriving and safe.	A Thriving and Ambitious Place.
A Wales of Vibrant Culture & Thriving Welsh Language (Well-being Goal 6)						
Objective 16	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	Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.	A Fair Place. A Thriving and Ambitious Place. A Connected Place Where People Care. A Learning Place.
A Globally Responsible Wales (Well-being Goal 7)						
Objective 17	Climate and Nature Emergency	To strive to limit the increase in global temperatures to 1.5°C, supporting carbon reduction through a variety of adaptation measures including facilitating resilient ecosystems and nature recovery, the use of renewable energy, net zero homes, the design and location of new development,	10, 12, 36, 37, 38	Distinctive and natural places	Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.	A Green Place to Live. A Thriving and Ambitious Place.



RLDP Objective Number	Headline	RLDP Objective	RLDP Issues addressed	Main PPW12 theme	Gwent PSB Well-being Plan Steps	Community & Corporate Plan Objectives
		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.				A Safe Place to Live.



6. **RLDP Sustainable and Resilient Communities Strategy**

6.1.1 The Deposit Plan sets out the growth and spatial strategy to facilitate sustainable growth in the County up to 2033, embodying the principles set out in the Community and Corporate Plan of tackling inequality, protecting our environment and adapting to a world being reshaped by climate change. The Strategy has been informed by a wide range of robust evidence²² and responds to a number of key challenges that have arisen during the plan preparation process²³. Within this context, the RLDP seeks to deliver on the Vision and Objectives and meet our core purpose of delivering sustainable and resilient communities. Further details on the strategy options considered are set out in the Growth and Spatial Options Paper. All reasonable strategy alternatives have been assessed through the ISA process.

6.1.2 The RLDP Growth and Spatial Strategy seeks to deliver sustainable and resilient communities by addressing our core issues of:

- **Housing Affordability** - delivering essential affordable homes at pace and scale to meet local needs.
- **Rebalancing our Demography**- ensuring our communities are socially and economically sustainable by attracting and retaining younger people to rebalance our ageing demographic.
- **Climate and Nature Emergency** - responding to the climate and nature emergency, including through the delivery of net zero carbon new homes for our communities and ensuring development proposals provide a net benefit for biodiversity and improved ecosystem resilience.
- **Economic Prosperity** – supporting and enabling sustainable economic growth.

6.1.3 The Sustainable and Resilient Communities Growth and Spatial Strategy:

- **Makes provision for approximately 5,400 - 6,210 homes over the Plan period 2018-2033²⁴.** This includes the provision of approximately 1,595- 2,000 affordable homes. As there are currently approximately 4,080 homes in the housing landbank²⁵, **land will be allocated for approximately 1,320 – 2,130 new homes, including 660 – 1,065 new affordable homes.** These homes will be delivered through various housing land supply components, details of which are set out in Table 2-below Summary of Spatial Distribution of Housing Provision, Appendix 7 and the Housing Background Paper.

²² This includes key Issues, Vision and Objectives, Community and Corporate Strategy, evidence base studies, community and stakeholder consultation/engagement, the Integrated Sustainability Appraisal (ISA), the Sustainable Settlement Appraisal, National Planning Policy and the LDP tests of soundness.

²³ These include Welsh Government objection to the level of growth set out in the 2021 Preferred Strategy and water quality issues in the Rivers Wye and Usk.

²⁴ In accordance with the Development Plans Manual (WG, March 2020) an allowance is made for a 15% flexibility allowance to factor in sites that may not come forward, unforeseen issues or to meet higher aspirations for the County to enable the provision/delivery of additional sites if all sites are delivered.

²⁵ As the Plan period has already begun (2018) some of the homes in the landbank have been built, are under construction or have planning permission. The landbank figure also takes into account LDP 'rollover' allocations, windfall sites and small sites.



- Allocates a **minimum of 38ha of B use class employment land** and sets out the planning policy framework to support job growth of up to 6,240 additional jobs over the Plan period. The Plan also includes policies to facilitate growth in foundational sectors such as retail, leisure, tourism and agriculture. The RLDP is supported by the Council's Economy, Employment and Skills Strategy and Local Transport Strategy. Collectively these key plans/strategies will support sustainable economic growth/job creation through a range of mechanisms and interventions.
- Focuses growth in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, as well as some growth in our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas. Strategic sites are identified to sustainably expand the Primary Settlements of Abergavenny, Caldicot, Chepstow and Monmouth. Additional site allocations are identified in sustainably located edge of settlement locations in various settlements across the County. These site allocations are set out in policies HA1 to HA18.
- Limits the impact of climate change by ensuring new homes are net zero carbon and well connected with existing settlements, providing attractive and accessible places to live and work.

6.2 **RLDP Sustainable and Resilient Communities Growth Strategy**

6.2.1 Strategic Policy S1 sets out the RLDP Growth Strategy.

Strategic Policy S1 – Growth Strategy

In order to meet Monmouthshire's core purpose of building sustainable and resilient communities for all, between 2018 and 2033 the Plan will make provision for:

- 6,210* homes to meet a housing requirement of 5,400 homes.
- A minimum of 38ha of employment land (Use Classes B1, B2, B8).

The focus of this growth will be on the County's most sustainable settlements, as outlined in the sustainable settlement hierarchy set out in Policy S2.

*This figure includes an ~~an indicative~~ 15% flexibility allowance.

6.2.2 The RLDP Growth Strategy adopts a 'policy-on' approach based on a demographic-led scenario with added policy assumptions²⁶. It proposes a sustainable level of growth, in terms of homes and jobs, that addresses our local evidence-based issues and objectives, including in relation to the delivery of affordable homes, sustainable economic growth, and rebalancing our demography ensuring that young people can choose to live in the County, while responding to the climate and nature emergency. This Growth Strategy is deemed the most appropriate,

²⁶ Demographic-led option for the LPA area (i.e. excludes the BBNP area within Monmouthshire) using ONS 2020 MYE base and applying assumptions in relation to migration, household membership rates and commuting ratio. Further details are set out in the Growth and Spatial Options Paper.



sustainable means to deliver the RLDP Vision and Objectives as justified within the RLDP Growth and Spatial Options Paper.

6.2.3 This level of growth is in general conformity with Future Wales's overall strategy. Although Monmouthshire is not within the National Growth Area identified in Future Wales 2040, our evidence shows that the identified level of growth is essential to deliver our local evidence-based issues and objectives and ensure the RLDP is sound. It is supported by Future Wales policies 3, 4, 5 and 7, which support public leadership and the use of public land to deliver on ambitious affordable housing targets, demographically balanced rural communities, the rural economy and the delivery of affordable homes. The RLDP Growth Strategy will assist in addressing our core issues without harming or compromising Welsh Government's objectives for the wider South East Wales region.

6.2.4 The Growth Strategy also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational. A Self-Assessment of the Deposit Plan against the Tests of Soundness includes an assessment of the Plan's general conformity with Future Wales 2040. This demonstrates that the Deposit Plan and the stages undertaken and processes followed to reach this stage are 'sound', and that the RLDP assists in the delivery of key Future Wales policies and is in general conformity with its overarching strategy.

6.3 **RLDP Sustainable and Resilient Communities Growth Strategy: Addressing our Key Issues and Objectives**

Delivery of Affordable Housing

6.3.1 The RLDP will deliver approximately 5,400 – 6,210 homes over the Plan period 2018-2033. This includes the provision of approximately 1,595 – 2,000 affordable homes, of which approximately 660 – 1,065 will be delivered through new housing allocations.

6.3.2 The Plan is focused on the delivery of affordable homes to specifically address housing affordability which is one of the most fundamental challenges facing our communities. High average house prices and high house prices in relation to earnings in the County have resulted in a pressing need for affordable housing, with a significant proportion of people unable to afford to buy or rent a home, meaning they have to either leave the County, or live with their parents or in shared housing for longer. The Covid-19 pandemic further increased the need for affordable homes and revealed the extent of hidden homelessness in the County.

6.3.3 The RLDP seeks to maximise affordable housing delivery on new housing allocations, reflecting the Council's commitment to deliver 50% affordable homes on new housing sites to help tackle Monmouthshire's housing need, homelessness and social inequality. The RLDP enables the Council to consider alternative mechanisms for delivering affordable homes and all opportunities to increase the supply of affordable housing will be considered.

6.3.4 To deliver on our key objectives, the residential site allocations identified in the Deposit Plan have demonstrated that they are viable and deliverable based on the Council's requirement to deliver 50% affordable homes on these sites, along with the requirement for net zero carbon homes and associated infrastructure to ensure the developments are sustainable and well-



connected. This ambitious policy may require Welsh Government policy position changes on use of Social Housing Grant or other public sector funding. Submitted viability assessments demonstrate at the time of publication that these sites are deliverable. However, it is recognised this could change in the future and additional public subsidy may be required. The Deposit Plan is accompanied by an Infrastructure Delivery Plan (Appendix 8) and updated Local Transport Strategy to demonstrate the delivery of essential infrastructure.

- 6.3.5 The homes that we deliver will need to match people's ability to pay. Development proposals will be informed by the latest Local Housing Market Assessment²⁷ to ensure the delivery of appropriate house types and tenure. Policy H8 Housing Mix also requires proposals for market homes to provide smaller house types to assist in addressing housing affordability. The Council is working with the Welsh Government, Registered Social Landlords and house developers to ensure the delivery of affordable homes meets our local needs. The Strategy also recognises the aspiration of Future Wales Policy 3 for public sector leadership to unlock the potential of public land and to take an increased development role.

Rebalancing our Demography

- 6.3.6 Monmouthshire's population is getting older which impacts on the economic and social sustainability of our communities. We must therefore seek to ensure that younger people can choose to live in the County to create more age-balanced sustainable and resilient communities, as well as increasing the economically active population.
- 6.3.7 The RLDP proposes a level of growth that begins to address the unbalanced and ageing demographic with an increase in younger and working age groups²⁸ and provides opportunities for younger people to both live and work in the County. Policy support for economic growth/job creation and the provision of 50% affordable housing, as well as policy intervention to ensure market sector housing provides a suitable range and mix of house sizes, will assist in attracting and retaining a younger, economically active population and creating a more balanced demography and socially and economically sustainable communities.
- 6.3.8 Requiring the provision of a wider choice of smaller market and affordable homes will provide opportunities for both younger people to both stay in and move to the area, and older people to downsize from large family homes. Enabling younger people to live and work in Monmouthshire will assist in making our ageing communities more socially and economically sustainable.

Responding to the Climate and Nature Emergency

- 6.3.9 The Plan's proposed level of growth secures the economic, social and cultural sustainability of Monmouthshire's communities without comprising the environmental sustainability. All new homes will be required to be net zero carbon in accordance with Policy NZ1 reflecting the Council's commitment to responding to and tackling climate change, and will be well connected with existing settlements, adding to their sustainability. In accordance with national planning policy, we will seek to maintain and enhance biodiversity by ensuring development does not cause any significant loss of habitats or populations of species and provides a net

²⁷ LHMA Refresh 2022-2037. MCC Cabinet approved the LHMA Refresh 2022-2037 in May 2024 prior to submission to Welsh Government. The housing team are currently awaiting sign off from Welsh Government

²⁸ Provides an uplift in younger (0-19, +880) and working age (30-49, +3,222) groups



benefit for biodiversity and improved ecosystem resilience. Placemaking principles will underpin all new developments ensuring we deliver attractive and accessible places to live and work.

Supporting Sustainable Economic Growth

- 6.3.10 Supporting sustainable economic growth is a key Council priority which will be achieved through a range of mechanisms and interventions including the RLDP, the Economy, Employment and Skills Strategy and the Local Transport Strategy.
- 6.3.11 The RLDP Growth Strategy seeks to address the issues currently impacting on economic growth, including a shrinking working age population and high levels of out-commuting, by allocating a minimum of 38ha of B use class employment land and setting out the planning policy framework to support job growth of up to 6,240 additional jobs over the Plan period (416 jobs per annum).
- 6.3.12 Reflecting the Growth Strategy, the jobs figure is based on a demographic-led scenario, which includes an adjustment to allow for higher in-migration from Bristol and South Gloucestershire (based on experience over the preceding five years) and a reduction in net out-commuting. The associated employment figure represents the number of jobs that could be supported by the population and housing growth planned for over the Plan period. The projected increase in the working age population and the linked dwelling requirement underpinning the growth strategy will provide scope for residents to live and work in the area, supporting up to 416 jobs per annum. The Employment Land Review (2022) confirms that the job figure is driven by policy interventions intended to support housing and employment growth to achieve an outcome which exceeds a continuation of trends.
- 6.3.13 The proposed level of growth aims to provide a balance of housing and employment growth, as required by national planning policy. This alignment means that economic growth will not be undermined by inadequate housing or be reliant on unjustified levels of in-commuting. Similarly, the level of housing will not give rise to high levels of out-commuting. Supporting this level of growth will reduce the need to travel and travel to work distances, which will assist in addressing our challenges in relation to the climate and nature emergency and contribute towards a more balanced demographic profile in Monmouthshire.
- 6.3.14 To assist in meeting this provision and to support the Council's economic growth ambitions, the RLDP allocates a deliverable range of B use class employment land in attractive, accessible, and sustainable locations across Monmouthshire and in the right quantities to attract new businesses in key growth sectors and to enable our existing businesses to grow, whilst being flexible to future changes. It is recognised that there is an increased propensity for agile and home working in some sectors over the longer term, meaning demand for physical employment land or space is changing.
- 6.3.15 Of note, while the RLDP makes provision for B use class employment land, not all of the job growth will be in these sectors. Many jobs will be delivered through foundational sectors such as tourism, leisure, food, retail, and agriculture, all of which play an important role in Monmouthshire's economy. This reflects the character of the wider economy of South East Wales and should be supported in line with the 'whole economy' approach that is advocated by national planning policy. The RLDP will plan positively for these sectors through complementary supportive policies.



- 6.3.16 Whilst the Strategy projects a growth in jobs over the Plan period, it has become widely accepted that the fundamental shift in working practices experienced as a legacy of the Covid-19 pandemic, with a significant increase in people working from home/remotely, has made it less important where some jobs are located as employees no longer need to commute for work in many cases. This has provided the opportunity for many people to live and work in the same location via a remote working approach.
- 6.3.17 It is expected that the trend for increased home and remote working will continue over the longer term in accordance with Welsh Government's ambition of 30% of the Welsh workforce working from or near home²⁹, making it less important where the jobs are located as commuting is reduced as a result of changing working habits. This will also assist in addressing our challenges in relation to the climate and nature emergency.
- 6.3.18 Increased remote/home working will mean both employers and employees will have greater flexibility over where to locate with quality of life and environment potentially becoming increasingly important to Monmouthshire's benefit. Monmouthshire is a very attractive proposition and stands to gain from an increased economically active population without the associated problems of increased commuting. Local businesses and services would benefit from increased custom and footfall with workers spending their wages in their local areas helping to create vibrant neighbourhoods and sense of place. Notwithstanding this, there remains a need to provide a sufficient range and choice of employment land in the County as not all businesses are able to operate remotely.
- 6.3.19 The RLDP Growth Strategy promotes sustainable economic growth that will help reduce levels of commuting and promote self-contained communities, ensuring the environmental, social and economic sustainability of our communities. This will be achieved by providing policy support to enable and facilitate home/remote working, enabling economic growth through supporting the delivery of the priorities and aims identified in the Council's Economy, Employment and Skills Strategy, Local Transport Strategy and Climate and Decarbonisation Strategy, maximising opportunities from regional partnerships and providing appropriate B use class employment land in the right locations.

6.4 **RLDP Sustainable and Resilient Communities Spatial Strategy**

- 6.4.1 Strategic Policy S2 sets out the RLDP Spatial Strategy.

Strategic Policy S2 – Spatial Distribution of Development – Settlement Hierarchy

In order to deliver sustainable and resilient communities for all, the main focus for new development will be distributed based on the following settlement hierarchy:

Distribution of Residential Growth*	Distribution of Employment Growth

²⁹ Smarter Working: a Remote Working Strategy for Wales, Welsh Government (2022)



Settlement Hierarchy		Indicative % of distribution	Indicative No. of homes	% of distribution	Hectares
Tier 1	Primary Settlements: - Abergavenny <i>(inc. Llanfoist)</i> - Chepstow - Monmouth <i>(inc. Wyesham)</i> - Caldicot <i>(inc. Severnside Area comprising of: Caerwent, Crick, Magor Undy, Portskewett, Rogiet and Sudbrook)</i>	22% 35% across Severnside Area	1,3 ~~53~~ 62 8 ~~68~~ 29 9 ~~13~~ 23 2,1 ~~61~~ 90 across Severnside Area	3% 11% 10% 65%	1.7ha** 6.4ha 5.84ha 37.86ha
Tier 2	Secondary Settlements: - Penperlleni - Raglan - Usk	~~56~~ % across Secondary Settlements	3 ~~47~~ 50 across Secondary Settlements	10%	6.05ha
Tier 3	Main Rural Settlements: - Devauden - Dingestow - Little Mill - Llandogo - Llanellen - Llangybi - Llanover - Llanvair Discoed - Mathern - Pwllmeyric - Shirenewton/ Mynyddbach - St Arvans - Tintern - Trellech - Werngifford/Pandy	 9% across Main Rural and Minor Rural Settlements (Tiers 3 and 4)	 5 ~~61~~ 56 across Main Rural and Minor Rural Settlements (Tiers 3 and 4)	 0%	 0ha
Tier 4	Minor Rural Settlements: - Bettws Newydd - Broadstone /Catbrook - Brynygwenin - Coed y Paen - Cross Ash - Cuckoo's Row - Great Oak				



	• Grosmont • Gwehelog • Llanarth • Llanddewi Rhydderch • Llandegveth • Llandenny • Llangwm • Llanishen • Llansoy • Llantilio Crossenny • Llantrisant • Llanvair Kilgeddin • Llanvapley • Mitchel Troy • Penallt • Penpergwm • The Bryn • The Narth • Tredunnock				

Settlement boundaries will be defined for Settlement Tiers 1 – 3, within which the principle of development is considered to be acceptable, subject to detailed policy considerations set out in the RLDP.

Within Tier 4 – Minor Rural Settlements, minor small scale rounding off or infilling between existing buildings will be considered acceptable, subject to detailed policy considerations set out in the RLDP.

Outside of Tiers 1 – 4, open countryside policies will apply where planning permission will only be allowed where justified in national planning policy, subject to satisfying detailed planning criteria. ~~for the following types of development, subject to satisfying detailed planning criteria:~~

~~Acceptable conversions of rural buildings~~

~~Sub-division of existing dwellings~~

~~Rural Enterprise Dwellings~~

~~One Planet Development~~

~~Rural diversification and rural enterprise uses~~

~~Affordable housing exception sites adjoining settlement boundaries to meet local needs~~

~~Gypsy and Traveller Sites~~

*Figures include an ~~indicative~~ 15% flexibility.

**The Council will continue to explore opportunities to bring forward vacant premises in Abergavenny for employment use, in conjunction with the CCR/relevant partners.

- 6.4.2 Policy S2 seeks to focus new development in the primary settlements of Abergavenny (including Llanfoist), Chepstow, Monmouth and Caldicot including the Severnside area,



together with a lower level of growth in the most sustainable lower tier settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas. It sets out the proportion of residential growth to be accommodated by each of the settlement tiers (a full breakdown is available in the Housing Background Paper). As such, the spatial strategy will assist in addressing our core issues in relation to affordable housing delivery, rebalancing our demography, responding to the climate and nature emergency and supporting sustainable economic growth.

- 6.4.3 The Settlement Hierarchy reflects the findings of the Sustainable Settlement Appraisal³⁰, which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth. The appraisal sets out the methodology used to assess the sustainability of each settlement, based on three primary principles. It also sets out settlement profiles for each settlement which includes a range of social and economic data along with the services and facilities available. The appraisal confirms the dominant role of the primary settlements of Abergavenny, Chepstow, Caldicot and Monmouth, reflecting the range of services, facilities and transport available. It recognises that some of the lower tier settlements have a close geographical and functional relationship with a Tier 1 settlement which have therefore been clustered together. The settlements in the south of the County in particular exhibit a strong geographical and functional relationship and collectively form the Severnside Area centred around the primary settlement of Caldicot and includes Magor Undy, Rogiet, Caerwent, Portskewett, Sudbrook and Crick. Similarly, the appraisal recognises the strong relationship between Abergavenny and Llanfoist and Monmouth and Wyesham.
- 6.4.4 The spatial strategy and identification of suitable sites for allocation in the RLDP reflect the site search sequence outlined in national planning policy. In determining whether or not to allocate particular sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. Where growth cannot be met in an individual settlement, development is directed toward a same tier or higher tier settlement within the same Housing Market Area.
- 6.4.5 Placemaking principles will underpin the delivery of sites in the RLDP ensuring that we deliver sustainable, attractive and accessible places to live and work. Monmouthshire County Council is a signatory of the Placemaking Charter which recognises the Council's commitment to support placemaking in relevant areas of our work and promotes the six placemaking principles in the planning, design and management of new and existing places.
- 6.4.6 To encourage the promotion of sustainable and resilient communities where residents can live and work in the same area, housing growth is accompanied by employment land, where appropriate (as set out in Policy S2). Further details on employment sites provision can found in Policy S12.
- 6.4.7 In accordance with the PPW12's site search sequence, development proposals are expected to make full and appropriate use of land, with preference given to the development of previously developed land. It is, however, recognised that there are limited opportunities for further significant brownfield development in Monmouthshire. While growth is focused in the

³⁰ The Sustainable Settlement Appraisal can be viewed on the Council's website.



most sustainable settlements, it must be recognised that landscape quality and agricultural land quality are high throughout the County, and as such these challenges cannot be avoided via a different spatial option. For example, all of our settlements are surrounded by agricultural land with a high-level classification as best and most versatile land. Rather, the Deposit Plan allocates those sites that are the best connected, most sustainable, best deliver placemaking and are least harmful, which has required balanced planning considerations and decisions with a preference for promoting the most sustainable sites.

6.4.8 Future Wales 2040 (Policy 34) requires the future South East Wales Strategic Development Plan (SDP) to identify a Green Belt to the north of Cardiff, Newport and the eastern part of the region to manage urban form and growth. The South East Wales Regional Strategic Diagram set out in Future Wales indicates the indicative extent of the Green Belt in the region which includes part of rural Monmouthshire. The Spatial Strategy has regard to Policy 34 and the indicative Green Belt boundary. Monmouthshire's primary settlements fall outside of the indicative Green Belt boundary. National planning policy allows for extensions to existing settlements within and adjoining the Green Belt of an appropriate scale having regard to the identified and longer term need for development land, the effects of development pressures in areas beyond the Green Belt, the need to minimise demand for travel, and the purpose of the overall greenbelt designation. It states that this may require land to be safeguarded and boundaries of proposed Green Belts must be carefully defined to achieve this. Potential Green Belt land is to be assessed and designated as part of a Strategic Development Plan (SDP) for the South East Wales Region.

6.4.9 Table 2 sets out a summary of the overarching spatial distribution of housing provision for the RLDP. A full breakdown of each component is set out in the Housing Background Paper.

Table 2: Summary of Spatial Distribution of Housing Provision*

Settlement	Commitment		Allowances	Allocations		Total RLDP Housing Provision
	Completions 2018- <u>2023</u> <u>2025</u>	Existing Commit- ments	Total Allowances (Small Sites; Windfalls)	LDP Rollover Allocations	RLDP New Housing Allocations (Dwellings)	
Abergavenny (incl. Llanfoist)	<u>552</u> <u>537</u>	<u>1729</u>	<u>184</u> <u>196</u>	0	600	1,3 <u>53</u> <u>62</u>
Chepstow	<u>535</u> <u>448</u>	<u>618</u> <u>1</u>	<u>126</u> <u>154</u>	0	146	<u>868</u> <u>829</u>
Monmouth (incl. Wyesham)	<u>291</u> <u>286</u>	70	<u>62</u> <u>77</u>	160	330	<u>913</u> <u>923</u>
Caldicot (incl. Severnside)	<u>827</u> <u>663</u>	<u>401</u> <u>555</u>	<u>123</u> <u>162</u>	0	810	2,1 <u>61</u> <u>90</u>
Secondary Settlements	<u>113</u> <u>109</u>	38	<u>60</u> <u>67</u>	0	136	<u>347</u> <u>350</u>
Rural Settlements	<u>221</u> <u>177</u>	<u>142</u> <u>5</u>	<u>203</u> <u>231</u>	15**	108**	<u>561</u> <u>556</u>
Total	2,539 220	601 798	758 887	175	2,130	6,203 10

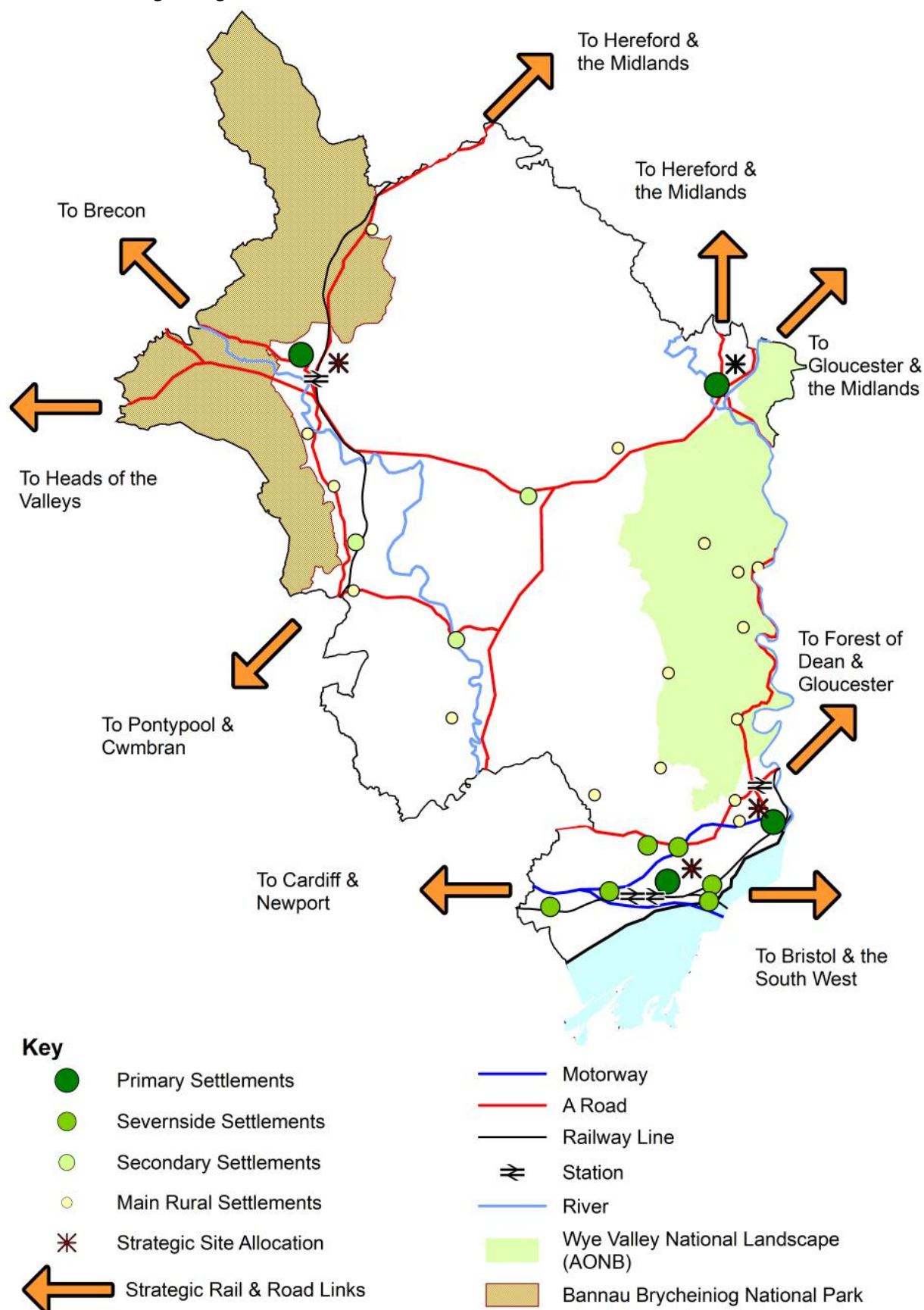
*Figures include an indicative 15% flexibility allowance.

** Rural LDP Rollover Allocations and RLDP New Housing Allocations are all within Tier 3 Main Rural Settlements



6.4.10 The RLDP Growth and Spatial Strategy is illustrated in the Strategic Diagram below.

Figure 2 - RLDP Strategic Diagram





S1 and S2 - Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth/Employment Objective 9 – Demography Objective 10 – Housing Objective 11 – Placemaking Objective 12 – Communities Objective 13 – Rural Communities Objective 15 – Accessibility
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 1 – Where Wales will Grow Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership Policy 4 – Supporting Rural Communities Policy 5 – Supporting the Rural Economy Policy 7 – Delivering Affordable Homes Policy 34 - Green Belts in the South East
Planning Policy Wales Edition 12 (WG, February 2024)	Strategic and Spatial Choices Theme (Chapter 3)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive communities
Gwent PSB Well-being Plan (August 2023)	• Take action to reduce the cost-of-living crisis in the long term. • Provide and enable the supply of good quality, affordable, appropriate homes. • Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment. • Take action to address inequalities, particularly in relation to health, through the framework of the Marmot Principles. • Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	These policies support the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • fair place to live where the effects of inequality and poverty have been reduced;



	• green place to live and work with reduced carbon emissions, making a positive contribution to addressing the climate and nature emergency; • thriving and ambitious place, full of hope and enterprise; • safe place to live where people have a home they feel secure in; • connected place where people feel part of a community, are valued and connected to other.
Key Evidence	Growth and Spatial Options Paper – September 2022 Updating the RLDP Demographic Evidence Report, Edge Analytics November 2021 Housing Background Paper – October 202⁵⁴ Sustainable Settlement Appraisal – December 2022 Candidate Sites Register (Second Call) – February 2022 Review of Second Call Candidate Sites against the Preferred Strategy – December 2022 Candidate Sites Assessment Report – October 202⁵⁴



7. Managing Settlement Form

7.1 New built development in the open countryside

7.1.1 It is recognised that there may be exceptional circumstances where new built development may be acceptable in the open countryside for the benefit of the rural economy and sustaining our rural communities. Although well designed schemes can often conserve and enhance biodiversity and landscape quality there is potential to cause negative impacts. It is essential, therefore, that any such development is not at the expense of environmental considerations, including landscape, biodiversity, local amenity and historic, cultural or geological heritage. Where the only option is to provide a new building, careful attention should be given to siting, design and materials to minimise impacts on nature conservation and the surrounding landscape.

7.1.2 Policy OC1 sets out strict criteria for assessing such proposals and seeks to ensure a balance between the need to support rural enterprises, tourism and leisure facilities and rural communities and the need to protect the local environment and character of the open countryside. Proposals that do not accord with the criteria set out in this policy will not be permitted.

7.1.3 The open countryside for the purposes of the RLDP is defined as land lying outside the defined settlement boundaries of the Primary, Secondary and Main Rural settlements or the physical boundaries of Minor Rural settlements, as set out in Policy S2.

Policy OC1 – New built development in the Open Countryside

There is a presumption against new built development in the open countryside, unless justified under national planning policy.

Proposals for new built development in the open countryside will only be permitted where justified under national planning policy and all the following criteria are met:

- a) the proposal is satisfactorily assimilated into the landscape ~~and complies with Policies LC1, GI1, T1, RE3, RE4 and NR1;~~
- b) new buildings are wherever possible located within or close to existing groups of buildings;
- c) the development design is of a form, bulk, size, layout and scale that respects the character of the surrounding countryside; and
- d) the development will have no unacceptable adverse impact on landscape, historic / cultural or geological heritage, biodiversity, dark skies and local amenity value.

7.2 Green Wedges

7.2.1 National planning policy sets out the importance of managing settlement form and notes that around settlements there may be a need for development plans to include additional protection where alternative policy mechanisms, such as settlement boundaries and open



countryside policies, would not be sufficiently robust to maintain countryside openness and prevent urban sprawl via the designation of green belt and/or green wedge land.

7.2.2 While green belt land is to be assessed and designated as part of a Strategic Development Plan (SDP) for the South East Wales Region as set out in Future Wales Policy 34, PPW12 advises that green wedge designations should be reviewed and proposed through the local development plan process.

7.2.3 The existing green wedges have therefore been reviewed to assess whether these continue to meet the purposes as defined in PPW12. The review also assessed the potential for new wedge designations in accordance with the provisions of national planning policy that “green wedges may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area.” As such, land between the settlement edge of Abergavenny and the Bannau Brycheiniog National Park (BBNP) boundary has been assessed for its potential for green wedge designation.

Policy GW1 – Green Wedge Designations

Green Wedges have been designated in the land between the following areas, as shown on the Proposals Map.

- a) Abergavenny, Llanfoist and the BBNP boundary;
- b) Chepstow, Pwllmeyric and Mathern;
- c) Portskewett and Sudbrook;
- d) Rogiet and Caldicot;
- e) Shirenewton and Mynyddbach
- f) Undy, Llanfihangel Rogiet and Rogiet.

There is a presumption against new built development within green wedge designations unless exceptionally justified under national planning policy.



8. Sustainable Placemaking and High-Quality Design

8.1 Sustainable Placemaking

- 8.1.1 Monmouthshire is renowned for its distinctive identity and the high quality of its natural, historic and built environments. This policy is intended to protect and enhance the quality of the County's settlements and countryside by ensuring that new development is designed to a high standard that creates buildings and places that are sustainable, well-integrated within their context and contribute to the economic, social, environmental and cultural well-being of strong, vibrant and healthy communities. The Plan seeks to achieve this by ensuring new development incorporates the principles of sustainable placemaking and good design.
- 8.1.2 The RLDP strategy and policies seek high quality sustainable design and green infrastructure and will place people, natural resources and the natural environment at the heart of the design process. Proposals should embrace a green infrastructure-led approach that is 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. This will enhance the character and identity of Monmouthshire's settlements and countryside, encourage sustainable lifestyles and create attractive, safe and accessible places. The achievement of this will depend largely upon identifying and understanding the local characteristics which are distinctive to an area: a green infrastructure approach to design will be essential to delivering placemaking. A Placemaking Wales Charter has been developed by Welsh Government and the Design Commission for Wales in collaboration with the Placemaking Wales Partnership: the Council is a charter signatory to these principles.



Strategic Policy S3 – Sustainable Placemaking & High Quality Design

Development will contribute to creating high quality, attractive and sustainable places that support and enhance the health and well-being of the community and respond to climate change. In order to achieve this, development must:

- i) Incorporate high quality, sustainable, safe and inclusive design that offers ease of access for all and provides connectivity between uses;
- ii) Incorporate an appropriate mix of uses, where applicable, to minimise the need to travel and to maximise opportunities for sustainable travel;
- iii) Incorporate 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.

8.2 Creating Well-designed Places

- 8.2.1 One of the key principles in PPW12 is achieving the right development in the right place. The creation of well-designed places plays an important role in well-being and can help aid community cohesion by ensuring places have a balance of uses where people can live, work and socialise.

Policy PM1 – Creating well-designed places

All development should be of a high-quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. Development proposals will be required to:

- a) respect the existing form, scale, siting, height, massing, materials (including colour) and layout of its setting;
- b) ensure a safe, secure, pleasant and accessible environment for all members of the community supporting the principles of community safety and maximising opportunities for connectivity to the wider environment;
- c) contribute towards a sense of place and identity whilst ensuring that the location, scale, amount, mix of use and density of development, including cumulative impact, is compatible with existing uses and its local context;
- d) respect and enhance local distinctiveness and landscape character as defined through the LANDMAP process, particularly where built and natural views, panoramas or historical features are present;
- e) maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable;



- f) ensure that existing residential areas are protected from overdevelopment and insensitive or inappropriate infilling;
- g) Integrate multifunctional green and blue infrastructure and public open space within site boundaries, providing connectivity to wider networks as appropriate.

8.2.2 In the application of this policy regard should be given to design considerations set out in national planning policy including PPW12 and TAN12 Design. Reference should also be given to LANDMAP Landscape Character Assessments, where appropriate. This will help ensure that new development meets the expectations of this Plan, is fully integrated into its environment, taking account of the character of the area and provides locally distinctive design solutions. In accordance with national planning policy, development proposals should include a Design and Access Statement where appropriate. These statements enable applicants to demonstrate the design process undertaken and how the objectives of good design and placemaking have been considered in the process. These statements will vary according to the scale and complexity of the application and are 'living' documents which can be updated as necessary. Where such statements are not required, design and placemaking must still be taken into account in accordance with Policy PM1, as well as other relevant policies.

8.2.3 This policy will be supported by SPG which will set out detailed design requirements and must be referred to as appropriate.

8.3 **Amenity and Environmental Protection**

8.3.1 Policy PM2 seeks to prevent development proposals that would result in unacceptable risk or harm due to air, light, noise or water pollution or contamination. The policy will prevent incompatible land uses and development being located in proximity to existing sources of pollution. Similarly, it will prevent inappropriate development on or in proximity to potentially contaminated land.

8.3.2 Although air quality in Monmouthshire generally meets current standards, there are two Air Quality Management Areas (AQMA) within the County – at Bridge Street in Usk and Hardwick Hill /Mount Pleasant in Chepstow (as shown on the Constraints Map). Where it is considered that a development proposal may impact upon an AQMA, or exacerbate an existing problem, developers will be required to provide an assessment of air quality impact, together with proposals for mitigation.

Policy PM2– Environmental Amenity

Development proposals that would cause or result in a significant risk/harm to local amenity, health, the character/quality of the countryside or interests of nature conservation, landscape or built heritage importance, due to the following, will not be permitted unless it can be demonstrated that measures can be taken to overcome any significant risk:

- Air pollution;
- Light pollution;
- Noise pollution;



- Water pollution;
- Contamination.

8.4 Advertisements

- 8.4.1 This policy sets out detailed criteria for assessing advertisement proposals and aims to ensure that such proposals are strictly controlled in order to protect the special quality, character and distinctiveness of the County. Particular scrutiny will be given to proposals affecting the Blaenavon Industrial Landscape World Heritage Site, Bannau Brycheiniog National Park and the Wye Valley National Landscape (AONB), as detailed in policies LC2, LC3 and LC4. Policy PM3 has a broad remit and relates to all forms of advertisements where planning permission is required. Further guidance on the control of outdoor advertisements is set out in national planning guidance and should be referred to accordingly.

Policy PM3 – Advertisements

Proposals for advertisements will only be permitted where:

- having regard to the existing number and siting of advertisements in the locality the proposal would not result in an unacceptable clutter of advertisements;
- existing means of support are used for signs, wherever possible;
- if located within the open countryside they would not unacceptably detract from the rural setting of the locality;
- if located in a Conservation Area, they would not unacceptably detract from the character or appearance of the area;
- if located within the open countryside or a Conservation Area, externally lit signs are only appropriate to enable signposting to uses trading outside of daylight hours;
- there would be no adverse impact on public or highway safety.

Proposals for bilingual signs and advertisements will be supported in principle, subject to detailed planning considerations.

- 8.4.2 It is recognised that well designed signage can add to visual interest in the context of a street scene, however too many signs can amount to visual clutter. As a result, criterion b) aims to ensure existing frames, poles, brackets and hanging equipment is utilised where possible to minimise any impact.
- 8.4.3 For signage within the open countryside or Conservation Areas external illumination is only appropriate to uses that are reasonably expected to trade outside of daylight hours, which differs substantially between seasons. Policy LC5 relates to dark skies and lighting and should also be referred to.
- 8.4.4 As a Welsh border County, the distinctive culture and identity of Monmouthshire can be promoted through bilingual signage and advertising. Proposals for bilingual signs are therefore



encouraged and supported in principle to safeguard and positively enhance the Welsh language.

8.5 **Historic Environment**

- 8.5.1 Monmouthshire has a rich built heritage and historic environment which includes 31 Conservation Areas, 48 Historic Parks and Gardens, 3 Landscapes of Outstanding Historic Interest, approximately 164 Scheduled Ancient Monuments (SAMs) and 2,145 Listed Buildings.
- 8.5.2 There is a need to protect, promote and enhance the best of our historic environments which are an important part of Monmouthshire's culture making it a unique and attractive place to live, the historic environment also plays a key role in sustainable tourism and economic growth.
- 8.5.3 Chapter 6 of PPW12 relating to Conserving and Enhancing the Historic Environment and its Assets provides the national planning policy framework for Listed Buildings, Scheduled Ancient Monuments and archaeological remains, Historic Parks and Gardens, Historic Landscapes and World Heritage Sites. Any development proposals that may affect these heritage assets or their settings, must consider The Historic Environment (Wales) Act 2016 and associated national guidance, including Chapter 6 of PPW12 and TAN24: The Historic Environment.
- 8.5.4 Listed Building or Conservation Area Consent applications must be accompanied by a Heritage Impact Statement in accordance with the Historic Environment (Wales) Act 2016.

Historic Parks and Gardens

- 8.5.5 The Cadw statutory register (February 2023) identifies Historic Parks and Gardens of special historic interest, 48 of which (March 2024) are located in Monmouthshire and identified on the Constraints Map accordingly. Information within the Cadw Register must be taken into account when considering the implications of development upon these historic assets and their settings.

Historic Landscapes

- 8.5.6 Cadw has also produced a separate register identifying Landscapes of Outstanding Historic Interest in Wales. Information within the Cadw Register must be taken into account when considering the implications of development upon these historic assets and their settings. The following Historic Landscapes have been identified within Monmouthshire:

- Blaenavon (Blaenavon Industrial Landscape World Heritage Site)
- The Gwent Levels (Gwent Levels Historic Landscape of Outstanding Historic Interest)
- The Lower Wye Valley

Listed Buildings

- 8.5.7 Listed buildings are designated by Cadw who maintain the statutory List of Buildings with Special Architectural or Historic Interest. National should be referred to accordingly in relation to any proposals that may affect Listed Buildings or their settings.

8.6 **Conservation Areas**



- 8.6.1 The 31 Conservation Areas within Monmouthshire include a wide spectrum of different areas, from market towns and rural villages to medieval castles. These are listed below with their boundaries identified on the proposals Map.

Abergavenny Town	Pen-y-Fal, Abergavenny	Rogiet Llanfihangel
Bettws Newydd	Llandogo	St Arvans
Caerwent	Llanhennock	Shirenewton
Caldicot Castle	Llanover	Skenfrith
Chepstow	Llantilio Crossenny	Tintern
Dixton	Magor	Tredunnock
Grosmont	Mathern	Trellech
Hendre	Monmouth	Usk
Itton	Mounton	Whitebrook
Llanarth	Raglan	
Llandenny	Rockfield	

- 8.6.2 Given the significant number of Conservation Areas within Monmouthshire and their contribution to the County's special qualities and distinctive character, it is essential to protect and enhance their character and appearance. Policy HE1 sets out detailed criteria for assessing development proposals in Conservation Areas and, where appropriate, aims to ensure that the findings of Monmouthshire's Conservation Area Appraisals are fully taken into account when considering development proposals. In the assessment of planning applications, the Council will seek to preserve or enhance the special character or appearance of Conservation Areas. Chapter 6 of PPW12 relating to Conserving and Enhancing the Historic Environment and its Assets provides the national planning policy framework in relation to Conservation Areas and should also be considered.

- 8.6.3 Monmouthshire's Conservation Area Appraisals identify the special qualities of the designated Conservation Area. Development proposals must be able to respect and preserve important views and vistas as identified in the appraisals. Views could be narrow or glimpsed sightings of, for example, key landmark buildings or landscape features. Vistas could be wider or panoramic views that provide perspective or context and create the setting of a Conservation Area. All Conservation Areas will have a key setting individual to each area, development proposals should consider this unique context whether this be of an urban or rural setting and consider height, scale, massing and grain accordingly.



- 8.6.4 Proposals for development must demonstrate their ability to preserve or enhance the special character or appearance of the area. The character of an area can be defined by the distinctive qualities of a place, including use, activity, setting and connection to its surroundings. The architectural styles and language of buildings within the area form the appearance of streets, squares, lanes and open spaces. Physical alterations to buildings can affect their appearance which in turn can affect the character of these Conservation Areas. Development proposals seeking to enhance areas of poor character or appearance within Conservation Areas will be welcomed.

Policy HE1 – Conservation Areas

Development including proposals for alterations, extensions or conversions of existing buildings within Conservation Areas or their settings must preserve or enhance the character or appearance³¹ of the Conservation Area. They must also have regard to the Conservation Area Appraisal for that area.

Development proposals within Conservation Areas will be permitted if they meet all of the following criteria:

- a) have no adverse effect on important views into and out of the Conservation Area;
- b) have no adverse effect on important vistas within and out of the area and the character and appearance of the street scene and roofscape, townscape or landscape setting;
- c) pay special attention to complementing or reflecting the special architectural qualities and distinctiveness of the Conservation Area including development pattern, profile, form, scale, mass, detailing and materials;
- d) pay special attention to the setting of the development and its open areas;
- e) retain, restore or reinstate historic features and details of buildings, including garden or forecourt features, boundary walls, paving etc. as appropriate.

Parking and servicing arrangements associated with new uses must not detract from the character or appearance of the Conservation Area. High quality modern design may be acceptable, particularly where new compositions and points of interest are created.

Permission will be refused where proposals are unsympathetic to an existing building and/or detract from the character or appearance of the Conservation Area.

Specialist recording, archiving and publishing may be required prior to the demolition of any historic building within a Conservation Area and may be required in other cases of alteration.

8.7 **Design of Shop Fronts in Conservation Areas**

³¹ Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 test refers to preserve or enhance character or appearance.



- 8.7.1 This policy seeks to maintain high standards of shop front design in Conservation Areas. Shop fronts are an important element in the character and appearance of Conservation Areas and it is important that their design respects the historic and architectural form of the street scene and the individual buildings in which the shops are set.

Policy HE2 – Design of Shop Fronts in Conservation Areas

In Conservation Areas the removal of traditional shop fronts will not be permitted.

Improvements to non-traditional shop fronts will be permitted where they retain historic features and the proposed improvements are in character with the area. Proposals to replace modern shop fronts will be permitted where they meet the following criteria:

- a) reinstate or restore lost details which will enhance the Conservation Area;
- b) use traditional arrangement, materials and paint colours;
- c) integrate positively with the surrounding area, and where it replaces two or more units, respects the character of individual units;
- d) have fascia boards and signage in keeping with the design, materials and scale of the character of the building in which they are set; and
- e) use unobtrusive security measures such as internal shutters, toughened glass or traditional timber shutters.
- f) do not incorporate internal illumination and any external illumination where necessary for night time trading is externally mounted and is of a scale, design and lux level appropriate to the building and shop front.

Archaeological Sensitive Areas

- 8.7.2 Monmouthshire also has a significant archaeological resource, with 12 Archaeologically Sensitive Areas (ASAs) across the County. The ASAs are located in Abergavenny, Caerwent, Chepstow, Grosmont, Monmouth, Raglan, Skenfrith, Tintern, The Gwent Levels, Trellech, Usk and Whitecastle. An Archaeology Planning Advisory Note (PAN) was endorsed by the Council in August 2020 providing guidance on archaeology in Monmouthshire and detail on how archaeology is addressed in the planning process which must be taken into consideration in development proposals.

Scheduled Ancient Monuments

- 8.7.3 There are approximately 164 Scheduled Ancient Monuments (SAMs) within Monmouthshire. SAM consent is required for all proposals that would potentially alter a SAM. National policy should be referred to accordingly in relation to any proposals that may affect SAMs.
- 8.7.4 Consultation with Glamorgan Gwent Archaeological Trust (GGAT), who act as archaeological advisors to the Local Planning Authority (LPA), is strongly recommended at the earliest stage of development proposals in relation to ASAs and SAMs.

8.8 Roman Town of Caerwent



- 8.8.1 This policy seeks to preserve the special and unique character of the Roman Town of Caerwent, in order to ensure that the remains of the town are left undisturbed and that its special character and openness is preserved.
- 8.8.2 The remains of the Roman town of Caerwent are acknowledged to be of European significance and to constitute one of the most important archaeological sites in Wales. The greater part of the Roman town has been designated as a Scheduled Ancient Monument (SAM). There has been a presumption against development within the Roman Town walls or in their vicinity since the 1954 Monmouthshire County Development Plan. The RLDP continues this aim to ensure that the remains are left undisturbed.
- 8.8.3 The distinctive character and appearance of this part of the Conservation Area is assessed further in the Caerwent Conservation Area Appraisal.

Policy HE3 – Roman Town of Caerwent

Development within or adjacent to the walls and ditches of the Roman Town at Caerwent will only be permitted where it can be demonstrated:

- a) That the archaeological remains are left undisturbed; and
- b) That the special character and openness of the Caerwent Conservation Area is preserved or enhanced in accordance with the Caerwent Conservation Area Appraisal.

S3 - Links to Wider Policy Framework

RLDP Objectives	Objective 3 – Green Infrastructure, Biodiversity and Landscape Objective 8 – Health and Well-being Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 15 – Accessibility Objective 16 – Culture, Heritage and Welsh Language Objective 17 – Climate Change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking Policy 4 – Supporting Rural Communities
Planning Policy Wales Edition 12 (WG, February 2024)	People and Places: Achieving Well-being Through Placemaking (Chapter 2) Strategic and Spatial Choices Theme (Chapter 3)- Placemaking In Action: Good Design Making Better Places Distinctive and Natural Theme - Historic Environment (Chapter 6)



Well-being of Future Generations Act (WBFGA) (WG, 2015)	A Resilient Wales A Healthier Wales A Wales of Cohesive Communities A Wales of vibrant culture and thriving Welsh Language
Gwent PSB Well-being Plan (August 2023)	• Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe. • Take action to address inequities, particularly in relation to health, through the framework of the Marmot Principles. • Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • A Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency; • A Safe place to live where people have a home and community where they feel secure; • A Connected place where people feel part of a community and are valued.
Key Evidence	Conservation Area Appraisals Cadw Statutory Register for Historic Parks and Gardens (2023) Cadw Register of Landscapes of Outstanding Historic Interest in Wales TAN12 Design TAN24 The Historic Environment Guide to Good Practice on using the Register of Landscapes of Historic Landscapes of Historic Interest in Wales in the Planning and Development Process



9. **Climate Change**

- 9.1.1 The need to tackle climate change represents a fundamental challenge if sustainable development and the obligations under the Well-being of Future Generations Act 2015 are to be delivered. One of the themes embodied in the Well-being of Future Generations Act is the need for ‘a resilient Wales’ whereby there is capacity to adapt to change such as climate change. A key principle of sustainable development, as recognised in PPW12, is tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change. National guidance outlines how the planning system can play an important part in improving sustainability of new developments whilst also tackling climate change. The RLDP provides a positive planning policy framework to support and enable this approach.
- 9.1.2 In May 2019 Monmouthshire County Council passed a motion declaring a climate emergency and has committed to strive to limit the increase in global temperatures to 1.5°C. In November 2021 this was broadened to incorporate a strengthened emphasis on nature recovery in recognition of the nature emergency and the relationship between the two. In recognition of the water quality issues in the County, a Motion for Rivers and Ocean was declared by Council in March 2022 with an action plan agreed by Council in September 2022 to outline steps the Council will take to protect our rivers and ocean. In May 2024 the Climate and Nature Emergency Strategy was published to update and combine the strategies and better reflect the Community and Corporate Plan. The updated overarching strategy is underpinned by four work streams and action plans: Council Emissions, Nature Recovery, Rivers and Ocean and Communities and Climate.



Strategic Policy S4 – Climate Change

All development proposals will be required to address the causes of, and adapt to the impacts of, climate change. Means of achieving this will include:

- i) ~~Avoiding locating development in areas at risk of flooding or, where appropriate and following national policy, ensure the risks and consequences of flooding are manageable while incorporating SuDs and flood resilient design; Avoiding locating development in areas at risk of flooding, or where appropriate, minimising the risk of flooding including the incorporation of measures such as Sustainable Drainage Systems (SuDs) and flood resilient design;~~
- ii) Incorporating low/zero carbon energy requirements by reducing energy demand and promoting energy efficiency through the design of buildings by prioritising fabric first and orientation design principles;
- iii) Supporting the development of renewable and low/zero carbon energy generation and storage and a presumption against energy generation utilising fossil fuels, fracking and methods that are not low/zero carbon;
- iv) Utilising sustainable construction techniques and local supplies through the adoption of the circular economy principles, where possible;
- v) Incorporating water efficiency measures and minimising adverse impacts on water resources and quality;
- vi) Using land efficiently and co-locating uses to minimise the overall need to travel and maximise opportunities for sustainable travel;
- vii) Providing ultra-low emission vehicles charging infrastructure to reduce emissions and improve air quality; and
- viii) Supporting the resilience of development through green infrastructure solutions, including opportunities for biodiversity and resilient ecosystems, greenspace provision and connectivity, and water resource management.

9.1.3 Policy S4 builds on a number of actions from the Climate and Nature Emergency Strategy and draws together specific sustainability issues in relation to energy use and generation, efficient resource use and flood risk and provides a framework for sustainable growth which seeks to enable development that both mitigates the causes of climate change and is able to adapt to its likely effects. Such an approach is essential in ensuring that Monmouthshire meets its commitments contained within the Monmouthshire declaration on Climate Emergency (Nov 2021) and the economic, environmental and social objectives of the RLDP.

9.1.4 The RLDP recognises that the sustainability issues covered by Policy S4 are only part of the solution to addressing climate change, and while the planning system has an important role to play in this agenda, actions by individuals, communities and other organisations outside of the planning system are vital. We recognise that the climate emergency and nature emergency are intrinsically linked and that the principles of sustainable development are wide-ranging and include such aspects as transport, green infrastructure and the natural environment. These principles are dealt within the Plan's other Strategic Policies, including S3 – Sustainable Placemaking and High Quality Design, ~~S13S9~~ – Sustainable Transport and ~~S5S17~~ – Green



Infrastructure, Landscape and Nature Conservation and are therefore not repeated in this policy. These policies should be considered as a whole.

9.1.5 The River Wye and River Usk and many of their tributaries are designated as a riverine Special Area of Conservation (SAC). As a result, the habitats and species that exist there have been identified as being of a higher value and requiring more stringent river flow protection. This level of protection has been determined through a process known as the Habitats Directive Review of Consents (HdRoC). The conclusions of the River Wye and River Usk HdRoC process have been integrated with NRW's principles of Catchment Abstraction Management Strategy (CAMS) to set the licensing policy on the Wye and Usk.

~~9.1.59.1.6 The most significant abstraction pressure in the River Usk catchment is public water supply. Abstraction for this purpose accounts for approximately 94% of the catchment's total annual abstraction. The catchment is a key strategic resource for supplying potable water to much of South-East Wales and an extensive system of water transfers has been developed to distribute this water across the region. Aside from public water supply, the main pressure on water resources in the catchments is from agricultural businesses where water is required for trickle and spray irrigation and other agricultural uses. Following new evidence regarding the environmental impacts of phosphate in watercourses Natural Resources Wales (NRW) has adopted tighter targets for the water quality of the River Usk and River Wye. In this respect, development proposals have to ensure that there will be no adverse effects on the site integrity of the two riverine SACs, the River Usk SAC and the River Wye SAC, regarding water quantity, level and flow. In particular, development will not be permitted if it cannot be accommodated under the Review of Consents for flow in these rivers, including the maximum permissible percentage reduction from naturalised flow levels and hands-off flow conditions.~~

9.2 **Net Zero Carbon Homes**

9.2.1 Policy NZ1 below seeks to ensure that new homes are built to the highest energy efficiency standards and utilise renewable energy sources for their 'regulated energy' (heating, hot water, lighting). The UK has a statutory target for reducing greenhouse gas emissions to net zero by 2050 (as set out in the Climate Change Act 2008, as amended) and ensuring that we build homes to the highest possible standard, alongside the de-carbonisation of the national grid, will contribute to achieving this target. PPW12 sets out that Welsh Government expect all new development to mitigate the causes of climate change in accordance with the Energy Hierarchy for planning. Reducing energy demand and increasing energy efficiency will ensure a more sustainable form of development that has a lower carbon footprint. Welsh Government encourage Local Planning Authorities (LPAs) to bring forward higher standards than the national minimum, which are set out in Building Regulations, in order to achieve a higher energy efficiency standard of building. This policy will ensure that new homes built within Monmouthshire mitigate the causes of climate change, by reducing energy demand through energy efficient building fabric, decarbonising the heating systems in place of gas boilers or fossil fuel alternatives and seeking to balance the essential operational functions (regulated energy) of a home with renewable energy sources.



Policy NZ1 – Monmouthshire Net Zero Carbon Homes

All new build residential development will be required to demonstrate compliance with the standards outlined below through the submission of an appropriately detailed, RICS-aligned operational energy assessment with any planning application resulting in the creation of 1 or more dwellings.

Development proposals for new homes must demonstrate the following:

- Space heating demand less than 25 kWh/m²/yr;
- On-site renewable energy generation to deliver the greater of:
 - matching the annual regulated electricity demand of the development; or
 - generating at least 40 kWh/m²fp/yr.
- EPC A or equivalent in accordance with the current version of the National Calculation Methodology for assessing the energy performance of dwellings;
- New homes must not connect to the gas grid and all heating and hot water needs should be met by low carbon heating systems. No fossil fuel systems are to be used on-site;
- ULEV charging infrastructure must be provided to every dwelling.

All developments must submit an as built performance survey following construction and prior to occupation of the home/s to demonstrate that they have been built to the applicable standards and minimise the 'performance gap.'

- 9.2.2 In a Monmouthshire context 'Net Zero Carbon' is defined as being a home that seeks to balance its 'essential' operational running costs (regulated energy) from renewable energy sources whilst ensuring the building fabric is to the highest standard (performance rating A). These measures, in combination with the de-carbonisation of the national grid, will result in development that mitigates the causes of climate change, by minimising carbon and other greenhouse gas emissions associated with the development in accordance with PPW12. This standard is above the current Building Regulations and drives the energy efficiency of homes further towards full operational carbon balance.
- 9.2.3 The space heating demand is the amount of heat energy needed to heat a home or building over a year and is expressed in kWh/m²/year. It is a measure of the thermal efficiency of the building elements. Various design and specification decisions affect space heating demand including building form and orientation, insulation, air-tightness, windows and doors and the type of ventilation system. Reducing space heating demand to the target levels identified is necessary to achieve a net zero carbon (in operation) building and aligns with recommendations from the Climate Change Committee, Royal Institute of British Architects (RIBA), Low Energy Transformation Initiative (LETI) and the UK Green Building Council (UKGBC). It is also beneficial to residents and building users as it directly reduces energy costs.
- 9.2.4 Energy Performance Certificates (EPC) provide information on the energy efficiency of a building providing a range from A to G – with A being most efficient. The EPC focuses on two main areas, Efficiency Rating – relating to the running costs of the property and Environmental Impact Rating – relating to the carbon dioxide emissions from the property. We must build homes which are of the highest energy efficiency in accordance with the energy hierarchy in



PPW12 (Figure 10). Building homes to this higher standard will reduce energy demand and use energy efficiently.

9.2.5 Energy consumption generated by heating, hot water and lighting (regulated energy) must be generated by renewables on the dwelling or via the overall development to ensure that the essential operational functions of a home are met by renewable energy sources only, resulting in a “Net Zero” balance for carbon emissions for these essential functions. In combination with the de-carbonisation of the national grid, this will progress Monmouthshire further in relation to reducing carbon emissions and addressing climate change.

9.2.6 New buildings must not use fossil fuels for heating, hot water and cooking if Monmouthshire, Wales and the UK, are to stay within carbon budgets. Alternatives forms of renewable energy are available and should be used in the essential operation of the home. For example, heat pumps powered by renewable energy sources can provide both space heating (and cooling) and hot water and can serve individual homes or communal heating systems. Solar thermal panels, which turn solar energy into heat can also help with space, water heating and generate energy for lighting.

9.3 **Flood Risk and Sustainable Drainage Systems**

9.3.1 A key effect of climate change is the risk of flooding, both in terms of the likelihood of flooding as well as the intensity of flooding. In accordance with national guidance, S4 seeks to steer ~~highly vulnerable~~ development away from flood risk areas, to assess the implications of development in areas of flood risk and to ensure that new development does not increase the risk of flooding elsewhere. PPW12 and [TAN15: Development, Flooding and Coastal Erosion \(2025\)](#)~~TAN 15: Development and Flood Risk, (July 2004)~~ set out detailed national policy on development and flood risk and the [Flood Maps for Planning Development Advice Maps](#) set out flood zones to which different policy actions apply. ~~An updated version of TAN 15: Development, Flooding and Coastal Erosion was published in September 2021 for consultation with the intention of it coming into effect in December 2021.~~

9.3.2 ~~In assessing flood risk and development, development proposals will be required to satisfy national policy on flooding set out in PPW12 and TAN15. However, in November 2021, the Minister for Climate Change issued a letter to explain that the new TAN 15 was paused until June 2023 before coming into effect. This was supplemented by a further letter in December 2021 explaining that the existing policy framework of PPW12, TAN 15 (July 2004) and the Development Advice Map will remain in place during the pause period and the package of work to be completed by local authorities during that time. The letter states that in relation to development plan reviews, the flood risk considerations that feed into settlement strategy and site allocations must be in accordance with the new TAN 15 and the Flood Map for Planning. A second consultation draft of TAN 15 was published in January 2023 seeking views on further revisions. Site allocations have therefore been made with regard to the Flood Map for Planning and the January 2023 draft TAN 15 policy framework. In assessing flood risk and development, development proposals will be required to satisfy national policy on flooding set out in PPW12 and TAN 15 (applicable version at the time).~~

9.3.3 In addition to national flood risk guidance, regard should also be given to the Local Flood Risk Management Strategy, which is prepared by the Council as the Lead Local Flood Authority. The Strategy is a plan to manage flood and coastal erosion specifically in the Monmouthshire Area



and contains information on local flood risk and local land drainage knowledge that may not be covered by the national Flood Maps for Planning. In this respect, early engagement with MCC as the Lead Local Flood Authority is strongly advised.

9.3.4 In accordance with national guidance, we have commissioned a Strategic Flood Consequence Assessment (SFCA) along with nine other Local Planning Authorities in the South-East Wales region to inform the preparation of the RLDP. The SFCA, TAN 15 ~~(existing and draft)~~ and Flood Maps for Planning have been used to help inform the spatial strategy and the identification of areas most suitable for development, with allocations made outside of flood risk areas.

9.3.5 Monmouthshire County Council is also the Sustainable Drainage Approving Body (SAB) for the County. The Council is committed to implementing sustainable approaches to surface water drainage and expects development to incorporate Sustainable Drainage Systems (SuDS) wherever possible. Further details of requirements are set out in Policy CC1.

Policy CC1 – Sustainable Drainage Systems

Development proposals will be expected to incorporate water management measures, including Sustainable Drainage Systems (SuDS), to reduce surface water run-off and minimise its contribution to flood risk elsewhere.

The distribution of SuDS features across the site should be prioritised, reducing the size of any single SuDS feature.

9.3.6 The use of sustainable drainage systems (SuDS) must be an integral part of a development to ensure consideration is given to surface water drainage discharges, water quality, amenity and biodiversity enhancements. A separate regulatory framework, established through Schedule 3 of the Flood and Water Management Act 2010 (FWMA) is now in place to ensure this happens and establishes Monmouthshire County Council as a SuDS Approving Body (SAB), having statutory responsibility for approving and in some cases adopting and maintaining the approved drainage systems.

9.3.7 Under Schedule 3 of the Flood and Water Management Act 2010 (FWMA) the SuDS Approving Body is required to ensure that drainage proposals for all new development over 100 m² of construction area, where there are drainage implications as defined by the legislation, are fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage set out in Welsh Government's Statutory Standards for Sustainable Drainage: SuDS in Wales – Designing, Constructing and Maintaining Water Drainage Systems (2018).

9.3.8 However, regardless of size, there will still be an expectation that sustainable drainage methods are incorporated into a scheme where practicable. Policy CC1 therefore, seeks to ensure that development below the SAB size threshold noted above also implement the effective management of surface water drainage through SuDS features.

9.3.9 TAN 15 notes that SuDS manage rainfall in a similar way to natural processes, making use of the landscape and vegetation to control the flow and volume of surface water. They offer a variety of engineering solutions that can be employed to manage surface water run-off, recognising there are differences in soil structure, water table levels and infiltration rates across Wales. The Statutory Standards for Sustainable Drainage establish a hierarchical



approach to drainage with priority given to surface water runoff collected for use, then infiltrated to ground followed by discharged to a surface water body. Drainage to a surface water sewer or combined sewer should only be used in exceptional circumstances and only once natural options have been excluded for valid reasons. SuDS can include green roofs, rainwater harvesting systems, soakaways/infiltration systems, permeable surfaces, detention basins and swales.

- 9.3.10 As the SuDS process is independent of the planning process, developers are strongly advised to consider planning and SuDS requirements in combination and as early in the design process as possible, as the implementation of SuDs across the site will influence the layout and masterplan. In this regard, early engagement with the SAB should be prioritised. SuDs features on sites over 100m² will be enforced through SAB Legislation. For proposals smaller than 100m², planning conditions and obligations will be used to ensure SuDS implementation. In order to provide effective drainage in the long term, developers will need to make arrangements for the future maintenance of SuDS and water courses associated with the development.

9.4 **Renewable and Low Carbon Energy Generation**

- 9.4.1 It is widely recognised that the planning system plays a key role in reducing carbon emissions and facilitating the infrastructure to generate renewable and low carbon sources of energy. Both Future Wales and PPW12 set out the requirements for clean growth and the decarbonisation of energy, including national and local policy aspirations:

- Environment (Wales) Act (2016) – requirement to achieve an 100% reduction in carbon emissions by 2050 (Updated March 2021).
- In March 2021, Welsh Government announced a commitment to achieve a **Net Zero Wales by 2050** following a recommendation report by the Climate Change Committee (CCC).
- Welsh Government targets specifically related to **local energy generation and ownership**:
 - Wales to generate electricity to 70% of its consumption from renewable sources by 2030;
 - 1 GW of renewable electricity and heat capacity in Wales to be locally owned by 2030, increasing to 1.5GW by 2035; and
 - New energy projects to have at least an element of local ownership.

- 9.4.2 To ensure this role is fulfilled, PPW12 places a requirement on planning authorities to develop an evidence base to inform the development of renewable and low carbon energy policies. The Welsh Government's Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (Sept 2015) is advocated within PPW12 as an acceptable methodology for developing an evidence base to inform spatially based renewable energy policies and allocations for inclusion within the RLDP. The Carbon Trust has worked with the Council to undertake a Renewable and Low Carbon Energy Assessment (RLCEA) in line with the Toolkit requirements. Full details of the evidence base are set out in the Renewable Energy Background Paper.

- 9.4.3 The Council is in the process of preparing a Local Area Energy Plan (LAEP) which considers the whole energy system in the County and the potential ways to move towards a net zero carbon



energy system. This is broader than the work covered within in the RLCEA which addresses specific land use requirements set out in PPW12 for inclusion in the RLDP. However, the two are linked and work is ongoing to ensure the two align where appropriate.

9.5 **Local Search Areas**

9.5.1 The RLCEA undertook a high-level constraints assessment of the County to identify areas that could be considered as potential Local Search Areas for wind or ground mounted solar PV development. It concluded that there is limited potential for wind development and that solar power had the greatest potential for contributing to renewable energy provision in the County. However, this resource reduces significantly when Best and Most Versatile Agricultural Land is excluded, with the remaining 'less constrained' areas being sparse, distinct land parcels distributed throughout the County rather than broad areas. Therefore, given the prevalence of high-quality agricultural land in the County, the RLDP does not allocate Local Search Areas for either wind or solar resources. Proposals for renewable energy generation schemes of less than 10MW will be considered on a case-by-case basis having regard to national planning policy and the requirements of criteria-based policy CC34 and other relevant policies of the Plan.

9.6 **Renewable Energy Allocation**

9.6.1 As part of the Council's ongoing decarbonisation aspirations, Land at Raglan Enterprise Park has been identified as having potential for a ground mounted solar development. This provides an opportunity to contribute to local and national renewable energy targets as well as potentially providing a direct-access energy source to adjoining existing and proposed employment uses. The proposal would be subject to satisfying detailed planning considerations including CC3 – Renewable Energy Generation.

Policy CC2 – Renewable Energy Allocation

Approximately 16 ha of Land at Raglan Enterprise Park, Raglan is identified as having potential for a ground mounted solar development, subject to detailed planning considerations. Opportunities for direct-access use should be fully explored and utilised as part of the proposal.

9.7 **Renewable and Low Carbon Energy Generation**

Policy CC3 – Renewable Energy Generation

Renewable and low carbon development proposals, inclusive of associated infrastructure, which contribute to meeting national and local renewable and low carbon energy efficiency targets will be permitted where:

- a) A sequential approach to site selection has been followed to demonstrate that any reasonable alternatives have been considered;



- b) Off-grid connection opportunities have been fully explored in addition to grid connection;
- c) There are no unacceptable cumulative impacts in combination with existing or consented development;
- d) There are no unacceptable adverse impacts upon the landscape, townscape and historic features and there is compliance with Policy LC1, with regard to protection and enhancement of landscape character;
- e) There are no unacceptable adverse impacts on biodiversity;
- f) There are no unacceptable adverse impacts on the amenities of nearby residents by way of noise, dust, odour or increases in traffic including construction and decommissioning stages;
- g) When the technology is no longer operational there is a requirement to decommission, remove the facility and complete a restoration of the site through an agreed restoration strategy;
- h) The wider environmental, economic, social and community benefits directly related to the scheme outweigh any potentially adverse impacts; and
- i) The distinct identity of Monmouthshire will not be compromised.

9.7.1 Proposals for large scale energy development are classed as Development of National Significance and are determined by Welsh Ministers. Large scale energy developments include:

- All on-shore wind generation over 10 megawatts; and
- Other renewable energy generation sites with generating power between 10 megawatts and 350 megawatts.

9.7.2 Future Wales' spatial priority is for large scale wind energy developments to be directed towards Pre-Assessed Areas for Wind Energy (as shown on associated Map within Future Wales). There are no Pre-Assessed Areas for Wind Energy identified within Monmouthshire.

9.7.3 Proposals below the threshold for Development of National Significance are determined by local planning authorities. PPW12 and other national guidance documents³² set out national policy on site selection considerations including impact on Best and Most Versatile Land and biodiversity and ecological networks. In addition to PPW12, Policy CC3 sets out the criteria by which proposals for renewable and low carbon energy schemes of 10MW or less will be assessed, seeking to balance the protection of the County's unique natural and built assets and the amenities of residents and visitors with the need to reduce carbon emissions and encourage zero carbon technologies. The impact of associated infrastructure will also be assessed as part of the proposal and should be minimised with preference given to locating schemes close to the grid connection or direct use options.

9.8 Renewable Energy Targets

³² Planning implications of renewable and low carbon energy development and the Minister for Climate Change Letter – BMV and solar PV arrays March 2022



- 9.8.1 The Renewable and Low Carbon Energy Assessment (RLCEA) also considers the contribution that Monmouthshire County Council is potentially able to make towards the national energy targets mentioned in paragraph 8.4.1 above. A range of potential renewable energy sources were considered as part of the RLCEA. However, due to factors such as a relatively small resource, infrastructure restrictions or long-term contracts in place for dealing with waste, the RLDP only sets targets for ground mounted solar, onshore wind, rooftop solar PV and heat pumps. Renewable energy sources that do not have targets are encouraged and open to consideration as part of the planning application process and will be noted as part of the monitoring process.
- 9.8.2 Table 3 sets out the targets for ground mounted solar and onshore wind. These are resource-based targets consistent with national planning policy. A low and more ambitious target has been prepared reflecting competing land uses and other constraints such as landscape impact, grid capacity and high-quality agricultural land.
- 9.8.3 Table 3 also sets out targets relating to roof mounted solar generation and installation of heat pumps. These targets align with the RLDP growth levels and the Council's commitment to deliver net zero homes in relation to new allocations.



Table 3 – Renewable Energy Targets

Resource Based Target									
Energy Technology	Estimated Maximum Theoretical Resource		Current Installed Capacity		Low Target (inclusive of current installed capacity)		High Target (inclusive of current installed capacity)		Comments
Power									
	MW	MWh p.a	MW	MWh p.a.	MW	MWh p.a.	MW	MWh p.a	
Onshore Wind	32	76,000	0.3	700	3	7,000	6	14,000	2 – 4 small turbines
Ground Mounted Solar (excl. BMV land)	1,887	1,653,000	35	31,000	94	82,000	189	165,564	Equivalent to 165 or 331 ha
Target Aligned with RLDP Growth Strategy									
					Low Target (new allocations only)		High Target (new allocations only)		
					MW	MWh p.a.	MW	MWh p.a.	
Roof Mounted Solar PV (realigned with the RLDP growth rates)	Targets relate to new development only, linked to the RLDP growth strategy.				10	9,000	15	13,000	Approximately 2,500 – 3,000 homes and suitable employment
Total Power				43,7000	107	98,000	210	178,564	
Heat									
Heat Pumps (realigned with the RLDP growth rates)	Targets relate to new development only, linked to the RLDP growth strategy.				30	53,000	40	70,000	Approximately 2,500 – 3,000 homes and suitable employment
Total Heat				6,000	30	53,000	40	70,000	
Total Heat and Power				49,7000	137	151,000	250	248,564	



S4 - Links to Wider Framework	
RLDP Objectives	Objective 4 – Flood risk Objective 6 – Land Objective 7 – Natural resources Objective 15 – Accessibility Objective 17 – Climate change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 8 – Flooding Policy 12 – Regional Connectivity Policy 16 – Heat Networks Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure Policy 18 – Renewable and Low Carbon Energy Developments of National Significance
Planning Policy Wales Edition 12 (WG, February 2024)	Productive and Enterprising Places Theme (Chapter 5) Distinctive and Natural Places Theme (Chapter 6)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A resilient Wales A healthier Wales A globally responsible Wales
Gwent PSB Well-being Plan (August 2023))	• Provide and enable the supply of good quality, affordable, appropriate homes. • Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency; • Thriving and ambitious place where there are vibrant town centres, where businesses can grow and develop. • Safe place to live where people have a home and community where they feel secure.
Key Evidence	TAN 12: Design (March 2016)



	<del>TAN15: Development, Flooding and Coastal Erosion (2025)</del>~~TAN 15: Development and Flood Risk (2004)~~ <del>Flood Maps for Planning (TAN 15)</del>~~Development Advice Maps (TAN 15)~~ Practice Guidance – Planning for Sustainable Buildings (WG, 2014). Renewable and Low Carbon Energy Assessment for Monmouthshire County Council – October 2020 Renewable Energy Background Paper – October 2024 Strategic Flood Consequence Assessment – Stage 1 – November 2022



Green Infrastructure, Landscape & Nature Recovery

10. **Green Infrastructure, Landscape and Nature Recovery**

- 10.1.1 Monmouthshire has significant and distinctive green infrastructure (GI), landscape, biodiversity and nature resources, a number of which are of international and national importance, as well as numerous locally designated sites. The need to protect, enhance and manage these resources are key objectives of the RLDP, Future Generations and Well-being Act, Monmouthshire's Community and Corporate Plan as well as Monmouthshire's Climate and Nature Emergency Strategy.
- 10.1.2 There is clear national policy guidance and legislation with regard to maintaining and enhancing GI, landscape character and nature recovery. Future Wales 2040 Policy 9- 'Resilient Ecological Networks and Green Infrastructure' and Chapter 6 of PPW12 both respond to Section 6 Duty of the Environment (Wales) Act 2016.

Net Benefit for Biodiversity

- 10.1.3 The Environment (Wales) Act 2016 introduced an enhanced Biodiversity and Resilience of Ecosystems Duty (Section 6 Duty) on public authorities in Wales. This places a duty on the Council to seek to maintain and enhance biodiversity by ensuring development does not cause any significant loss of habitats or populations of species and must provide a net benefit for biodiversity and improved ecosystem resilience.
- 10.1.4 PPW12 notes that the broad framework for implementing the net benefit for biodiversity and building resilience through the planning system will include addressing five key themes of ecosystem resilience: Diversity, Extent, Condition, Connectivity and Adaptability to Change (DECCA).



Section 7 Habitats and Species

- 10.1.5 Section 7 of the Environment (Wales) Act 2016 requires Welsh Ministers to publish and maintain a list of habitats and species that are regarded as 'principal importance' for the purpose of building ecosystem resilience and maintaining and enhancing biodiversity in relation to Wales. These lists are referred to as S7 habitats and species and are afforded additional protection under this legislation.

Green Infrastructure Assessments

- 10.1.6 Section 6 Duty and PPW12 also set out that development proposals must adopt a proactive placemaking approach to delivering multi-functional green infrastructure and ecosystem resilience, and this is required to be demonstrated by Local Planning Authorities through Green Infrastructure Assessments. These GI assessments involve an evidence base step wise approach addressing the DECCA themes to inform the design and implementation of projects. Guidance on GI assessments and the step wise approach is set out in PPW12, as well as NRW Area Statements. MCC has also undertaken a GI strategy and Local Nature Recovery Action Plan, which form part of the evidence base of the LPA's GI Assessments.
~~Section 6 Duty and PPW12 also set out that development proposals must adopt a proactive placemaking approach to delivering multi-functional green infrastructure and ecosystem resilience, and this is required to be demonstrated through Green Infrastructure Assessments. GI assessments should undertake an evidence base step wise approach addressing the DECCA themes to inform the design and implementation of projects. Guidance on GI assessments and the step wise approach can be found in PPW12, as well as NRW Area Statements and MCC has also undertaken a GI strategy and Local Nature Recovery Action Plan, which should be part of the evidence base to inform GI assessments.~~

Area Statements

- 10.1.7 The Environment Act (Wales) 2016 introduced a requirement to produce an Area Statement for South East Wales, which NRW published in March 2020. The overarching focus for the Area Statement is to review the way in which natural resources are managed and used, support ecosystem services and build resilience through four themes; Linking Landscape, Climate Ready Gwent, Healthy Active Connected and, Ways of Working. The RLDP will have regard to the Area Statement.

Wales, Regional and Local Nature Recovery Action Plans

- 10.1.8 The Wales Nature Recovery Action Plan (NRAP) is a broad guide to deliver Welsh Government outcomes to benefit nature recovery on a national scale. At a regional scale The Resilient Greater Gwent project delivered in the Greater Gwent Nature Recovery Action Plan (GGNRAP) provides a framework to drive change at the regional scale and to support organisations to work together. Monmouthshire's Local NRAP will translate these objectives to local scale and aims to provide achievable actions to help reverse the decline in biodiversity and build ecosystem resilience in Monmouthshire.
- 10.1.9 Policy S5 seeks to ensure that development proposals adopt this proactive placemaking approach set out in national policy, Area Statements and NRAPS and that all those participating in the planning process follow evidence based Green Infrastructure Assessments and the step



wise approach outlined in PPW12 and The Environment (Wales) Act 2016 in order to deliver GI and landscape benefits and assist in nature recovery and ecosystem resilience.

Strategic Policy S5 – Green Infrastructure, Landscape and Nature Recovery

Development proposals will adopt a strategic and proactive placemaking approach. The Local Planning Authority's ~~An~~ evidence based Green Infrastructure Assessments and step wise approach will inform design and long-term delivery of a multifunctional landscape; capable of delivering a wide range of social, economic, environmental, health and well-being benefits for local communities and the County as a whole, including climate change action, net benefit for biodiversity and ecosystem resilience.

Development proposals must:

Maintain, protect and enhance the integrity and connectivity of Monmouthshire's green infrastructure, landscape, biodiversity, access and heritage assets through the following key functions:

- i) Greenspace provision, connectivity and enjoyment by ensuring the creation of accessible multifunctional interconnected spaces and routes that offer opportunities for recreation and health and well-being;
- ii) Landscape setting and quality of place, by identifying, assessing, protecting and enhancing the natural and distinctive landscape, historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;
- iii) Biodiversity and resilient ecosystems by protecting, assessing, positively managing and enhancing biodiversity and geological interests, including designated and non-designated sites, protected and priority species and their habitats, and the ecological connectivity between them;
- iv) Sustainable energy use;
- v) Local food production; and
- vi) Flood attenuation and water resource management.

10.2 Green Infrastructure

- 10.2.1 Green infrastructure (GI) is defined as “the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places”. GI is inclusive of natural or man-made wetland, freshwater and coastal elements that are often referred to as Blue Infrastructure. At a landscape scale GI can include ecosystems such as uplands, valleys, wetlands, river corridors, canals and coastlines. At a local and smaller scales, it could include fields, woodlands, hedges, ponds, natural green spaces, parks, gardens, designed sustainable drainage systems, street trees, verges, PROW and other environmental features within urban and rural settings which provide benefits for the economy, local people and nature recovery.



- 10.2.2 GI plays a fundamental role in sustainable energy use through efficient building and site design and construction. Concepts such as green roofs and planting of particular species to facilitate appropriate shading and cooling reinforce the role GI can play in reducing carbon emissions and providing opportunities for climate change adaptation such as flood attenuation and water resources management. The Council's Climate and Nature Emergency Strategy and Supporting Action Plans also recognise GI as a mechanism for addressing climate change action and mitigation and is also addressed in Strategic Policy S4 – Climate Change.
- 10.2.3 GI can enhance Monmouthshire's strong rural and agricultural economy. Support for local food production and rural diversification opportunities could include the design and management of food production, space for community food growing, allotment provision, planting in public realm spaces and providing for pollinating insects.
- 10.2.4 In accordance with Strategic Policy S5, Policy GI1 seeks to ensure that development proposals maintain, protect and enhance the integrity and connectivity of Monmouthshire's multifunctional GI.

Policy GI1 – Green Infrastructure

Development proposals will be expected to maintain, protect and enhance the integrity and connectivity of Monmouthshire's diverse GI network by:

- a) Undertaking an appropriate GI asset and opportunities ~~statement assessment~~ and step wise approach based on the scale and complexity of development to inform development proposals. ~~All major development proposals will be required to submit a GI Assessment.~~
- b) Ensuring that existing GI assets are protected, retained and integrated into new development. Where loss of GI is unavoidable, in order to secure sustainable development, appropriate mitigation and/or compensation of the lost assets will be required.
- c) Incorporating new and /or enhanced GI of an appropriate type, standard and size. Where on-site provision of GI is not possible, contributions will be sought to make appropriate provision for GI off-site.

A GI Statement must be provided with all planning applications. The statement will be proportionate to the scale, nature and complexity of the development proposed and will describe how GI has been incorporated into the proposal. The GI Statement will need to demonstrate how a step wise approach as outlined in chapter 6 of PPW12 has been applied.

~~10.2.5 In line with national policy all developments will be required to submit a GI assessment or GI statement, depending on the nature/scale of the development proposal.~~

~~10.2.6~~ 10.2.5 All developments should be planned in a way to enhance and integrate existing GI assets within development proposals and ensure they maximise ecosystem services and resilience and consider connectivity to wider GI and complimentary networks. This should be considered through integration and enhancement of PROWs, cycle routes, green space and blue/green



corridor connectivity and land management activity that supports enhancements to habitat and climate change adaptation.

~~10.2.7~~10.2.6 Development proposals should be informed by the GI priorities and principles identified in the LPA's GI assessments, MCC's GI Strategy, the South-East Wales Area Statement, Local Nature Recovery Action Plans, and MCC's GI SPG. The GI SPG will provide further advice on GI implementation and methodology as well as the content and delivery of GI ~~assessments and GI~~ statements.

MCC GI Strategy

~~10.2.8~~10.2.7 The Council's GI strategy provides an overarching framework for positive actions by all stakeholders involved in the future protection, management and enhancement of GI in Monmouthshire and provides a delivery mechanism for actions set out in the Climate and Nature Emergency Strategy and Community and Corporate Plan and sets out key objectives and priorities for guiding the planning management and delivery of GI in Monmouthshire. It also forms part of the baseline evidence to help inform the Strategic Regional Green Infrastructure for Gwent delivered through the Gwent Green Grid Partnership, as well as a positive and proactive approach to the management of Monmouthshire's GI assets in tandem with the RLDP's strategy.

Trees, Woodland and Hedgerows

~~10.2.9~~10.2.8 Trees, woodland and hedgerows are an integral part of features which contribute to Monmouthshire's local GI assets. National policy set out in PPW12 and TAN 5 refers to how important trees and woodlands are to biodiversity and their significance in connecting habitats for resilient ecological networks.

~~10.2.10~~10.2.9 Policy GI2 therefore will protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality or perform a beneficial GI function. Where appropriate, Tree Preservation Orders (TPOs) or planning conditions will be used to protect important trees and woodland groups.

Policy GI2 – Trees, Woodland and Hedgerows

Development proposals that would adversely impact on trees, woodland and hedgerows that are either a public amenity, of cultural heritage, provide important ecosystem services, are protected, or significantly contribute to GI connectivity will not be permitted.

Where trees, woodland and hedgerows are present, development will only be permitted where they are informed by appropriate surveys, assessment and plans to identify and inform biodiversity, GI and landscape value, methods for retention, integration, protective mitigation and long-term protection through maintenance and management.

If removal and/or damage is necessary, a scheme for replacement trees, woodland or hedgerows must be agreed as part of the development proposal design and will be subject to the minimum planning ratios as set out in National Policy.



~~10.2.11~~ **10.2.10** Development proposals on sites containing, or that will impact on trees, woodland and hedgerows that may be affected by the development will be required to undertake a detailed assessment and mitigation in accordance with 'BS 5837:2012 Trees in relation to design, demolition and construction' and 'BS 8545:2014 Trees: from nursery to independence in the landscape' or any subsequent replacement to that guidance.

~~10.2.12~~ **10.2.11** Trees, woodland and hedgerows contribute to biodiversity, landscape character and carbon capture. Permanent removal of trees, woodland and hedgerows will only be permitted where a step wise approach has been followed and significant and clearly defined public benefits shall be achieved through the development proposal. Where loss is unavoidable a developer will be required to provide compensatory planting at a ratio equivalent to the quality, environmental and ecological importance of the trees and hedgerows lost, preferably on site allowing for unconstrained growth. PPW12 provides ratios for compensation and should be referred to accordingly.

~~10.2.13~~ **10.2.12** This policy will also be supported by an SPG on Trees, Woodlands and Hedgerows which will be prepared to provide guidance on assessment and implementation. This will include details on canopy cover in Monmouthshire from NRW's tree canopy cover assessment.

10.3 **Landscape Character**

10.3.1 Monmouthshire benefits from major landscape resources and areas of visual quality and is home to internationally and nationally designated landscapes. These provide significant environmental, economic, cultural, and social benefits and help to create a sense of place. The County's key landscape attributes range from exposed upland moorlands in the northwest, to well-wooded central lowlands interspersed with good quality agricultural land, diverse river catchments, and the historically and ecologically unique coastal landscape to the south.

10.3.2 The RLDP will seek to protect, maintain and enhance Monmouthshire's landscape setting and quality of place as set out in Strategic Policy S5 and development management policies LC1, LC2, LC3, L4 and LC5. These development management policies specifically protect the internationally designated Blaenavon Industrial Landscape World Heritage Site (WHS), the Bannau Brycheiniog National Park (BBNP), which is also a Dark Skies Reserve, and the Wye Valley National Landscape (AONB) ~~Wye Valley National Designated Landscape Area of Outstanding Nature Beauty (AONB)~~. Other landscape features which contribute to Monmouthshire's distinctive character will also be afforded appropriate levels of protection and their significance highlighted using NRW's LANDMAP³³ process.

10.3.3 Policy LC1 seeks to ensure that proposals for development protect, conserve and enhance Monmouthshire's landscape character as defined by LANDMAP Landscape Character Assessments. Proposals that would adversely affect the landscape character will not be permitted.

³³ LANDMAP is a GIS based landscape resource developed by NRW where landscape characteristics, qualities and influences on the landscape are recorded and evaluated in a nationally consistent data set.



Policy LC1 – Landscape Character

Development proposals that would impact upon landscape character, as defined by LANDMAP, must demonstrate through a landscape assessment how landscape character has influenced their design, scale, nature and site selection.

Development will be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspects by:

- a) Causing significant visual intrusion;
- b) Causing significant adverse change in the character of the built or natural landscape;
- c) Being insensitively and unsympathetically sited within the landscape;
- d) Introducing or intensifying a use which is incompatible with its location;
- e) Failing to harmonise with, or enhance the landform and landscape;
- f) Losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes of both the built and natural environment; and /or
- g) Respecting dark skies.

Particular emphasis will be given to those landscapes identified through the LANDMAP Landscape Character Assessment as being of high and outstanding quality because of a certain landscape quality or combination of qualities.

10.4 Landscape Character Assessments

- 10.4.1 Development proposals should be informed by an appropriate Landscape Character Assessment which considers the effect of development, and cumulative impact where appropriate, on landscape, historic and urban features, character, qualities and capacity to absorb change. Examples may include Landscape and Visual Impact assessments (LVIA), Assessment of the Significance of the Impact of Development on Historic Landscape (ASIDOHL) and Town Visual Impact Assessment (TVIA).
- 10.4.2 LANDMAP data should be used as a basis for more detailed landscape assessments and this information along with other studies should provide part of the evidence base regarding landscape, to ensure that development proposals are informed by and reflect the distinctive character, qualities and sensitivities of the area. Other such studies include Monmouthshire's Landscape and Sensitivity Capacity Study.
- 10.4.3 An updated Landscape and Sensitivity Capacity Study to inform the RLDP has been undertaken. The update takes account of development that has occurred since the adoption of the current LDP and assesses key areas submitted at the Stage 1 Call for Candidate Sites. This work focuses on the Primary, Severnside and Secondary settlements and provides an opinion on the least sensitive areas in terms of landscape in these settlement areas for residential growth potential.



The RLDP growth and spatial strategy has been informed by this Landscape Sensitivity Capacity update assessment.

10.5 **Blaenavon Industrial Landscape World Heritage Site**

- 10.5.1 This policy specifically seeks to protect the Blaenavon Industrial Landscape World Heritage Site (BILWHS) and its setting from inappropriate development in order to maintain its unique historic character and values (as set out in the BILWHS Management Plan).

Policy LC2 – Blaenavon Industrial Landscape World Heritage Site

Development within or, in the vicinity of, the Blaenavon Industrial Landscape World Heritage Site (BILWHS) will only be permitted where it would:

- a) Preserve or enhance the landscape setting and character as defined through the LANDMAP process;
- b) Have no serious adverse effect on significant views into and out of the World Heritage site;
- c) Promote the standards of design in terms of distinctiveness, siting, mass, scale and materials that are sympathetic to, preserve or enhance the character of the local area.

Development that would cause unacceptable harm to the outstanding universal values and unique character as set out in the BILWHS Management Plan that justify the designation of the World Heritage Site, or its setting, will not be permitted.

- 10.5.2 In November 2002, an area of 33 sq km at Blaenavon was designated as a World Heritage Site due to its outstanding international importance. This area is one of the finest surviving examples of a landscape created by coal mining and iron making in the late eighteenth and nineteenth centuries. The town of Blaenavon lies within the designated area and its surrounding landscape includes a range of Scheduled Ancient Monuments, many Listed Buildings, Conservation Areas and Sites of Special Scientific Interest.
- 10.5.3 A small part of the site, 20 hectares, lies within the Monmouthshire Plan area to the southwest of Llanfoist. The designation creates an international obligation to protect and conserve the world heritage values of the site. Although no additional statutory controls are imposed through the designation, it does highlight the outstanding importance of the site as a material consideration to be taken into account in the determination of planning applications.
- 10.5.4 Development proposals within, or affecting the setting of, the World Heritage Site should have regard to LANDMAP and the BILWHS Management Plan. All proposals must seek to conserve and enhance the unique historic character and special qualities of the landscape.

10.6 **National Parks and National Landscapes**

- 10.6.1 PPW12 requires development plan policies to favour the conservation of the natural beauty of National Parks and National Landscapes (AONBs), although it is recognised that regard should be had to the economic and social well-being of such areas. National guidance also



states that National Parks and National Landscapes (AONBs) are of equal status in terms of landscape and scenic beauty and that both must be afforded the highest status of protection from inappropriate developments.

10.7 **Bannau Brycheiniog National Park**

10.7.1 Policy LC3 seeks to protect the setting of the Bannau Brycheiniog National Park (BBNP) from inappropriate development in order to maintain its unique character and special landscape qualities.

10.7.2 Although there are 12,000 hectares of National Park within the County, its planning is controlled by the Bannau Brycheiniog National Park Authority. The current Management Plan, Dyfodol Y Bannau, for the BBNP 2023-2028 sets out future aspirations, protections and vision for the BBNP. Dyfodol Y Bannau sets out numerous themes, policies and priorities for managing change in the National Park. It ~~Notwithstanding this it~~ is recognised that the BBNP provides an important backdrop to the Abergavenny area and wider landscape character of Monmouthshire protecting its setting from encroachment by inappropriate development.

10.7.3 The BBNP is also recognised as having an International Dark-Sky Association (IDA) designation. A dark sky is an area where the night sky is relatively free from artificial light and it therefore it is important to protect this dark sky reserve in areas in close proximity to the BBNP.

Policy LC3 – Bannau Brycheiniog National Park

Development in the vicinity of the Bannau Brycheiniog National Park will only be permitted where it would:

- a) ~~Preserve-Conserve~~ or enhance the landscape setting, as defined through the LANDMAP process;
- b) Have no serious adverse effect on significant views into and out of the National Park.
- c) Have no adverse impact on the International Dark Skies Reserve designation.

Development that would cause unacceptable harm to the ~~qualities that justify the designation of the~~ Bannau Brycheiniog National Park or its setting will not be permitted.

10.8 **Wye Valley National Landscape (Area of Outstanding Natural Beauty)**

10.8.1 Policy LC4 seeks to protect the Wye Valley National Landscape (AONB) from inappropriate development in order to maintain its unique character, special landscape qualities and local distinctiveness.

10.8.2 The Wye Valley National Landscape (AONB) provides a range of benefits for Monmouthshire residents and visitors in terms of its visual amenity, cultural heritage and important habitats. Proposals for development within, or affecting the setting of, the National Landscape (AONB) should have regard to the strategic objectives and policy proposals set out in the Wye Valley National Landscape (AONB) Management Plan and seek to conserve and enhance the unique character and special qualities of the landscape.



- 10.8.3 Management of the National Landscape (AONB) is co-ordinated through the Wye Valley National Landscape (AONB) Management Plan, 2021-2026. The Plan sets out the vision and strategic objectives for the area in helping to conserve and enhance the outstanding landscape of the Lower Wye Valley.

Policy LC4 – Wye Valley National Landscape (AONB)

Within the Wye Valley National Landscape (AONB), any development must be subservient to the primary purpose to conserve and enhance the natural beauty of the area. In considering development proposals regard will be given to:

- a) The long term effect of the proposal, and the degree to which its nature and intensity is compatible with the character, purpose and overall management of the National Landscape (AONB);
- b) The degree to which design, quality and use of appropriate materials harmonise with the surrounding landscape and built heritage;
- c) The extent of the landscaping proposed;
- d) The need to protect features in the landscape identified as important through LANDMAP;
- e) The extent to which a proposed new building or use will generate additional traffic and the requirement for improvement of existing roads and lanes, including the surfacing of green lanes;
- f) The impact of the proposed development upon nature conservation interests.

Development proposals that are outside the National Landscape (AONB) but would detract unacceptably from its character and setting will not be permitted.

10.9 Dark Skies and Lighting

- 10.9.1 As a predominantly rural and relatively undeveloped area, Monmouthshire is sensitive to light pollution which can affect the tranquillity of the natural environment and can have a negative impact on landscape character and biodiversity. A large proportion of Monmouthshire's rural area has some of the darkest skies in Wales as evidenced in the NRW Tranquil Maps (2021) with the BBNP and Wye Valley National Landscape (AONB) falling within the two darkest night sky categories. As set out in Policy LC2, the BBNP is also recognised as having an International Dark-Sky Association (IDA) designation.
- 10.9.2 Nocturnal species such as bats have adapted to live in darkness to avoid competition and predation and will actively avoid lit areas. Sources of lighting which can have the potential to disturb biodiversity are not limited to street lighting or security lighting, but can also include, flood lighting, light spill via windows, and in some cases car headlights.
- 10.9.3 Proposals which might result in artificial lighting of habitat, important for bats or other biodiversity, will need to be accompanied by sufficient information to enable a full assessment of the proposal to be undertaken. The lighting strategy will need to retain key habitat features, with an appropriate buffer, in darkness with no illumination or glare. Appropriate mitigation



measures will be sought to screen the glare and obtrusiveness of lighting from features identified as important for biodiversity and neighbouring countryside areas.

- 10.9.4 The built form can also be adversely affected by light pollution it is therefore important to protect the architectural and historic environment from insensitive lighting. Light spillage can also impinge upon people's homes, infringing on privacy. Where lighting is located in or close to a residential property / area, the hours of illumination should be appropriately controlled.
- 10.9.5 Policy LC5 seeks to control the use of external lighting, light pollution and light spill from developments. While external lighting is essential for reasons of safety and security and is necessary for commercial use and some community and sports facilities, excessive and poorly designed lighting can cause light pollution and have cumulative and adverse effects on human health and well-being and biodiversity. In addition, lighting equipment itself can spoil daytime views.
- 10.9.6 Particular care will be given to lighting proposals in the open countryside, due to the need to protect the dark skies tranquillity, remoteness and landscape character of Monmouthshire's rural areas.

Policy LC5 – Dark Skies and Lighting

Development proposals involving external lighting must include appropriate lighting details and where proportionate a strategy to ensure:

- a) Lighting is necessary for the development;
- b) The proposed lighting and associated infrastructure is the minimum required;
- c) Light spillage is minimised;
- d) The prevention of glare and respect for the amenity of neighbouring land uses;
- e) The visual and landscape character of the built and natural environment is not unacceptably affected;
- f) In open countryside locations dark skies are retained;
- g) Potential adverse impacts on biodiversity and ecological connectivity are minimised; and
- h) Cumulative and in-combination lighting impacts are avoided.

10.10 Nature Recovery and Geodiversity

- 10.10.1 Monmouthshire is rich and diverse in nature resources, which is reflected in the range of international, national and local designations within the county, which include:
- **International** [statutory]: Special Protection Area (SPA), Special Areas for Conservation (SACs), Ramsar Sites
 - **National**[statutory]: Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs)



- **Local** [non-statutory]: Local Nature Reserves (LNR), Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINCs) and Regionally Important Geodiversity Sites (RIGS)

International/National (Statutory) Sites and Protected Sites and Species

- 10.10.2 Proposals in statutory designated sites including SPA, SACs, SSSIs, NNRs or sites containing habitats that are irreplaceable as defined by PPW12, are as a matter of principle, unacceptable.
- 10.10.3 PPW12 and TAN 5 set out national planning policy for international and nationally designated sites and protected species. NRW should be consulted on proposals that may affect international / national sites and any protected species.
- 10.10.4 Consideration must also be given to the Conservation of Habitats and Species Regulations 2017 (as amended) in the context of both species protection and the potential impacts on sites in the National Site Network during the development management process. The Conservation of Habitats and Species Regulations 2017 also requires that development proposals likely to have a Significant Effect on a SPA or SAC are subject to an Appropriate Assessment.
- 10.10.5 Any development proposal that could have a significant effect on the integrity of a SAC, SPA or Ramsar site will not be in accordance with the development plan. This also applies to Functionally Linked Land, which is defined as habitat outside the designated site boundary that is fundamental to the ability of the designations to reach their Conservation Objectives. The parameters for this being specific to each designated site.
- 10.10.6 In line with the Habitats Regulations and in consultation with NRW, it will be necessary for project level assessments to be undertaken where there is a potential for significant effects on sites in the National Site Network.
- 10.10.7 In accordance with best available monitoring and evidence, guidance on specific SAC issues e.g. nutrients in SAC rivers which is relevant to development management procedures, is published by Welsh Government, NRW and where appropriate, Monmouthshire County Council.
- 10.10.8 A Habitats Regulations Assessment (HRA) in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) has been undertaken alongside RLDP to consider development plan level hazards, likely significant effects, and potential adverse impacts on protected sites in the National Site Network. Policy NR23 Severn Estuary European Marine Site has been developed in response to the recommendations of this assessment.

Locally Designated (Non-Statutory) Sites, Undesignated Sites and Protected Species

- 10.10.9 Development proposals affecting locally designated non-statutory sites, or undesignated sites that satisfy the relevant designation criteria, or Section 7 Habitats or Species, or Local Nature Recovery Action Plan habitats/species of importance, will be assessed against Policy NR1.
- 10.10.10 Non-statutory sites can form the core of a vital network of threatened habitats, play an essential role in protecting, maintaining, connecting, and restoring biodiversity and contribute to nature recovery and a net benefit for biodiversity. Guidance on Protection for Non-statutory Designations is included in PPW12. In accordance with Strategic Policy S5, Policy NR1 seeks to protect, positively manage and enhance Monmouthshire's biodiversity, ecosystems resilience



and geological importance. It seeks to ensure that development proposals have regard to their impact on nature recovery and that provision for net benefit for biodiversity & ecosystem resilience is creatively incorporated into the design of development including siting, scale, density, and other key considerations, such as reducing the spread and impact of invasive non-native species (INNS), to promote local priorities.

- 10.10.11 Guidance on maintaining and enhancing biodiversity is set out in PPW12 including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. The approach includes avoiding damage, minimising damage, mitigating damage and restoring, providing compensation on-site, providing compensation off-site and the option for refusing applications where development is not appropriate.

Policy NR1 – Nature Recovery and Geodiversity

Where biodiversity or ecosystem resilience could be impacted by a development proposal, applications must be accompanied by an ecological survey and assessment of the likely impact of the proposal on locally designated site(s) and functionally linked land, species or habitat(s) and shall make appropriate provision for their safeguarding and delivery of net benefit for biodiversity.

~~Development proposals in sites containing protected species or habitats which are defined as irreplaceable by PPW12 are unacceptable.~~

Development proposals that are likely to damage a locally designated site of biodiversity and / or geological importance, or a site that satisfies the relevant designation criteria, or the continued viability of priority habitats and species, or Section 7 list of species and habitats, will only be permitted where:

- a) The need for the development clearly outweighs the biodiversity, ecosystem resilience or geological importance of the site; and
- b) It can be demonstrated that the development cannot reasonably be located elsewhere.

Where development addresses criteria a) and b), it will be expected that any unavoidable harm is minimised by effective avoidance measures and mitigation. Where this is not feasible, appropriate provision for compensatory habitats and features of equal or greater quality and quantity must be provided on-site and where not possible, off-site. Where appropriate, long-term management and maintenance of biodiversity must be secured.

Development proposals must deliver net benefit for biodiversity and ecosystem resilience and will be expected to:

- i) Maintain, incorporate, and enhance existing semi-natural habitats, linear habitat features, the ecological connectivity between them, other features of nature conservation interest and geological features. These must be safeguarded during construction work.
- ii) Incorporate locally appropriate, climate resilient, native, and local provenance vegetation in any landscaping or planting scheme, except where special requirements in terms of purpose or location may dictate otherwise.



- iii) Ensure the protection and enhancement of biodiversity and landscape resources through appropriate building design, site layouts, retention of dark corridors, landscaping techniques and choice of plant species.
- iv) Where appropriate, make provision for on-going maintenance of retained or created nature conservation interests.

- 10.10.12 Proposals which may have an adverse effect on locally designated sites, protected or priority species and habitats, must be accompanied by sufficient information to enable a full assessment of the proposal to be undertaken. The need for such assessments will not be limited to development located within the designated areas, as significant effects may occur even if the proposed development is located some distance from the conservation interest.
- 10.10.13 A site subject to pre-emptive clearance, will be considered during the planning process as it was before clearance took place. In the absence of evidence to the contrary, it shall be presumed to have been in good ecological condition and the delivery of net benefit for biodiversity must be achieved from that presumed status.
- 10.10.14 Where development is permitted, appropriate planning conditions or obligations may be required to ensure suitable protection, monitoring, mitigation or compensation and favourable management.
- 10.10.15 Where the adverse effect on biodiversity and ecosystem resilience clearly outweighs other material considerations, the development should be refused.
- 10.10.16 This policy will be supported by SPG which will provide further information on the delivery of net benefit for biodiversity in Monmouthshire. The Monmouthshire Local Nature Recovery Action Plan (NRAP) shall be referred to accordingly to identify priorities for maintaining and enhancing biodiversity & ecosystem resilience in the County.

10.11 **Gwent Levels and Severn Estuary (European Marine Site)**

- 10.11.1 Monmouthshire's coastline is special given its varying designations including the Gwent Levels which are a contiguous series of SSSIs; the Severn Estuary European Marine Site, a term which encompasses all its international designations including SAC, SPA and Ramsar; and a Special Landscape of Historic Interest.~~The Gwent Levels and Severn Estuary European Marine Site (EMS) are identified as a contiguous series of SSSI, SPA, Ramsar site, SAC and a Special Landscape of Historic Interest of Monmouthshire's coastal area.~~ A number of locally designated SINCs have also been identified in the area for their valuable priority habitats. The Welsh National Marine Plan (WNMP) and Severn Estuary Shoreline Management Plan³⁴ identify key areas of priority for the management of the coastal area . National Policy should be referred to accordingly in relation to proposals that may affect coastal areas.
- 10.11.2 Future Wales 2040 identifies the Gwent Levels as one of nine National Natural Resource Areas and is integral in seeking to deliver the elements of the Nature Recovery Action Plan for Wales in response to climate change and national nature emergencies. The Gwent Levels Management Plan 2022 provides a vision and set of aims for its ongoing and future

³⁴ Developed in partnership by local authorities, regulators and other stakeholders is a high level non-statutory policy document designed to assist coastal flood and erosion risk management planning.



management. These are supported by a Gwent Levels Landscape Character Assessment and Gwent Levels GI Strategy.

10.12 **Severn Estuary European Marine Site (EMS)**

- 10.12.1 Policy NR2 seeks to protect the Severn Estuary European Marine Site (EMS) within Monmouthshire, which is a recommendation from the RLDP's HRA. Evidence from the HRA has demonstrated that the EMS is subjected to regular disturbance by user groups, especially dog walkers, which generally have the biggest disturbance effect on features of the protected site.
- 10.12.2 Residential development, tourism development, sustainable transport infrastructure and development with the potential to impact Functionally Linked Land, could contribute to recreational pressure on the Severn Estuary features. Any development proposals that would increase visitor access to sensitive habitat features in the Severn Estuary SAC, SPA and Ramsar site, especially on to saltmarsh and mudflat habitat, will not be supported unless no adverse effect on the integrity of the sites can be confirmed.
- 10.12.3 A Core Recreational Catchment zone of 12.6km has been identified by the HRA to inform the RLDP. This indicates where new development might be required to make financial contribution to fund on-site SAC/SPA conservation measures, as part of strategic mitigation measures. This takes the form of a recreation mitigation and management strategy and would include a mixture of suitable alternative natural greenspace and strategic access management and monitoring measures.
- 10.12.4 Suitable alternative natural greenspace must be a key design consideration in the developments within 12.6km of the Severn Estuary with housing site allocation policies referring to provision. Supplementary Planning Guidance will provide further information on the mechanisms for delivery.
- 10.12.5 The Severn Estuary EMS Regulation 33 Guidance prepared by Natural England and Countryside Council for Wales (2009) remains the relevant guidance when considering effects on the integrity of the EMS.

Policy NR2 – Severn Estuary Recreational Pressure

Development proposals that would result in an increase in visitor pressure on features of the Severn Estuary SAC, SPA, Ramsar site, or Functionally Linked Land will not be supported unless it can be demonstrated that no adverse impact on the integrity of the European Marine Site will occur.

10.13 **Protection of Water Sources and Water Environment**

- 10.13.1 This policy aims to maintain and enhance the quality and quantity of water resources, including aquifers, rivers, canals, lakes, ponds, wetlands, ground waters, surface waters and other water features, which are important for a wide range of uses and for their intrinsic ecological and



amenity value. Full regard must be had to the Water Framework Directive (WFD)³⁵ which sets out the requirements in relation to the water environment and requires good overall water quality status for all water bodies.

10.13.2 The Council, NRW and Dŵr Cymru Welsh Water all have a role to play in the protection and enhancement of the water environment. The Council will work collaboratively with NRW, DCWW and other appropriate organisations with regard to any proposal that is likely to affect water sources or quality.

10.13.3 Deteriorating water quality and quantity can affect the supply of water for domestic, industrial and agricultural based uses, water based recreation, fisheries, nature conservation and general amenity. Some new developments including housing or agricultural enterprises can lead to increased amounts of nutrients entering the river environment from additional wastewater or land management. Nutrient enrichment, also known as eutrophication, can alter the balance of plant species in our rivers causing significant ecological damage. Consequently, development will only be permitted where the Council, in consultation with NRW and other appropriate bodies is satisfied that suitable measures have been undertaken to protect water resources and will generally encourage initiatives that result in an improvement in those resources. Conversely, development that poses an unacceptable risk to water resources (including ground water and surface water) or features dependent on those resources will not be permitted.

Wastewater Infrastructure

10.13.4 Water quality can be improved through effective wastewater infrastructure provision. Dŵr Cymru Welsh Water (DCWW) is the sewerage undertaker for the County and has a general duty to provide the sewerage system. On this basis DCWW is currently committed to undertake improvements in Wastewater Treatment Works (WwTW) capacities, treatment levels and discharge quality through actions ~~programmed~~ secured through their Asset Management Programme (AMP) process.

Nutrient Impacts on Phosphate Water Quality in Riverine Special Areas of Conservation (SAC)

10.13.5 Following evidence of the environmental impacts of eutrophication and in particular the nutrient phosphates in Monmouthshire's rivers, namely the River Usk and River Wye, NRW has issued detailed planning guidance to ensure that the water quality of our rivers does not deteriorate any more.

10.13.6 Any proposed development that increases the volume of concentration of wastewater and is within the catchment areas of the River Usk and River Wye will need to evidence within a planning application that the development proposal is in accordance with the latest NRW guidance. Development proposals need to ensure no adverse effect on site integrity ~~they would not result in an unacceptable impact of the water quality~~ of our SAC rivers.

³⁵ Water Framework Directive (WFD)2000/60/EC has been the main law for water protection in Europe. It applies to inland transitional and coastal surface waters as well as groundwaters. It ensures an integrated approach to water management, respecting the integrity of whole ecosystems, including by regulating individual pollutants and setting corresponding regulatory standards.



- 10.13.7 In most cases there will be a requirement to connect to the public sewerage system. DCWW have confirmed that there is a firm commitment to secure improvements to their WwTW to reduce the amount of phosphates entering the water environment providing water quality improvement and capacity for new sustainable development.

Groundwater Source Protection Zones

- 10.13.8 Groundwater Source Protection Zones (SPZs) are defined by NRW as groundwater sources, such as wells, boreholes and springs that are used for public drinking water supply. The purpose of SPZs is to provide additional protection to safeguard drinking water quality and it is crucial we look after groundwater sources and take steps to minimise their risk of pollution. Certain types of proposed development with SPZ may have inherent risk of groundwater pollution, such as non-mains foul drainage systems. All sewage effluent discharges to ground must have an environmental permit and proposals will be considered based on a risk assessment and the appropriateness of the discharge with respect to the local environmental setting. ~~Development therefore that does not connect to the public sewer mains network in SPZs will not be acceptable.~~
- 10.13.9 A groundwater SPZ exists within Monmouthshire (covering the settlements Sudbrook, Portskewett, Caldicot, Crick, Caerwent, Llanvair Discoed and parts of Shirenewton) and is identified on the constraints map. All development proposals within the SPZ must be able to demonstrate that the proposal complies with NRW groundwater protection policy ~~sustainable resource management~~ and that no contamination of the water supply will result from the development proposal.

Surface Water

- 10.13.10 Surface water should not connect to the public sewerage system. As set out in Strategic Policy S4 (Climate Change) and Policy CC1 (Sustainable Drainage Systems) the Council is committed to implementing a sustainable approach to surface water drainage and expects development to incorporate Sustainable Drainage Systems (SuDS) wherever possible. Further details of requirements for surface water management are set out in Policy CC1.
- 10.13.11 Development will only be allowed where provision is made for the necessary surface water infrastructure to protect water quality and capacity.
- 10.13.12 The provision of GI, including wetland habitats and woodland planting should be considered as flood attenuation solutions and as a measure to reduce surface water run-off. Where there are watercourses running through sites solutions should be found to leave the watercourse to run its natural course. New culverts, dams or impoundments should be avoided to maintain river connectivity which will benefit fish and other wildlife. Where there are existing impoundments, dams or culverts, solutions should be sought to have these removed and return the watercourses back to their natural state.

Policy NR3 – Protection of Water Sources and the Water Environment

Development, which may impact upon the water environment and associated land, will only be permitted where it:



- a) Would not harm or pose an unacceptable risk to the capacity or flow of groundwater, surface water or coastal water systems;
- b) Would not harm or pose an unacceptable risk to the quality and quantity of ground waters, surface waters, wetlands or coastal water systems including, where appropriate, their ecological and amenity value; and
- c) Where practicable and reasonable, improves water quality,

10.14 **Countryside Access**

- 10.14.1 Monmouthshire has an attractive and extensive countryside access network that consists of footpaths, bridleways, byways and restricted byways as set out in the Council's Countryside Access Improvement Plan 2020- 2030 (CAIP). There are over 1,659km (excluding the BBNP area) Public Rights of Way (PROW), as well as permissive paths that support promoted routes such as the Wye Valley Walk, commons, Open Access, countryside sites, green and blue spaces.
- 10.14.2 Both PROW and associated permissive paths provide a gateway for visitors and residents to explore Monmouthshire's heritage, wildlife and landscapes. They support active travel, tourism, the local economy, provide safe routes and opportunities to access the open countryside and sustain and improve health and well-being. Only 11% of the network is either bridleways or restricted byways which can be used by walkers, cyclists and horse riders. This network is fragmented and limited; therefore it is the CAIP's objectives to improve countryside access and give more opportunities to access the outdoors near where residents live in line with the Wellbeing and Future Generations Act 2015 and complement the provisions of the Active Travel (Wales) Act and the Environment (Wales) Act.

10.15 **Public Rights of Way (PROW) Network**

- 10.15.1 Reflecting the objectives and vision of Monmouthshire's CAIP to improve countryside access, Policy PROW1 seeks to protect and enhance the County's PROW network.
- 10.15.2 It is recognised that the development of new residential, employment, retail, leisure and other sites provides an opportunity to improve and provide new links to the PROW network and this is also set out in the Plan's placemaking policies (S3, PM1 and residential allocation policies). Proposals should also explore the potential to incorporate bridleways into the development.

Policy PROW1 – Public Rights of Way

Any Public Rights of Way (PROW) affected by a development proposal will require retention or a successful Path Order to either move the PROW on to a suitable alternative or to extinguish the PROW. Any predicted adverse impacts on the character, safety, enjoyment and convenient use of a PROW must be mitigated.

Provision of additional routes where appropriate, will be sought in new developments with linkages to the existing network.



- 10.15.3 Monmouthshire County Council will use either planning conditions, planning obligations or informatives, where necessary to secure such protection or enhancements.
- 10.15.4 Development proposals that affect a PROW must include a plan accurately showing the existing routes so that the effect of the proposed development can be assessed.
- 10.15.5 The granting of planning permission for a development does not give permission to divert, extinguish or obstruct a PROW and is a separate permission to any legal consents that may be required in relation to diverting, changing or altering a PROW. Planning permission does not give authorisation for structures such as gates to be erected, or temporary or permanent closure or diversion. Where any kind of development which might affect a PROW is concerned, early contact with the relevant Public Rights of Way Team is recommended.

S5 - Links to Wider Policy Framework

RLDP Objectives	Objective 3 – Green Infrastructure, Biodiversity and Landscape Objective 4 – Flood risk Objective 6 – Land Objective 7 – Natural Resources Objective 8 – Health and Well-being Objective 11 – Place-making Objective 12 – Communities Objective 14 – Infrastructure Objective 17 – Climate Change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 9 – Resilient Ecological Networks and Green Infrastructure Policy 15 – National Forest
Planning Policy Wales Edition 12 (WG, February 2024)	Distinctive and Natural Places Theme (Chapter 6)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A resilient Wales A healthier Wales A more equal Wales A Wales of cohesive communities A globally responsible Wales
Gwent PSB Well-being Plan (August 2023)	• Provide and enable the supply of good quality, affordable, appropriate homes. • Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.



Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency. • Safe place to live where people have a home and community where they feel secure.
Key Evidence	Landscape Sensitivity Capacity Update Study (White Consultants, October 2020) LANDMAP Green Infrastructure Strategy (201924) Adopted Green Infrastructure SPG – April 2015 (to be reviewed as part of the RLDP process) Monmouthshire Countryside Access Improvement Plan (CAIP) 2020-2030 TAN5: Nature Conservation and Planning Monmouthshire The Nature Recovery Action Plan (NRAP) for Wales 2020-21 The Greater Gwent Nature Recovery Action Plan (NRAP) Monmouthshire Local Nature Recovery Action Plan (NRAP) (Draft April 2024) Wye Valley AONB Management Plan 2021-2026 The Welsh National Marine Plan (WNMP) Severn Estuary Shoreline Management Plan Gwent Levels Management Plan 2022 Dyfodol Y Bannau, Bannau Brycheiniog National Park's Management Plan – 2023-2029



Infrastructure

11. Infrastructure Requirements

- 11.1.1 Adequate and efficient infrastructure is recognised in PPW12 as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan.
- 11.1.2 Infrastructure covers a range of services and facilities provided by public and private bodies and includes:
- Physical infrastructure such as transport facilities and related infrastructure (such as footpaths, cycleways), water provision and treatment, sewerage, flood prevention and drainage, waste disposal, power generation and supply, including renewables, digital infrastructure and telecommunications.
 - Infrastructure such as schools, healthcare, transport services (including public transport), community buildings, community recycling facilities, sport and recreation facilities, open space, etc.
 - Green and Blue Infrastructure (as detailed in Strategic Policy S5) such as woodlands, hedgerows, ponds, green spaces, designed sustainable drainage systems and trees.
- 11.1.3 Without appropriate investment to enable the provision of improved or new infrastructure, the proposed level of growth will be neither sustainable nor acceptable. New development will therefore be required to provide or contribute towards the provision of necessary infrastructure to enable it to be provided in a timely manner and to support sustainable development in Monmouthshire. Development will only be permitted when agreement has been reached between the relevant parties on the funding and programmed implementation of required provision in line with Policy S6.
- 11.1.4 Developers should consult and work with statutory undertakers and service providers to ensure that adequate provision is made for such infrastructure – this includes highways, utility services and surface water drainage and sewage disposal. Given Monmouthshire’s rural character, the provision of adequate digital infrastructure is key to enhancing the County’s economic and community connectivity and communication needs and reducing the need to travel.
- 11.1.5 Policy S6 will be delivered through the development management process. Planning contributions can be secured via agreements entered into under Section 106 of the Town and Country Planning Act 1990. Planning obligations are a means of seeking contributions from developers to enhance the quality of a development, provide community benefits and infrastructure, and mitigate any negative impacts that may arise as a consequence of the development. The Council will negotiate obligations where these are necessary, relevant to planning, directly related to the proposed development and reasonable in all other respects. Further guidance on the use of planning obligations is provided in PPW12 and Welsh Office



Circular 13/97 Planning Obligations. Supplementary Planning Guidance will be prepared to provide further detail on the Council's Planning Obligations policy.

- 11.1.6 An Infrastructure Delivery Plan has been prepared to accompany the RLDP (Appendix 8), which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. Appendix 8 sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans site allocations.
- 11.1.7 Where a viability assessment is deemed necessary, the Council will require applicants to provide detailed information and supporting evidence. The Council's policy requirements should be the starting point for viability appraisals with an expectation that land values will reflect these requirements. Where it is considered necessary to independently assess viability assessments, the costs will be borne by the developer.

Strategic Policy S6 – Infrastructure

Where existing infrastructure is inadequate to serve the proposed development, new or improved infrastructure and facilities must be provided as part of the proposed development to mitigate any likely adverse impacts. Where possible, infrastructure improvements should be provided prior to occupation. Where provision on-site is not appropriate, off-site provision, or a financial contribution towards it, will be sought.

Arrangements will be required towards the future management and maintenance of facilities provided, either in the form of initial support or in perpetuity, including the use of management companies where appropriate.

Planning agreements and obligations will be sought to secure improvements in infrastructure, facilities, services and related works, where they are necessary to make development acceptable. In identifying appropriate contributions, due regard will be paid to the overall development viability, including the cost of measures that are necessary to physically deliver a development and ensure that it is acceptable in planning terms. The requirements for such agreements/obligations will include consideration and appropriate provision of:

- Affordable housing
- Education facilities and/or required improvements
- Sustainable transport measures
- Transport infrastructure
- Recreation and leisure facilities including formal and informal open space
- Green and blue infrastructure
- Community and cultural facilities
- Welsh language including Welsh language facilities
- Ecological mitigation and enhancement
- Strategic utilities including water and sewerage infrastructure
- Waste management facilities
- Health infrastructure and/or facilities

In the event that viability considerations indicate that not all the identified contributions can be reasonably required, priority contributions will be determined on the basis of the



individual circumstances of each case. In the case of residential developments, priority will be given to the affordable housing requirement set out in Policy S7 unless there is an overwhelming need for the contribution, in whole or in part, to be allocated for other necessary purpose/s.

11.2 **Telecommunication, broadband and other digital infrastructure**

11.2.1 Electronic and digital infrastructure plays a pivotal role in maintaining the economic well-being in Wales, as well as being a social lifeline for many. Fast reliable broadband and telecommunication connections are therefore essential to meet the needs of communities. They also play an important role to both businesses, organisations and individuals, particularly when working from home which has become increasingly prevalent over recent years. PPW12 highlights this importance noting that it is a Welsh Government objective to offer fast and reliable broadband to every property in Wales and to support the deployment of mobile infrastructure across the Country. Furthermore, Future Wales outlines how digital communications infrastructure is vital to the future success and economic competitiveness of businesses, whilst supporting community and individual needs and requires new developments to include the provision of high-speed broadband infrastructure from the outset.

11.2.2 While many forms of electronic and telecommunications infrastructure are supported by extensive permitted development rights, Policy IN1 seeks to support any telecommunications and broadband infrastructure where [planning permission](#) is required, while at the same time ensuring there are no environmental impacts or adverse impacts on residential amenity and/or the historic and natural environment.

Policy IN1– Telecommunication, broadband and other digital infrastructure

Telecommunication, broadband and other digital infrastructure proposals will be considered in light of technical and operational requirements and permitted where the following criteria are met:

- a) The development relates to planned development/provision of a wider network;
- b) The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character and appearance of the surrounding area and, the amenity of neighbouring residents;
- c) There would be no significant adverse impact on the built or natural heritage or the historic environment. Particular care should be given in the Wye Valley National Landscape (AONB) and adjacent the Bannau Brycheiniog National Park (BBNP);

The application is accompanied by evidence of compliance with Government guidelines on health impacts of telecommunications infrastructure.



Where new apparatus/structures are proposed, the application is accompanied by evidence that explores opportunities to utilise existing buildings, masts or structures in the first instance, and provides justification of why the application location is necessary.

S6 - Links to Wider Policy Framework

RLDP Objectives	Objective 1 – Economic Growth/ Employment Objective 3 – Green Infrastructure, Biodiversity and Landscape Objective 4 – Flood Risk Objective 8 – Health and Well-being Objective 10 – Housing Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 14 – Infrastructure Objective 17 – Climate Change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 13 – Supporting Digital Communications Policy 14 – Planning in Mobile Action Zones
Planning Policy Wales Edition 12 (WG, February 2024)	Strategic and Spatial Choices Theme (Chapter 3) – Supporting Infrastructure
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive communities A globally responsible Wales
Gwent PSB Well- being Plan (August 2023)	• Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe. • Take action to address inequities, particularly in relation to health, through the framework of the Marmot Principles. • Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.
Taking Monmouthshire Forward - Community and	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • A Fair place to live where the effects of inequality and poverty have been reduced;



Corporate Plan 2022 - 2028 (April 2023)	• A Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency; • A Thriving and ambitious place, where there are vibrant town centres, where businesses can grow and develop; • A Safe place to live where people have a home and community where they feel secure; • A Connected place where people feel part of a community and are valued. • A Learning place where everybody has the opportunity to reach their potential.
Key Evidence	• Infrastructure Delivery Plan • High Level Viability Assessment • Viability Assessments for Residential Site Allocations



12. **New Housing in Settlements**

12.1.1 Strategic Policy S2 sets out those settlements that will be the primary focus for new housing developments in the County. Settlement boundaries have been drawn around Primary and Secondary Settlements (Policy H1) and Main Rural Settlements (Policy H2). There will be a presumption in favour of new residential development within these boundaries, subject to detailed planning considerations. Policy S2 also identifies Minor Rural Settlements, which although have no development boundaries, small infill development may be acceptable, subject to detailed planning considerations (Policy H3). Outside of the defined settlement boundaries, open countryside policies will apply (Policies H4, H5 and H6).

12.1.2 It should be noted that in sewered areas all development will be required to connect to the mains sewer. However, it is recognised that some of the settlements identified in Policies S2, H1 and H2 do not have existing mains sewer infrastructure. Where connection to the sewer is not possible, non-mains sewerage drainage may be acceptable in some instances. If a development area falls within a groundwater Source Protection Zone (SPZ) then connection to non-mains sewer will not be acceptable due to risk to groundwater pollution.

12.2 **Residential Development in Primary and Secondary Settlements**



Policy H1 – Residential Development in Primary and Secondary Settlements

Settlement boundaries have been drawn for the following Primary and Secondary Settlements identified in Policy S2:

Primary Settlements

- Abergavenny (inc. Llanfoist)
- Chepstow
- Monmouth (inc. Wyesham)
- Caldicot (inc. Severnside area comprising of: Caerwent, Crick, Magor Undy, Portskewett, Rogiet and Sudbrook)

Secondary Settlements

- Penperlleni
- Raglan
- Usk

Within the settlement boundaries new build residential development / redevelopment or conversion to residential, or subdivision of large dwellings or reuse of accommodation, such as upper vacant floors in town centres for residential use, will be permitted subject to detailed planning considerations and other policies of the RLDP that seek to protect existing retail, employment, community uses and tourism.

- 12.2.1 Developments allowed under this policy will need to make provision for affordable housing in accordance with Strategic Policy S7.
- 12.2.2 The settlement of Crick does not have existing mains sewer infrastructure and is located within a groundwater Source Protection Zone (SPZ). As noted above connection to non-mains sewer will not be acceptable in an SPZ due to risk to groundwater pollution.

12.3 Residential Development in Main Rural Settlements

Policy H2 – Residential Development in Main Rural Settlements

Settlement boundaries have been drawn for the following Main Rural Settlements identified in Policy S2:

- Devauden
- Dingestow
- Little Mill
- Llandogo
- Llanellen
- Llangybi
- Llanover



- Llanvair Discoed
- Mathern
- Pwllmeyric
- Shirenewton/ Mynyddbach
- St Arvans
- Tintern
- Trellech
- Werngifford/Pandy

Within the Settlement Boundaries of Main Rural Settlements planning permission will be granted for new residential development/redevelopment, or conversion to residential, or sub-division of large dwellings, subject to detailed planning considerations, including no unacceptable adverse impact on village form and character and surrounding landscape, and other policies of the RLDP that seek to protect existing retail, employment, community uses and tourism.

12.3.1 National policy contained in PPW12 provides a firm steer that new development should be directed to existing urban areas where there is greatest potential for reducing the need to travel due to the co-location of houses, jobs, shops, services and public transport facilities. Conversely, there is a clear message that in general, development should not be located in countryside locations where the absence of such facilities would inevitably lead to an increase in the need to travel, particularly by the use of the private motor car. Given the high levels of need for affordable housing for local people in rural areas of Monmouthshire, the RLDP spatial strategy seeks to provide an appropriate amount of housing development in those villages that have reasonable access to services and/or public transport, identified as Main Rural Settlements in Strategic Policy S2.

12.3.2 Developments allowed under this policy will need to make provision for affordable housing in accordance with Strategic Policy S7.

12.3.3 The settlement of Llanvair Discoed does not have existing mains sewer infrastructure and is located within a groundwater Source Protection Zone (SPZ). All proposals will therefore be considered against NRW's guidance relating to proposals within SPZs. As noted above connection to non-mains sewer will not be acceptable in an SPZ due to risk to groundwater pollution.

12.3.3 12.3.4 New development within the settlement of Trellech must seek connection to the DCWW sewage works, instead of exploring non-mains options, which will likely require upgrading.

12.4 Residential Development in Minor Rural Settlements

Policy H3 – Residential Development in Minor Rural Settlements

In the following Minor Rural Settlements planning permission will be granted for minor small scale rounding off or infilling of a small gap between existing buildings, of no more than 1 or 2 dwellings, or residential redevelopment, or conversion to residential or sub-



division of large dwellings, subject to detailed planning considerations, including no unacceptable adverse impact on village form and character and surrounding landscape, and other policies of the RLDP that seek to protect existing retail, employment, community uses and tourism.

Minor Rural Settlements:

- Bettws Newydd
- Broadstone /Catbrook
- Brynygwenin
- Coed y Paen
- Cross Ash
- Cuckoo's Row
- Great Oak
- Grosmont
- Gwehelog
- Llanarth
- Llanddewi Rhydderch
- Llandegveth
- Llandenny
- Llangwm
- Llanishen
- Llansoy
- Llantilio Crossenny
- Llantrisant
- Llanvair Kilgeddin
- Llanvapley
- Mitchel Troy
- Penallt
- Penpergwm
- The Bryn
- The Narth
- Tredunnoch

12.4.1 Strategic Policy S2 also identifies Minor Rural Settlements. These are settlements that, because of their size, form and absence of community facilities would normally only be considered suitable for minor infilling or rounding off of settlements within or immediately adjoining that settlement without encroachment into the open countryside, and of a scale appropriate to its size and role, except for the possibility of affordable housing on exception sites, i.e. sites where development would not normally be allowed other than to provide affordable housing.

12.4.2 Developments allowed under Policy H3 will need to make provision for affordable housing in accordance with Strategic Policy S7.

12.5 **New Housing in the Open Countryside**



- 12.5.1 In accordance with PPW12, the RLDP seeks to strictly control and reduce the environmental impact of new dwellings in the open countryside of Monmouthshire. The RLDP defines 'open countryside' as those parts of the plan area lying outside defined Primary, Secondary and Main Rural Settlement Boundaries or the physical boundaries of Minor Rural Settlements. New build dwellings in the open countryside will not be permitted unless justified by the types of developments noted in Policy S2 and OC1.
- 12.5.2 PPW12 and TAN 6: Planning for Sustainable Rural Communities, set out clear statements of national policy on housing in the open countryside, such as One Planet and rural enterprise dwellings, and therefore are not repeated here as separate policies. Proposals for new dwellings in the open countryside will be assessed against this national policy framework. Where new built development is justified / permitted in the open countryside, Policy OC1 New Built Development in the Open Countryside will also apply.

12.6 **Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use**

Policy H4 – Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use

The conversion / rehabilitation of a building in the open countryside for residential use will be permitted where all the following criteria are met:

- a) the form, bulk, materials and general design of the proposal, including any extensions, respect the rural character and design of the building;
- b) the proposal, including curtilage and access, is in scale and sympathy with the surrounding landscape and does not require the provision of unsightly infrastructure;
- c) rebuilding works, necessitated by poor structural conditions and / or the need for new openings in walls, should not involve substantial reconstruction, with structural surveys being required for marginal cases;
- d) the more isolated and prominent the building, the more stringent will be the design requirements with regard to new door and window openings, extensions, means of access, service provision and garden curtilage, especially if located within the Wye Valley National Landscape (AONB);
- e) buildings of modern and / or utilitarian construction and materials such as concrete block work, portal framed buildings clad in metal sheeting or buildings of substandard quality and / or incongruous appearance will not be considered favourably for residential conversion; and
- f) the building is capable of providing adequate living space within the structure. Only very modest extensions and ancillary buildings will be allowed having regard to the context and scale of the existing building and normal permitted development rights to extend further or to construct ancillary buildings will be withdrawn.



- 12.6.1 There has been considerable demand for the rehabilitation and conversion of barns and vacant rural buildings into residential units in Monmouthshire. Reflecting this trend, Policy H4 sets out strict controls to be applied in the consideration of such proposals in order to ensure that the conversion /rehabilitation of buildings does not detract from the special qualities of Monmouthshire's open countryside.
- 12.6.2 It is important that any proposals for the conversion / rehabilitation of buildings in the open countryside for residential use conserve the character and quality of Monmouthshire's countryside and natural heritage value. Such proposals will only be permitted where they meet the criteria set out in Policy H4 and other relevant policies of the plan / national guidance. Proposals should be sympathetic to the rural setting in terms of the particular location, appropriate design and traffic considerations. Policy H4 will also be applied to proposals to extend buildings that have already been converted.
- 12.6.3 In terms of criterion e), the Council will need to be satisfied at the time of the original application that adequate ancillary garaging and storage space can be achieved for the dwelling in order to avoid pressure for further, possibly harmful, development at a future date. Out buildings will not normally be acceptable except where modest in size and sensitively located. Similarly, conservatories are not considered suitable for barn conversions.
- 12.6.4 The conversion of buildings for tourism related uses will be required to satisfy the Policy T1.
- 12.6.5 The criteria set out in Policy H4 will be expanded upon in Supplementary Planning Guidance.

12.7 **Replacement Dwellings in the Open Countryside**

Policy H5 – Replacement Dwellings in the Open Countryside

The replacement of existing dwellings in the countryside will be permitted provided that:

- a) the original dwelling
 - i) is not a traditional farmhouse, cottage or other building that is important to the visual and intrinsic character of the landscape;
 - ii) has not been demolished, abandoned its residential use or fallen into such a state of disrepair so that it no longer has the appearance of a dwelling;
- b) the design of the new dwelling is of a form, bulk, size and scale that respects its setting;
- c) the proposal does not require an unacceptable extension to the existing residential curtilage;
- d) the replacement dwelling shall be of similar size to the replaced; and
- e) any outbuildings should be modest in size and sensitively located and it can be demonstrated at the time of the original application that adequate ancillary garage and storage space can be achieved for the dwelling.

- 12.7.1 Policy H5 sets out detailed criteria to exercise control over replacement dwellings in the countryside in order to ensure that such development does not detract from the special qualities of the open countryside in Monmouthshire.



12.7.2 This policy seeks to retain those traditional dwellings that make a positive contribution to the County's rural character, and to ensure that replacement dwellings in the open countryside conserve the character and quality of Monmouthshire's countryside. A key consideration in assessing the acceptability of proposals for replacement dwellings is visual impact in the landscape. It is important that replacement dwellings relate to a permanent, established and continuing residential use and that the scale/design (including residential curtilage) do not result in any greater impact on the character and quality of the area.

12.7.3 Policy H5 will be expanded upon in Supplementary Planning Guidance (SPG).

12.8 **Extension of Rural Dwellings**

Policy H6 – Extension of Rural Dwellings

In order to protect the character of the countryside, extensions to dwellings in the open countryside should be modest and respect or enhance the appearance of the existing dwelling. They will be required to:

- a) be subordinate to the existing building; and
- b) where the building is of a traditional nature, to respect its existing form, including the pattern and shape of openings, and materials.

12.8.1 This policy applies to proposals located outside of Tiers 1- 4 of the settlement hierarchy and aims to avoid over-extension of existing rural dwellings and the adverse impact that this has on the character / appearance of the open countryside. Large scale extensions can be particularly harmful if they result in the loss of the scale and character of traditional rural dwellings. Extensions will therefore be strictly controlled to limit their individual and cumulative impact. Proposals should ensure that the existing building remains the dominant form. The tendency to seek successive extensions to individual buildings will be restricted.

12.8.2 Policy H6 will be expanded upon in Supplementary Planning Guidance (SPG).

12.9 **Specialist Housing**

Policy H7 – Specialist Housing

Proposals for specialist housing development, and extensions to established specialist housing facilities, will be permitted within or adjacent to defined settlement boundaries where:

- a) There is safe and convenient access to shops, services, community facilities and public transport appropriate to the needs of the intended occupiers;
- b) It is appropriate for its intended residents and the neighbourhood in terms of form, scale and design, type and affordability of the accommodation, as well as the provision of support and care; and
- c) It meets the affordable housing requirements of Policy S7 where the development falls within Use Class C3.



12.9.1 PPW12 states that a mix of market and affordable housing types should be planned for including the housing requirements of older people and people with disabilities, which is more commonly termed 'specialist housing'. Specialist housing is intended to enable the occupants to live as independently as possible, but designed so that support can be provided on site. Specialist housing may be self-contained (C3 Use Class) or non-self-contained (C2 Use Class) and can be provided in a range of formats and can include:

- Age-restricted general market housing, generally aimed at those over 55, potentially with some shared amenities but without on-site support or care;
- Sheltered housing, typically purpose-built flats with some communal facilities, a warden and some support such as on-site assistance;
- Enhanced sheltered housing/assisted living, which will have additional services to enable people to retain independence;
- Extra care housing has additional care support for residents who may be less independent, and has access to medium to high level of care with 24- hour access to support services and registered care staff; and
- Residential care/nursing homes, for those with a high level of dependency and which have rooms within a residential building and provide a high level of care for daily living.

12.9.2 To ensure that residents of such housing are well integrated with the wider communities, sites for these facilities should be located within or adjoining defined settlement boundaries and accessible to a range of services and facilities, such as GP surgeries and shops.

12.10 **Housing Mix**

12.10.1 In accordance with national guidance new housing developments in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of balanced communities. This includes specific consideration of the differing needs of our communities. National guidance also makes clear that policies can be included to meet challenges and particular circumstances evident in their areas. As set out in the key issues and challenges section, one of the most fundamental challenges facing Monmouthshire's communities is housing affordability.

12.10.2 One of the core purposes of the RLDP is to provide urgently needed affordable housing within exemplar, mixed, sustainable and well-connected places, to assist in addressing the demographic and affordability challenges facing the County. A limited offer in terms of housing mix has implications for affordability. A range of homes, both in size and type is required to retain, attract and meet the needs of younger adult population age groups. While it is recognised that Low Cost Home Ownership (LCHO) can provide opportunities for first time buyers through starter homes, there is also a need to provide additional smaller market homes for those that do not meet the criteria of LCHO properties but cannot necessarily afford market homes in Monmouthshire.

12.10.3 While a range and choice of homes is needed to attract and retain younger age groups, it is recognised that there is also a requirement to meet the needs of an ageing population and



those who want to live independently but require accessible or adapted accommodation. Policy H7 provides detail on specialist housing.

- 12.10.4 The provision of one, two and three bedroom homes comprising of flats, terraced and semi-detached house types will increase the choice of homes for single households, smaller families, young couples/mixed young households, as well as older households who would like to downsize. Bungalows and innovative single storey homes will be welcomed, where appropriate. It is expected that development proposals for sites of 10 or more homes should provide a range and mix of homes to assist in addressing the demographic and affordability challenges facing the County.
- 12.10.5 Policy H8 relates to all proposals of 10 or more homes that include market homes in their schemes, including site allocations. Priority will be given to the provision of small to medium size homes of 3 bedrooms or fewer. Proposals that predominately consist of large detached market properties of 4 bedrooms or more will not be supported. Homes should be designed so that they are flexible and responsive to the changing needs of the occupants over their lifetime.
- 12.10.6 The mix and tenure of affordable homes must be agreed with MCC's Housing and Communities Department and will be based on housing need, as set out in Policy S7 Affordable Housing.
- 12.10.7 Site promoters must take into account the most up to date housing evidence, as well as other relevant sources and demonstrate how they have considered housing mix in their proposals.

Policy H8 – Housing Mix

To assist in addressing the demographic and affordability challenges in Monmouthshire, development proposals of 10 or more homes must include a range and mix of house types, tenure and size, to be agreed by the Council.

Such development proposals must be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included within the RLDP.



Affordable Housing

13. Affordable Housing

- 13.1.1 Good quality affordable homes are important in achieving poverty reduction, equitable prosperity and supporting the best start in life. A core RLDP objective is to deliver much needed affordable homes at pace and scale to help address inequality in both urban and rural communities. This reflects the aims of the Council's Community and Corporate Plan objectives ensuring our communities live in a fair and a safe place. The Council is committed to ensuring that 50% of the homes constructed on new site allocations will be for affordable housing.

Affordable Housing Target

- 13.1.2 The delivery of affordable homes across the County that seeks to address these issues is a key aim of the Plan, and an integral part of the general provision of housing in the RLDP. Economically viable and deliverable allocations will facilitate this aim and ensure communities have access to good quality affordable homes to meet a range of needs.
- 13.1.3 The Local Housing Market Assessment Refresh 2022- 2037 (LHMA)³⁶ (May 2024) estimates a net need of 453 affordable homes per annum for the Monmouthshire planning administrative area (excluding the BBNP area) for the first five years of the LHMA period (2022 – 2027), with a further 82 affordable homes per year for the remaining ten year period. The majority of the estimated affordable housing need relates to social rent accommodation (370 per year) with low cost home ownership (41 per year) and intermediate rent (42 per year) accounting for the remainder. This would represent an affordable housing requirement of 3,085 homes if extrapolated over the Plan period. This is not a realistic affordable housing target for the Plan and it is not expected to be as new development is only one of a variety of means of achieving a supply of affordable homes. However, as set out in Section 4 and the supporting text of Policy S1, affordable housing provision is a key issue for the County and forms an integral part of the overarching Strategy with 50% provision required on all new site allocations and sites of 20 homes and over within settlement boundaries (as identified in Tiers 1 – 3 of Policy S2).
- 13.1.4 The LHMA identifies the greatest social rent need is for one-bed homes. There is a particularly high need for one-bedroom social rent accommodation which has been influenced by the significant increase in homelessness presentations since the COVID pandemic. Although this need is particularly high, it is important to ensure that a mix of house types and tenures is provided on new developments in order to achieve balanced communities.
- 13.1.5 Monmouthshire has three Housing Market Areas (HMA) within its boundaries namely, Abergavenny, Chepstow and Monmouth, which are referenced within the LHMA³⁷ and should be referred to as appropriate.

³⁶ MCC Cabinet approved the LHMA Refresh 2022-2037 in May 2024 prior to submission to Welsh Government. The housing team are currently awaiting sign off from Welsh Government.

³⁷ The HMAs are not the same as the sub-market areas upon which the Council's viability evidence is based.



- 13.1.6 Prior to submission of any planning application, developers will be expected to liaise with the Council to agree the mix and tenure of units required to meet housing need. The Council will use the following definitions of affordable housing:
- **Social rented housing** – refers to homes let by Registered Social Landlords (RSLs) to households taken from the Council’s Housing Register who are eligible for social rented housing. The rents are set at Welsh Government benchmark levels.
 - **Intermediate housing** – refers to homes for sale and rent where prices or rents are above social rent levels but below market levels. All of these will be provided through a RSL or the Local Authority.
 - **Low Cost Home Ownership** – refers to homes purchased either at less than open market value or with some form of financial assistance or subsidy such as shared equity or shared ownership housing.
 - **Neutral Tenure** is where the tenure of housing is not predetermined but can vary according to needs, means and preferences of households to whom it is offered. This incorporates the tenures described above. This arrangement gives flexibility in that it allows the tenure type of a property to be set according to current need.
 - **Specialist affordable housing** may be sought for people with specific accommodation requirements that may not otherwise be met and where a need has been identified. This can include sheltered retirement housing, adapted housing for households with a physical disability and supported housing, for example for young homeless people or people with learning difficulties.
- 13.1.7 The delivery option preferred by Monmouthshire County Council will be set out in the Affordable Housing SPG.
- 13.1.8 The Council requires affordable housing to be managed by a RSL approved for development, or the Local Authority in Monmouthshire, whereby procedures are already set in place to ensure that dwellings remain affordable in perpetuity.
- 13.1.9 All affordable housing needs to be developed to meet the standards set out by Welsh Government, currently set out in Welsh Development Quality Requirements (WDQR) 2021, unless otherwise agreed by the Council.

Affordable Housing Provision

- 13.1.10 Strategic Policy S7 provides detail of the thresholds at which affordable housing will be required. A High-Level Affordable Housing Viability Study has been undertaken as part of the RLDP evidence base, this demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable. The affordable housing thresholds set out in Policy S7 reflect the outcomes of this work. Financial contributions will be required for sites that fall beneath the thresholds set out in Strategic Policy S7, further detail of such contributions is set out in paragraph ~~13.1.12s 12.1.12 – 12.1.13.~~
- 13.1.11 The Council will seek to provide affordable housing on-site. Only in exceptional circumstances will off-site provision be considered. This might occur, for instance, in situations where the



management of the affordable housing cannot be effectively secured. In such cases it may be possible for off-site new build housing or refurbishment/conversion of existing properties to provide a satisfactory alternative that meets the needs of the local community. Such schemes would be subject to specific financial arrangements, further detail of which will be included in Supplementary Planning Guidance.

- 13.1.12 In the exceptional circumstances and not on the strategic site allocations, where on-site provision is not considered appropriate and off-site units cannot be delivered as an alternative site is not available, the Council will consider accepting an affordable housing contribution payment in lieu of on-site affordable housing provision. Where this is the appropriate approach, prior to obtaining planning permission, applicants will need to enter into a S106 agreement to pay a financial contribution towards affordable housing in the HMA in which the site is located. The methodology for calculating this financial contribution will be included in Supplementary Planning Guidance. A financial contribution towards affordable housing will have an impact on land values and landowner expectations, therefore, the Council will expect that applicants have considered in full the overall cost of development, including the required financial contribution towards affordable housing, and any abnormal costs, when negotiating the purchase of land.
- 13.1.13 Affordable housing will be required on sites below the thresholds set out in Policy S7 if the Council considers that there has been a deliberate attempt to subdivide the site, phase the total development or reduce the density in an attempt to avoid the threshold.
- 13.1.14 All new residential planning applications, including resubmissions of proposals that have not been delivered previously, must comply with the provisions set out in Policy S7.

Brownfield Sites

- 13.1.15 The majority of the financial viability assessments that have been undertaken for housing allocations in the RLDP relate to greenfield sites; as does the evidence from the high-level assessments used to inform the policy approach for windfall sites.
- 13.1.16 It is a recognised principle that abnormal costs associated with a development should generally be reflected in the value paid to the landowner. There may, however, be cases where the combined impact on site value of abnormal development costs and other appropriate planning requirements for a proposed development would result in a residual land value that is insufficient to provide both an adequate profit margin for the developer, and a land value sufficient to encourage a reasonable landowner to sell for the proposed use. In such cases, the Council may be prepared to negotiate on the number of affordable dwellings that is required to deliver a viable development scheme. Any such cases will involve a detailed and “open book” financial viability assessment of the proposed development.
- 13.1.17 The same principle may apply to the conversion of existing buildings to residential use; although the affordable home thresholds set out in Policy S7 will still be the thresholds that landowners and developers must consider when agreeing all land transactions.

Strategic Policy S7 – Affordable Housing



The affordable homes target for the Plan period of 2018 – 2033 is **1,595 – 2,000** homes. This will be delivered in accordance with the following framework:

- i) **New site allocations** – On-site provision of 50% affordable homes on all new site allocations.
- ii) **Sites of 20 homes and over** – On-site provision of 50% affordable housing applies to development proposals on sites within existing settlement boundaries as identified in Tiers 1-3 of Strategic Policy S2.
- iii) **Sites of 5 to 19 homes** – On-site provision of 40% affordable housing applies to development proposals on sites within existing settlement boundaries as identified in Tiers 1-3 of Strategic Policy S2.
- iv) **Sites of 1 to 4 homes** – Financial contributions towards the provision of affordable housing in the local planning authority area will be required in accordance with details set out in the Affordable Housing Supplementary Planning Guidance.
- v) **Conversions and sub-divisions** – Financial contributions towards the provision of affordable housing in the local planning authority area will be required in accordance with details set out in Affordable Housing Supplementary Planning Guidance.

In determining how many affordable homes should be provided on a development site, the figure resulting from applying the proportion required to the total number of dwellings will be rounded to the nearest whole number, where half rounds up.

All proposals must meet national policy guidance in relation to the most efficient use of land and should not be subdivided or phased in an attempt to avoid on-site provision of affordable homes.

This Strategic Policy applies to all residential planning applications. Exceptions will not be made for sites that previously had planning permission and have been resubmitted.

13.2 **Affordable Housing Exception Sites**

- 13.2.1 Strategic Policy S1 identifies the preferred growth strategy for the County with a focus of growth in the County's most sustainable settlements in accordance with the settlement hierarchy set out in Strategic Policy S2. While it is recognised the allocated housing sites will provide 50% affordable homes, it is not always possible to meet the locally identified need for affordable housing in existing settlements. Furthermore, not all settlements will have an allocated site in their locality. National planning guidance encourages the use of an affordable housing exceptions policy to help meet affordable housing requirements and support communities. As a result, Policy H9 allows the provision of small 100% affordable housing sites adjoining existing settlements, which would not otherwise be allocated for housing.
- 13.2.2 Any proposals for 100% affordable housing exception sites must be proven to meet genuine local need and be supported by appropriate evidence to support this. This local need would normally relate to the part of the town or community council area in which the site is located. Evidence of local need is set out in the LHMA. All affordable housing exception sites must provide affordable housing to meet locally identified need in perpetuity. As noted above, the



Council's preference is for affordable housing schemes to be managed by Registered Social Landlords (RSL), secured through a S.106 agreement. Effective and early partnership between site promoters and RSLs is therefore encouraged.

- 13.2.3 Policy H9 sets out the development thresholds for 100% affordable housing exception sites which are considered acceptable in each of the settlement hierarchy tiers. It is recognised that there may be a need for flexibility in this approach, for example, where there is an overwhelming need for smaller homes. Any exceedance must be agreed with the Council.
- 13.2.4 Prior to submission of any planning application developers will be expected to liaise with the Council to agree the mix and tenure of units required to meet housing need.

Policy H9– Affordable Housing Exception Sites

Favourable consideration will be given to the siting of 100% affordable housing exception sites adjoining Tier 1, 2, 3 and 4 settlements identified in Strategic Policy S2, that would not otherwise be released for residential development provided that all of the following criteria are met:

- a) The scheme meets a genuine local need which could not otherwise be met within the locality;
- b) The proposed homes are of a size, tenure and design which is commensurate with the identified affordable housing need of the locality;
- c) The proposal relates to:
 - i) 25 or less homes in Tier 1 Primary Settlements,
 - ii) 15 homes or less in Tier 2 Secondary Settlements,
 - iii) 10 homes or less in Tier 3 Main Rural Settlements or
 - iv) 5 homes or less in Tier 4 Minor Rural Settlements;
- d) The site represents a logical extension to the existing settlement with no significant adverse impact on settlement form, character and surrounding landscape;
- e) The affordable housing meets the needs of local people and will be managed by a Registered Social Landlord (RSL) in perpetuity, which will be secured via a S.106 legal agreement. In exceptional circumstances where an RSL is not involved, clear and adequate legal agreements must be in place to ensure that the benefits of affordable housing will be secured for initial and subsequent occupiers.

S7 - Links to Wider Policy Framework

RLDP Objectives	Objective 9 – Demography Objective 10 – Housing Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities



Future Wales: The National Plan 2040 (WG, February 2021)	Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership Policy 4 – Supporting Rural Communities Policy 7 – Delivering Affordable Homes Policy 33 – National Growth Area – Cardiff, Newport and the Valleys
Planning Policy Wales Edition 12 (WG, February 2024)	Active & Social Places Theme (Chapter 4)
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A resilient Wales A more equal Wales A Wales of cohesive communities
Gwent PSB Well-being Plan (August 2023)	• Take action to reduce the cost-of-living crisis in the longer term. • Provide and enable the supply of good quality, affordable, appropriate homes. • Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe. • Take action to address inequities, particularly in relation to health, through the framework of the Marmot Principles.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • A Fair place to live where the effects of inequality and poverty have been reduced; • A Safe place to live where people have a home and community where they feel secure; • Connected place where people feel part of a community and are valued.
Key Evidence	Updating the RLDP Demographic Evidence Report, Edge Analytics November 2021 Housing Background Paper – October 2025⁵⁴ Monmouthshire Local Housing Market Assessment – May 2024 High Level Viability Assessment Viability Assessments for Allocations



Residential Allocations

14. Residential Site Allocations

- 14.1.1 Policies S1 and S2 provide information on the breakdown of housing components making up the housing provision figure of 6,210 homes (including 15% flexibility allowance). New housing allocations will contribute 2,130 homes and a further 175 homes from Rollover LDP sites (2,305 total homes) towards meeting the housing provision figure. Policy S8 sets out the placemaking principles that apply to all residential sites allocations. Policies HA1 – HA18 detail the new housing allocations policies setting out specific requirements associated with each site.

HA1- HA18 – Residential Site Allocations

In order to deliver the housing requirement identified in Policy S1, the following sites are allocated for residential development in the period up to 2033:

Site Ref	Site Name	Settlement	Site Area (ha)	Approximate No. Homes in Plan Period	Approximate No. Affordable Homes in Plan Period
Strategic Sites (Tier 1 Settlements)					
HA1	Land to the East of Abergavenny	Abergavenny	35.9	500	250
HA2	Land to the East of Caldicot/North of Portskewett	Caldicot	64	770	385
HA3	Land at Mounton Road	Chepstow	12.8	146	73
HA4	Land at Leasbrook	Monmouth	11	270	135
Primary Settlements/Severnside (Tier 1 Settlements)					
HA5	Land at Penlanlas Farm	Abergavenny	6.17	100	50
HA6	Land at Rockfield	Monmouth	1.5	60	30



HA7	Land at Drewen Farm	Monmouth	6.6	110	55
HA8	Tudor Road, Wyesham	Monmouth	2.1	50	25
HA9	Land at Former MoD	Caerwent	4.2	40	20
Secondary Settlements (Tier 2 Settlements)					
HA10	South of Monmouth Road	Raglan	4.5	54	27
HA11	Land East of Burrium Gate	Usk	2.6	40	20
HA12	Land West of ~~Trem yr Ysgol~~ Trem Yr Ysgol	Penperlleni	3.4	42	21
Main Rural Settlements (Tier 3 Settlements)					
HA13	Land adjacent to Piercefield Public House	St Arvans	1.1	16	8
HA14	Land at Churchfields	Devauden	1	20	10
HA15	Land East of Little Mill	Little Mill	1.68	20	10
HA16	Land North of Little Mill	Little Mill	0.87	15	8
HA17	Land adjacent to Llanellen Court Farm	Llanellen	1.56	26	13
HA18	Land West of Redd Landes	Shirenewton	1.76	26	13
Total Units				2,305	1,153



- 14.1.2 A housing trajectory accompanies the site allocations, summarising annual phasing information for all allocated sites within the Plan, setting out the expected rate of housing delivery throughout the Plan period. This will form the basis for the ongoing monitoring of housing delivery in the County. The housing trajectory is set out in Appendix 9.

Residential Site Allocations Placemaking Principles

- 14.1.3 Policy S3 – Sustainable Placemaking and High-Quality Design sets out the strategic objectives for all development to create sustainable places to live, work and relax. Building on these strategic objectives, Policy S8 establishes key placemaking principles that should be incorporated into the residential site allocations. It covers a range of policy requirements including housing mix and tenure, landscape and biodiversity and sustainable travel expectations. Collectively these placemaking principles will help create sustainable housing developments that provide well-connected and balanced communities that are also respectful of Monmouthshire's natural and historical environment. The placemaking principles are supplemented by site specific requirements, which are set out below.

Strategic Policy S8 – Site Allocation Placemaking Principles

All residential site allocations must comply with and incorporate the following placemaking principles into the schemes:

Sustainable Communities

- Creation of a high-quality and well-connected extension to the settlement, which responds to its edge of settlement location. Where appropriate, the layout will identify and respect key views to and from the wider landscape setting.
- Provision of 50% affordable homes on-site comprising a mix of housing types and tenures to meet local need.
- Dwellings built to net zero carbon standards, as set out in Policy NZ1
~~Dwellings built to net zero carbon standards, including the incorporation of renewable energy generation technologies and low carbon heating systems and ULEV charging points.~~
- Provide a mix of house types, tenures, sizes, materials and colour to be developed at an appropriate density.
- Broadband /digital infrastructure must be provided to serve each new home.

Green Infrastructure, Landscape and Nature Recovery

- Make provision within the development for appropriate green infrastructure, multifunctional streetscapes and useable public open space in accordance with National Policy and agreed standards, including play and recreation provision, community growing opportunities and accessibility for all.
- Demonstrate a proposal that is informed by the surrounding landscape character and reflects the distinctive landscape character, qualities and sensitivities of the area.



- Take a proactive approach to deliver a net benefit for biodiversity and ecosystem resilience within the development site by maintaining, incorporating and enhancing semi-natural habitats and ecological connectivity between them.
- Ensure the protection and enhancement of biodiversity through appropriate building design, site layouts, lighting proposals that retain dark corridors, landscaping techniques and choice of plant species.
- Ensure that trees, woodland and hedgerows along site boundaries and within the site are retained and protected as far as possible with adequate space to allow access for maintenance and to maintain functional and viable wildlife corridors and green infrastructure assets.

Sustainable Travel and Highways

- Design of the site and its connections must prioritise active travel to local trip attractors and public transport, in line with the Sustainable Transport Hierarchy (PPW12/Wales Transport Strategy). Active Travel Act guidance should be applied to routes, facilities and sustainable transport promotion.
- Sites must contribute to active travel and public transport improvements as necessary.
- Ensure that the development does not adversely affect the safety, capacity and operation of the highway network.
- Streets must be designed and built to adoption standards in accordance with national and local design standards and offered for adoption pursuant to the requisite highway adoption agreements.

Education Requirements

- Sites must contribute to primary and secondary school provision in the area in accordance with capacity requirements.

Residential amenity

- Ensure a safe, secure, pleasant and accessible environment for all members of the community.
- Maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties.
- Incorporate satisfactory air quality measures for mitigating and/or reducing emissions, as appropriate.
- Incorporate good acoustic design which must be compatible with thermal comfort by ensuring adequate ventilation and avoidance of overheating, in the interests of protecting residents from the harmful effects of noise.

Flood Risk and Sustainable Drainage Systems

- Potential flood risk to, or as a consequence of, the development of the site must be suitably assessed in accordance with national planning policy.



- The development must manage surface water through a sustainable drainage system in accordance with Welsh Government's Statutory Standards for Sustainable Drainage Systems 2018. The distribution of SuDS features across the site should be prioritised, reducing the size of any single SuDS feature.

Site specific considerations are set out in Policies HA1 to HA18.

14.2 **Residential Allocations**

- 14.2.1 In addition to the placemaking principles set out in Policy S8, each residential allocation has specific requirements that are set out in the site allocation policies below.

Strategic Housing Allocations

14.3 **Land to the East Abergavenny East**

- 14.3.1 This strategic site allocation is a sustainably located edge of settlement site. The site is located on the eastern edge of Abergavenny and is bounded by the A465 and railway line to its western boundary and the footslopes of the Ysgyrd Fach (Little Skirrid) to the east. Development here will expand the built-up area of the town beyond the railway line and A465 which currently form a hard development boundary to the town. The site will form a well-connected mixed-use urban expansion to Abergavenny containing a mix of residential uses alongside employment/commercial uses, associated facilities and services. The allocation represents the intended future direction of development in the Abergavenny area with the longer-term intention for further growth beyond the Plan period.
- 14.3.2 The creation of an exemplar residential-led, mixed-use community is a key principle behind the allocation. Densities, street patterns and design must be responsive to the character of Abergavenny. A network of permeable streets that connect the site internally and with the wider area is integral to the development. Similarly, maximising the potential of green infrastructure and open space provision and creation of focal points for the community is critical to the placemaking objectives associated with the site. A masterplan, establishing a design code and key land use parameters is being prepared and agreed for the site. Input from the Design Commission for Wales has helped shape the site's progression to date.
- 14.3.3 The greenfield allocation is a residential-led, mixed use development including 50% affordable housing, net zero carbon homes and green infrastructure provision, which will form a sustainable urban extension of Abergavenny. The western end of the site plays an important role in integrating the new neighbourhood with the railway station and wider Abergavenny and offers potential to provide a 'community hub' serving both the urban extension and the railway station area, park and ride facility for the railway station, and linkages to and from the allocation to the station and Abergavenny.
- 14.3.4 The integration of the strategic site with the existing settlement is a key principle in the site's development and identifying connection links that provide crossings across the railway line and the A465 is a key focus for the site. There are a number of options being explored including at grade signalled crossings across the A465 and utilising existing bridges at the train station,



as well a new continuous bridge over the A465 and railway. A further option is the downgrading and reimagining of the A465 to change the character and environment of the trunk road in the vicinity of the allocation. All options involve a multi-agency and multi-disciplinary approach reflecting that the A465 is in Welsh Government's control and the railway in Transport for Wales and Network Rail's control. These parties are in active dialogue in promoting the site and the associated infrastructure and are in principle accepting of the delivery of this extension to the settlement.

14.3.5 The site is also within the River Usk phosphorus sensitive catchment area.

Policy HA1 - Land to the East of Abergavenny

Allocated as a residential-led mixed-use development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Number of Homes
Total Site: 35.9 ha	Strategic Mixed-use Development including: - Residential - Mixed-use Neighbourhood Centre - Park & Ride - B1 Use Class Uses	Approx. No. of homes: 500* Open Market: 250 Affordable Homes: 250

*Within the Plan period

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Sustainable Communities

- a) To provide a residential led, mixed-use development containing the following key uses:
 - Approximately 500 homes* including 50% affordable homes.
 - A minimum 1 hectare of B1 Use Class uses.
 - A neighbourhood centre, the uses and scale of which to be agreed by MCC.
 - Green infrastructure and open space provision, including allotments/community food growing spaces, incorporating the creation of focal points for the community.
 - Park and ride facility serving Abergavenny Railway Station.
 - Active travel connections with visible, prioritised routes to/from the site to the Railway Station and Abergavenny.



- b) The completion of non-residential elements must be delivered in line with an agreed phasing programme.
- c) The site design and masterplanning should create an exemplar of residential and GI-led placemaking, establishing clear parameters and principles to be followed by site developers.
- d) Provision of an appropriate design response and interface between the western edge of the development and the A465 corridor that respects the importance of the visual connectivity between the site and existing settlement and is in keeping with the distinct character of Abergavenny.
- e) A balanced approach to densities should be provided that makes efficient use of land and reflects the character of Abergavenny while also respecting the character of the surrounding landscape.
- f) Higher densities should be focussed on western and central locations and towards key attractors such as the mixed-use centre and Railway Station. Lower density development may be appropriate along the eastern boundary to retain the visual and physical integrity of the urban/countryside edge and maintain the distinct landscape character of Abergavenny.
- g) Densities and layout should respect the changes in levels within the site.

Green Infrastructure, Landscape, and Nature Recovery

- h) Site design and layout should include opportunities to capture views of the wider landscape including the Bannau Brycheiniog National Park (BBNP) and the Usk Valley.
- i) Development must ensure the retention and protection of substantial GI assets as far as possible, including retaining and enhancing tributaries of the River Gavenny.
- j) Hedgerows along the site boundary should be retained with adequate space to allow access for maintenance and to maintain functional and viable wildlife corridors.
- k) Any tree loss associated with the redesign of the A465 corridor must be subject to appropriate compensatory planting.

Sustainable Travel & Highways

- l) A connectivity strategy setting out the number, location, form and delivery of connectivity points between the site and existing settlement of Abergavenny will be agreed with the Local Planning Authority. The strategy will include changes to the character and environment of the A465 to provide safe and accessible crossings and means of access(s) and appropriate crossings over the railway line.
- m) Off-site highway infrastructure improvements must be delivered as necessary, having regard to requirements arising from the Transport Assessment and including:



- An agreement with the Highway Authority for the proposed accesses and junction on to the A465.

- The provision of a secondary access. ~~Emergency secondary access on to Garth Road.~~

- n) Make provision for good quality, safe, legible and accessible pedestrian and cycle linkages to key access points including linkages to the local schools, Abergavenny town centre and bus transport services.
- o) Incorporate and enhance the existing Public Right of Way footpaths as key connection routes running through the site linking up with wider Abergavenny and as a through route to the wider countryside.
- p) Make provision for a bus link into the site design and, if necessary, a financial contribution towards improved public transport and bus frequency.

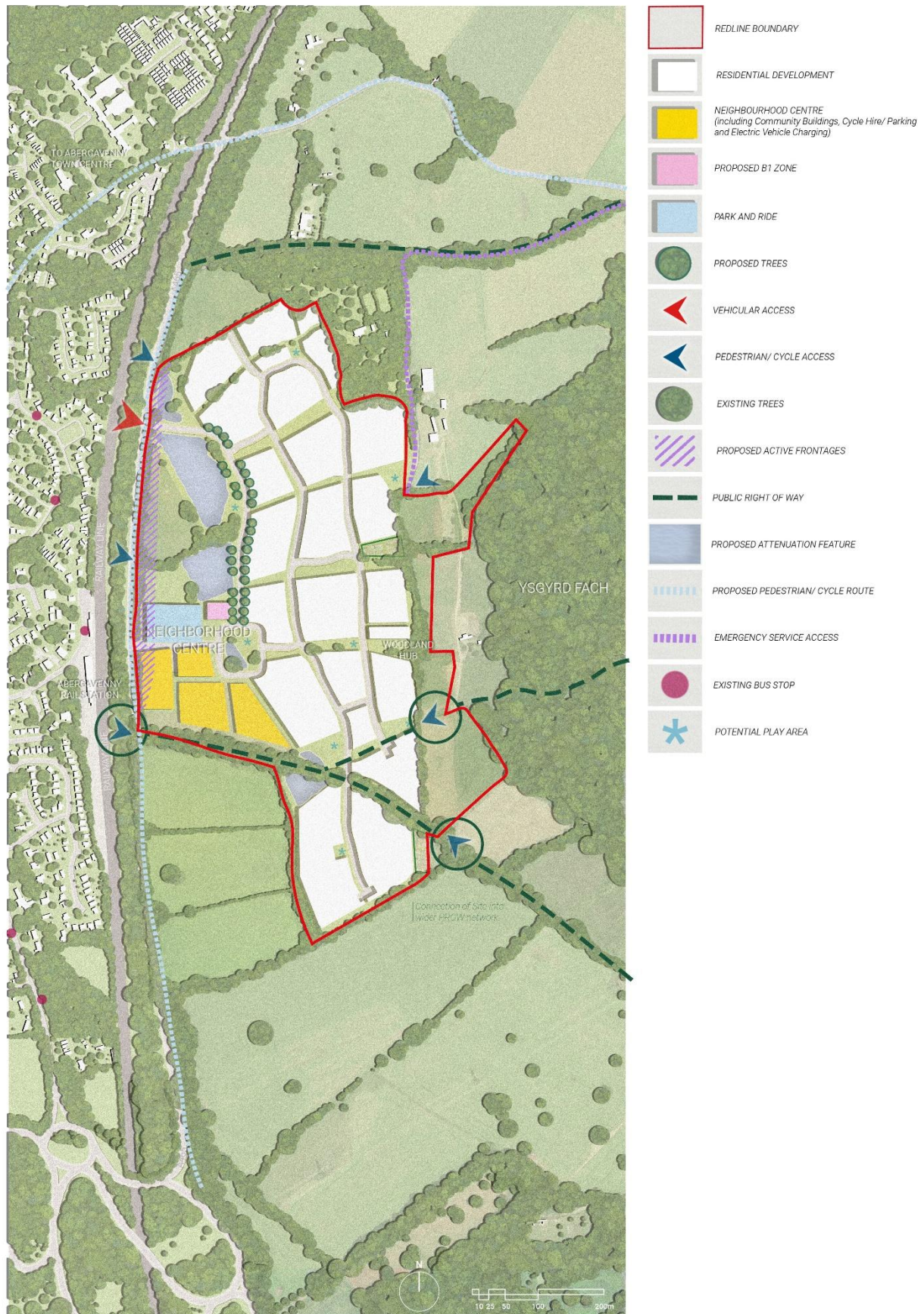
Air Quality

- q) Incorporate satisfactory air quality measures for mitigating and/or reducing emissions.

A masterplan establishing key design and placemaking principles is being prepared and will be agreed with the Local Planning Authority prior to the determination of any planning application.



Indicative Masterplan: Land to the East of Abergavenny





14.4 **Land to the East of Caldicot/North of Portskewett**

- 14.4.1 Land to the East of Caldicot/North of Portskewett is a sustainably located edge of settlement site. Development here will extend the settlement of Caldicot to the north-east, adjacent to the Crick Road, Portskewett site. Development will take place north of the Caldicot Castle Country Park, a Conservation Area and Area of Amenity Importance. No built development will take place in these sensitive areas. The site is located to the south of a Council owned solar farm, opportunities to link the site with this renewable energy resource are being explored. The site includes previously developed land comprising a commercial equestrian centre, with much of the remainder being greenfield Council-owned land. The inclusion of such suitable land is supported by Future Wales Policy 3 which supports public leadership and the use of public land to deliver on ambitious affordable housing targets.
- 14.4.2 This strategic site will provide a residential-led mixed-use development delivering net zero carbon homes of which 50% will be affordable, along with a primary school, a local centre, public open space, appropriate community facilities and employment uses. The site will form a new neighbourhood of Caldicot with links to Portskewett to the east. The primary school will bring benefits for the wider community serving both the new development and the nearby homes in both Caldicot and Portskewett. The school combined with the local centre will provide a key focal point of the site.
- 14.4.3 Crick Road provides a central spine through the development and will be incorporated into the site as an active frontage providing legibility for the community across the site. This will act as a gateway to the site as a whole and ensure the development either side of the road is integrated in a cohesive manner. Permeability is key to enabling integration both within the site and the surrounding area. Given the proximity to heritage designations and its edge of settlement location, the development will have a strong sense of place with an emphasis on sympathetic architectural form, high-quality design and include a logical street hierarchy with an appropriate residential density. A masterplan is being developed for the site, which identifies key issues and opportunities within the site as well as establishing a design code and key land use parameters. Input from the Design Commission for Wales has helped shape the site's progression to date.
- 14.4.4 An active travel link is required which will provide access to the site all year round. An east-west active travel link is also integral to the development of the site to provide a clear multi-user connection to the centre of Caldicot through the parkland area, ensuring accessibility to the wider town. It is, however, recognised that this may provide more of a recreational link at certain times of the year. Furthermore, the area to the west of the former railway also includes a number of constraints, and particular consideration will need to be given to the Nedern Brook wetlands SSSI. A further connection to the former ~~MoD~~ MOD railway cycle and walking route (Greenway) between Crick and Caerwent will be included within the proposals.
- 14.4.5 The site is 1.1km from the Severn Estuary European Marine site (EMS). The Habitats Regulations Assessment acknowledges that proposals within Severnside could have a Likely Significant Effect on the EMS via recreational pressure and functionally linked land which will need to be considered.



Policy HA2 - Land to the East of Caldicot/North of Portskewett

Allocated for a residential-led mixed-use development.

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Number of Homes
Circa 64ha	Strategic Mixed-Use Development including: • Residential • Primary School • Mixed use Neighbourhood Centre • B1 Use Class Employment • Strategic public open space	Approx No. of Homes: 770 Open Market Homes: 385 Affordable Homes: 385

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following criteria below:

Sustainable Communities

- a) Provision of a mixed-use development containing the following key uses:
 - Approximately 770 homes including 50% affordable homes.
 - Primary School.
 - Strategic public open space, including community playing fields, allotments, community orchard and green infrastructure provision.
 - A neighbourhood centre including appropriate community facilities, the uses and scale of which to be agreed by MCC.
 - A minimum of 1ha B1 Use Class employment land.
- b) Crick Road must be incorporated into the site as an active street frontage providing cohesion and a gateway for the development as a whole.
- c) The design and masterplanning of the site should create an exemplar of residential and GI-led placemaking, establishing clear parameters and principles to be followed by site developers.
- d) The completion of non-residential elements must be delivered in line with an agreed phasing programme.

Green Infrastructure, Landscape and Nature Recovery

- e) Development of the site to consider existing topography, assets, features and contours of the site and include measures to integrate development appropriately while reducing visual impact. Less dense development should be provided on the edge of the site.



- f) Development should consider and respond positively to the setting of the Grade II Listed Building, the Conservation Area, Country Park and views to the nearby Scheduled Ancient Monument. No built development will take place within these sensitive areas.
- g) Recognition of the impact, scale and location of the site on the Severn Estuary European Marine Site (EPS) and Nedern Brook Site of Special Scientific Interest (SSSI). Interface between the SSSI and built development (including areas of formal recreation) requires careful design to avoid increased disturbance to qualifying features. No built development or additional access/transport routes shall occur within the SSSI.
- h) The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site. Green space design must consider any emerging guidance for Suitable Alternate Natural Greenspace (SANG) to reduce recreational pressure on the features of the Estuary.
- i) Mount Ballan SINC and other woodland areas will be retained and protected with an appropriate buffer.
- j) Include opportunities for grassland and hedgerow restoration, wetland creation and woodland connectivity that will be managed appropriately for protected species.
- k) Include opportunities for grassland area enhancement and enhanced native planting around ponds and wetland areas that will be managed appropriately for protected species. No built development will take place in the SSSI.
- l) The proposal will be accompanied by a lighting scheme. Dark corridors should be maintained and light spillage on-to wildlife corridors is minimised, with particular reference to corridors and priority habitats used by bats and dormice present on the site.
- m) Public Rights of Way within the site must be incorporated into the site design and remain available for public use.

Sustainable Travel and Highways

- n) The site must incorporate on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages both to and within the new development area. Key connections include an active travel route to Caldicot Town Centre. Connection should also be made to the former ~~MeD~~ MOD railway cycle and walking route.
- o) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement must be entered into with the Council to facilitate the construction of multiple development accesses along Crick Road and any necessary access points along the B4245 to the north of the site;
 - A minimum of a 2 metre footway for pedestrians over the site's frontages linking to existing footways;



- Revision of speed limits along Crick Road to 20mph, the location of which to be agreed with MCC.
- Provision of a public transport link to be provided along Crick Road and throughout the site, details of which to be agreed with MCC, including any necessary financial contributions to improve nearby infrastructure.

Flood Risk and Sustainable Drainage Systems

- p) No built development will be permitted within the part of the site located in floodplain.

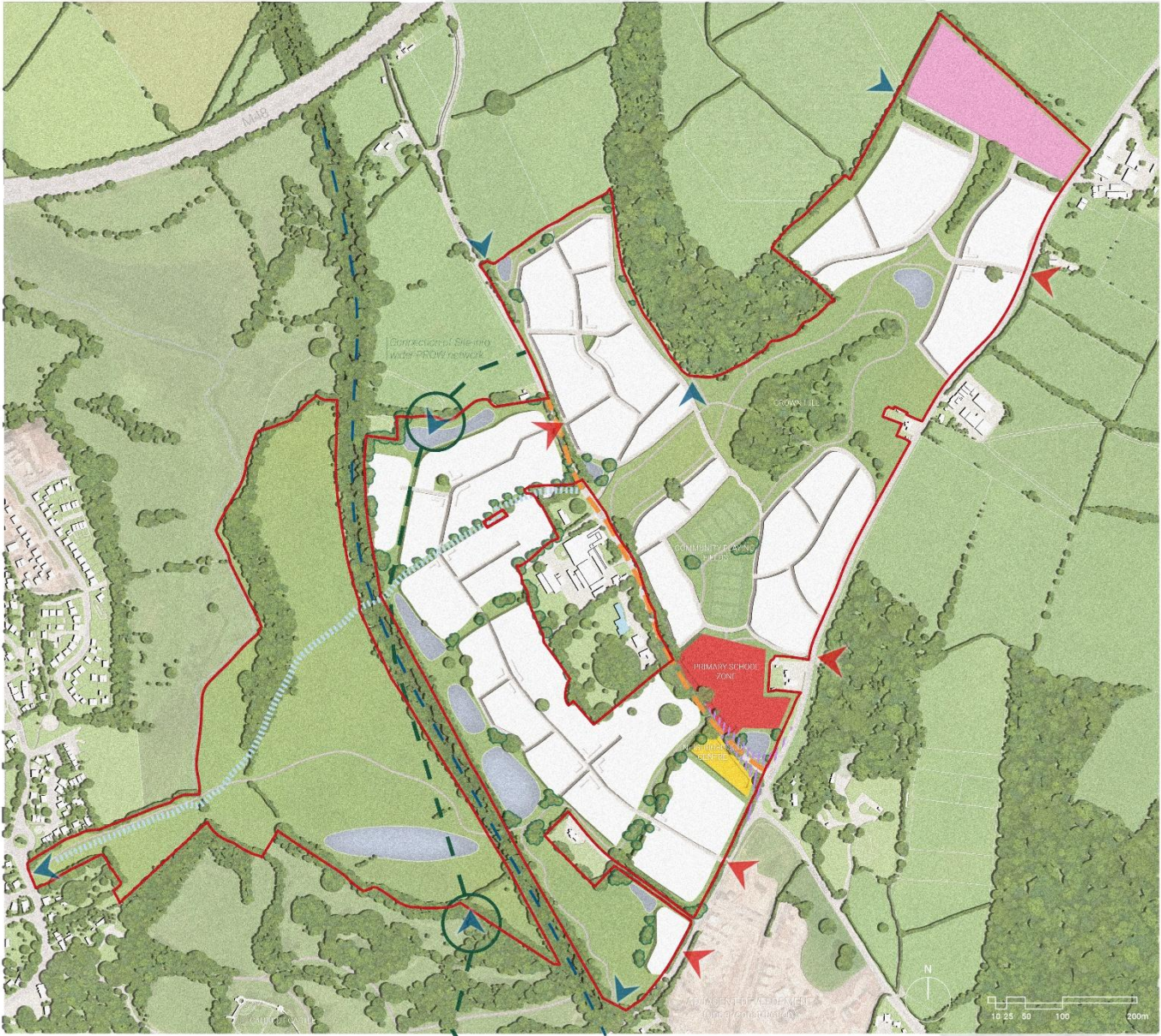
Other

- q) Development must ensure adequate buffers are provided to take account of water mains intersecting the site.

A masterplan establishing key design and placemaking principles is being prepared and will be agreed with the Local Planning Authority prior to the determination of any planning application.



Indicative Masterplan: Land to the East of Caldicot/North of Portskewett



- REDLINE BOUNDARY
- RESIDENTIAL DEVELOPMENT
- PROPOSED (B1) EMPLOYMENT ZONE
- PRIMARY SCHOOL ZONE
- NEIGHBORHOOD CENTRE
- INDICATIVE FRONTAGE
- INDICATIVE FRONTAGE
- INDICATIVE FRONTAGE
- PROPOSED TREES
- VEHICULAR ACCESS
- PEDESTRIAN/ CYCLE ACCESS
- EXISTING TREES
- ACTIVE TRAVEL ROUTE (S28A)
- PROPOSED ACTIVE FRONTAGES
- PUBLIC RIGHT OF WAY
- PROPOSED ATTENUATION FEATURE
- ACTIVE TRAVEL ROUTE (S24A)
- FARMHOUSE (Grade II Listed Building)
- PROPOSED TRAFFIC SPEED REDUCTION



14.5 Land at Mounton Road, Chepstow

- 14.5.1 Land at Mounton Road is a sustainably located edge of settlement greenfield site comprising of approximately 12.8ha of agricultural/parkland/woodland, located to the western edge of Chepstow, west of the A466 (St Lawrence Road), north of the A48 and south of Mounton Road. Public Rights of Ways (PROWs) are located just outside the northern boundary of the site (off Mounton Road) and National Cycle Network 4 (NCN4) runs along the A466 and Mounton Road. Future Active Travel routes are proposed along Mounton Road, and the A466 and A48 highways.
- 14.5.2 The site benefits from less than 20-minute walking times to Chepstow town centre, railway station and other key services and facilities, as well as to Bulwark local centre. The site will be masterplanned to ensure active travel connections within and beyond the site to Chepstow's key services and facilities.
- 14.5.3 The site, although not located within a designated landscape, is in close proximity to the setting of the Wye Valley National Landscape (AONB), which is located approximately 100m to the northwest of the site. The site is outside Chepstow's Conservation Area, however, Mathern's Conservation Area boundary which includes Wyelands Historic Park and Gardens, is just to the south of the site boundary. The site is within the parkland setting of the Grade II Listed St Lawrence House, which is located just to the north boundary of the site, along with several other characterful residential properties to the north. There are groups of mature woodland and mature hedgerows which contain several important natural ecological habitats. The protection and preservation of these habitats is a key consideration in the development of the site.
- 14.5.4 Other key considerations include the site's proximity to Chepstow's air quality management area (AQMA) at Hardwick Hill and the potential effects of increased vehicular movement on the Highbeech Roundabout and surrounding transport network.
- 14.5.5 The site is 2.3km from the Severn Estuary European Marine site. The Habitats Regulations Assessment acknowledges that proposals could have a Likely Significant Effect on the EMS via Recreational Pressure and Functionally linked land which will need to be considered.

Policy HA3 - Land at Mounton Road, Chepstow

Allocated for a residential led mixed-use development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Number of Homes
12.8 ha	Strategic Mixed-Use: - Residential - Commercial uses such as Class C1 hotel and Class C2 residential care home	Approx No. of Homes: 146 Open Market Homes: 73 Affordable Homes: 73



In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following criteria below:

Sustainable Communities

- a) Creation of a high-quality well-connected extension, which responds to its edge of settlement location and to its gateway locality to Chepstow and Wye Valley National Landscape (AONB) setting.
- b) A street hierarchy comprising a legible, permeable and connected network of street, footpaths and cycleways should be developed to inform the character of different parts of the site.
- c) A focal tree-lined avenue should lead to the entrance of the community parkland from the A466 entrance point.
- d) The non-residential element of the site to be delivered in line with an agreed phasing schedule.
- e) The commercial uses of the development, which could include a hotel and care home are to be located in the north east focal/gateway point of the site.
- f) An appropriate scale, massing, height and appearance of buildings, in particular the hotel and care-home, to respect the site's location, character and residential amenity impact;
- g) Provision of a publicly accessible Community Parkland, with a parkland character that respects the setting of the Grade II listed St Lawrence House and creates opportunities for recreation and leisure.
- h) Provision of an appropriate design response and interface between the eastern edge of the development and the A466 road corridor.
- i) Provision of an appropriate design response for the proximity and transition to the green wedge and wider landscape to the south and west of development in terms of lighting and built form.

Green Infrastructure, Landscape and Nature Recovery

- j) Existing western and northern boundary hedgerow and woodland shall be retained, buffered and protected. Trees with TPOs and other mature trees will be retained and protected within the Community Parkland and managed appropriately to maintain biodiversity value.
- k) The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site. Green space design must consider any emerging guidance for Suitable Alternate Natural Greenspace (SANG) to reduce recreational pressure on the features of the Estuary.
- l) Provision of a lighting strategy that considers and mitigates for visual impact on landscape character and setting and minimises light spillage on to wildlife corridors and habitats.



Sustainable Travel and Highways

- m) Provision of on and off-site highways infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
- A legal agreement for the proposed A466 primary access junction, footways, street lighting, crossing provision and the widening and improvement of the existing footway on the A466.
 - A legal agreement for the construction of off-site pedestrian/cycling improvements, including connections to bus stops in both directions, the National Cycle route and Chepstow's community hospital.
 - The layout in north west corner of the site will connect the proposal to the existing Public Right of Way 355/3/3 footpath.
 - Land to be safeguarded for potential future improvements to the Highbeech Roundabout.
 - Provision of a public transport link through the site, details of which to be agreed with MCC, including any necessary financial contributions to improve public transport services and nearby infrastructure.

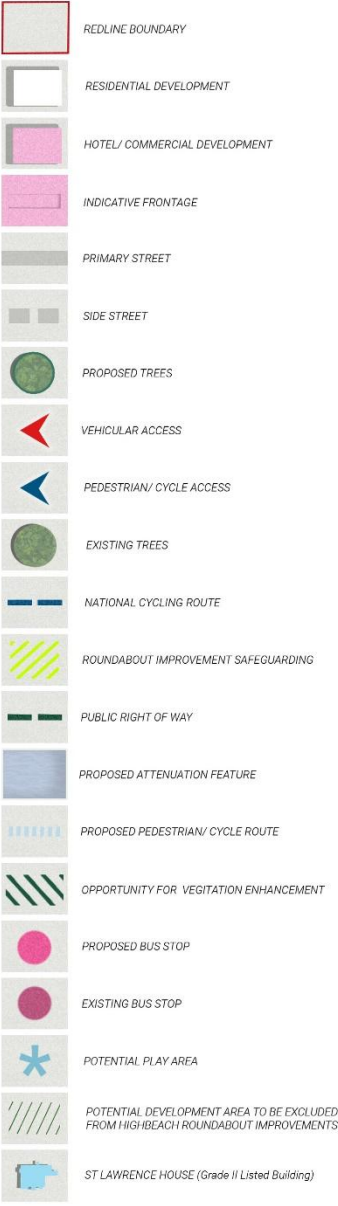
Residential Amenity

- n) The incorporation of satisfactory air quality measures for mitigating and/or reducing emissions. Development must not significantly worsen (either individually or cumulatively) any air pollution emissions in areas where pollution levels are close to their objective or limit value levels, nor result in a breach of an air quality objective or limit value.

A masterplan establishing key design and placemaking principles is being prepared and will be agreed with the Local Planning Authority prior to the determination of any planning application.



Indicative Masterplan: Land at Mounon Road, Chepstow





14.6 Leasbrook, Monmouth

- 14.6.1 The strategic site allocation at Leasbrook relates to a greenfield site comprising 12.5ha to the north-east of Monmouth. Leasbrook is a sustainably located edge of settlement site north of Dixon Road. The site is located adjacent to existing development at Dixon Close and Hereford Road, including Haberdashers' Monmouth School's playing pitches to the west, along with agricultural land to the east and north. The site is in close proximity to the Dixon Roundabout offering good links to locations further afield when public transport and use of the private car is necessary. Key facilities including Monmouth Town Centre, health care, schools and leisure centre are all within 20-minute walking distance of the site, making it very accessible via existing footways and active travel links.
- 14.6.2 The site offers opportunity to create an exemplar residential and GI-led development which is of importance due to the gateway location of the site on the entrance to Monmouth from the north. Density of development will vary across the site in response to its context given the sloping gradients within the site. Permeable street networks must be integrated within the site along with a clear street hierarchy and public space providing opportunity for focal points. A masterplan will be prepared and agreed for the site. Input from the Design Commission for Wales has helped shape the site's progression to date.
- 14.6.3 Key considerations for the development of the site include the need for an emergency access to be delivered due to the location of a very small part of the main site access being located in floodplain. A footpath link to Dixon Close and along Dixon Road will allow links to wider active travel links in Monmouth. Appropriate ecology mitigation is required due to the sites proximity to two Special Areas of Conservation (SACs). A green buffer is also required to minimise any potential landscape impact on the adjacent Dixon Conservation Area and the Lower Wye Valley Landscape of Historic Interest.

Policy HA4 - Land at Leasbrook, Monmouth

Allocated for residential development

Development of the site should accord with the following parameters, Placemaking Principles and Development Requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Number of Homes
11ha	Residential	Approx No. of Homes: 270 Open Market Homes: 135 Affordable Homes: 135

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following criteria below:

Sustainable Communities

- Creation of a high-quality and well-connected extension to Monmouth, which responds to its edge of settlement location.



Green Infrastructure, Landscape and Nature Recovery

- b) Development of the site to consider existing topography, assets, features and contours of the site and include measures to integrate development appropriately while reducing visual impact. Less dense development should be provided on the northern and eastern edge of the site.
- c) Maintain and enhance populations of protected and priority species.
- d) The proposal must be accompanied by a lighting scheme. Dark corridors should be maintained and light spillage on to wildlife corridors minimised, with particular regard to the Greater Horseshoe Bat ~~Core~~Juvenile Sustenance Zone and corridors used by bats.
- e) A S.106 agreement must be signed and include the requirement for additional woodland buffer planting with well-designed public access to be provided on the eastern edge of the site (in the blue line of ownership) to protect the Greater Horseshoe Bat ~~Core~~Juvenile Sustenance Zone and the wider landscape character due to the site's proximity to the Dixon Conservation Area and Lower Wye Valley Landscape of Historic Interest. This is required in addition to any on-site GI provision.
- f) Protect, buffer and maintain existing TPO trees and significant trees by including within the Green Infrastructure provision and enhance by including new planting of native species of local provenance.

Sustainable Travel and Highways

- g) Emergency vehicular access must be provided to connect to the A466 on Hereford Road to allow for a secondary means of access if required in an extreme flooding event.
- h) Provision of on and off-site measures must be delivered to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages both to and within the new development area. Key connections include a footpath link to Dixon Close and along Dixon Road which allows links to further active travel routes in Monmouth. Sufficient space within the site boundary must also be included to allow the future provision of active travel route MCC-M25A(DL)4A.
- i) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement must be entered into with the Council for the facilitation of the construction of the development access;
 - The implementation of required off-site junction mitigation/ improvement measures as appropriate, details of which to be agreed with the Council;
 - Provision of a public transport link through the site if necessary, details of which to be agreed with the Council, including any necessary financial contributions to improve public transport services and nearby infrastructure.

Flood Risk and Sustainable Drainage Systems



- j) Potential flood risk to, or as a consequence of, the development of the site must be suitably assessed in accordance with Welsh Government's Technical Advice Note (TAN) 15: Development and Flood Risk including consideration of flooding in extreme events on Dixon Road.

A masterplan establishing key design and placemaking principles is being prepared and will be agreed with the Local Planning Authority prior to the determination of any planning application.



Indicative Masterplan: Land at Leasbrook, Monmouth



- REDLINE BOUNDARY
- RESIDENTIAL DEVELOPMENT
- PRIMARY STREET
- SIDE STREET
- PROPOSED TREES
- VEHICULAR ACCESS
- PEDESTRIAN/ CYCLE ACCESS
- EXISTING TREES
- PUBLIC RIGHT OF WAY
- PROPOSED ATTENUATION FEATURE
- OPPORTUNITY FOR VEGETATION ENHANCEMENT
- EXISTING BUS STOP
- POTENTIAL PLAY AREA
- EMERGENCY SERVICE ACCESS
- PROPOSED WOODLAND BELT
- INDICATIVE RAIN GARDENS



Primary Settlements

14.7 Land at Penlanlas Farm, Abergavenny

14.7.1 Land at Penlanlas Farm, Abergavenny is a greenfield site comprising approximately 6ha, located adjacent to the Bannau Brycheiniog National Park (BBNP) eastern boundary and the north-western fringe of Abergavenny. The site is bounded to the east and south by residential properties, by Old Hereford Road to the west and an electricity substation and other agricultural grassland to the north.

14.7.2 The site benefits from less than 25 walking time to Abergavenny town centre, with other key services and facilities, including schools, in closer proximity. Abergavenny Railway Station is just over 30 minutes' walk away and there will be opportunities to connect the site to Abergavenny's core with active travel links and promote the use of sustainable modes of travel. The site is also within the River Usk phosphorus sensitive catchment area.

Policy HA5 - Land at Penlanlas Farm, Abergavenny

Allocated for residential development

Development of the site should accord with the following parameters, Placemaking Principles and Development Requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
6.17ha	Residential	Approx No. of Homes: 100 Open Market Homes: 50 Affordable Homes: 50

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Sustainable Communities

- Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape.
- Provision of allotments in the site.

Green Infrastructure, Landscape and Nature Recovery

- Preserve or enhance the landscape setting of Bannau Brycheiniog National Park (BBNP) and have no adverse impact on the International Dark Skies Reserve designation.
- Incorporate and enhance the existing Public Right of Way Footpath 91 running along the site's eastern boundary to include sufficient space to maintain existing and new hedgerows, green infrastructure assets, SuDS and public access.



- e) Include opportunities for species rich grassland restoration and creation that will be managed appropriately.

Sustainable Travel and Highways

- f) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement with the Council to construct the development access and undertake off-site works to widen Old Hereford Road and necessary pedestrian/cycling improvements and reduce the speed limit on Old Hereford Road.
 - Financial contributions to improve public transport services and nearby infrastructure.
- g) Provision of good quality, safe, legible and accessible pedestrian and cycle linkages to key access points including the north-eastern corner of the site, south-eastern corner of the site and Old Hereford Road.

Residential Amenity

- h) The incorporation of satisfactory air quality measures for mitigating and/or reducing emissions. Development must not significantly worsen (either individually or cumulatively) any air pollution emissions in areas where pollution levels are close to their objective or limit value levels, nor result in a breach of an air quality objective or limit value.

14.8 Land at Rockfield Road, Monmouth

- 14.8.1 Land at Rockfield Road is a greenfield site comprising 1.5ha, located on the north-western edge of Monmouth. This site is located adjacent to a residential site on Rockfield Road with extant planning permission for 70 homes and sits neatly within a gap between this permitted site to the east and existing residential development to the south and west. The northern boundary of the site comprises of a mature hedgerow with fields beyond. Retention of a green buffer on the edge of the site is required to minimise any potential landscape impact on the wider surroundings.
- 14.8.2 The site benefits from less than 15 minutes walking distance to the Monmouth District Centre on Rockfield Road providing a range of services including a convenience store. A primary school, the southern entrance of the Town Centre and a range of other facilities are located within 20 minutes walking distance. The adjacent public footpath must be linked into the site to provide connectivity.



Policy HA6 - Land at Rockfield Road, Monmouth

Allocated for residential development

Development of the site should accord with the following parameters, Placemaking Principles and Development Requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
1.5ha	Residential	Approx No. of Homes: 60 Open Market Homes: 30 Affordable Homes: 30

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Green Infrastructure, Landscape and Nature Recovery

- Include opportunities for grassland and hedgerow restoration, with appropriate buffers that ensure features can be managed appropriately for protected species including dormouse.
- Provision of a lighting strategy that considers and mitigates for visual impact on landscape character and setting and minimises light spillage on to wildlife corridors and habitats, with particular reference to corridors and the Core Sustenance Zone used by horseshoe bats.
- Ensure that PROW 375/127 is linked to development and has adequate space provided to accommodate active travel provision, public realm and hedgerows.

Sustainable Travel and Highways

- Provision of access to the development and off-site highway improvements that are deemed necessary are subject to the approval and agreement of the Highway Authority.
- Financial contributions are required to improve public transport services and nearby infrastructure.

14.9 Land at Drewen Farm, Monmouth

- 14.9.1 Land at Drewen Farm comprises 6.6ha of greenfield land and forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. The site wraps around the Kingswood Gate site located to the south and west, with Watery Lane to the east and agricultural land to the north. The site is located within 15-minute walking distance of a school and the Monmouth District Centre on Rockfield Road, providing a range of services including a convenience store. The southern entrance of the Town Centre and a range of other facilities are located within 20-minute walking distance.



- 14.9.2 Key considerations of the site include the need for additional hedgerow and tree planting on the northern boundary to minimise any potential landscape impact on the wider surroundings. Retention of green buffers in and around the site are also essential to minimise any potential impact on both ecology and the wider landscape. Public footpath links to Watery Lane are essential.

Policy HA7 - Land at Drewen Farm, Monmouth

Allocated for residential development

Development of the site should accord with the following parameters, Placemaking Principles and Development Requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
6.6ha	Residential	Approx No. of Homes: 110 Open Market Homes: 55 Affordable Homes: 55

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Sustainable Communities

- a) Incorporation of lower densities along the boundaries of the open countryside responding to its edge of settlement location.

Green Infrastructure, Landscape and Nature Recovery

- b) Existing boundary features to be enhanced with additional hedgerow and tree planting to mitigate for development and respond to its edge of settlement location.
- c) Requirement of additional GI connectivity and buffers between sensitive habitats and built development, and areas adjacent to the Wonastow Field SIN.

Sustainable Travel and Highways

- d) Provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages both to and within the new development area. Key connections include PROW MCC-M17B, future PROW route MCC-M17A along Watery Lane and into the adjacent Kingswood Gate site allowing links to further active travel routes in Monmouth.
- e) Provision of access to the development and off-site highway improvements that are deemed necessary are subject to the approval and agreement of the Highway Authority.
- f) Financial contributions are required to improve public transport services and nearby infrastructure.



14.10 Tudor Road, Monmouth

- 14.10.1 The Tudor Road allocation comprises 2.05 hectares of greenfield land on the eastern side of Wyesham in Monmouth. The site benefits from access to number of facilities of less than 5 minutes walking distance including a primary school, convenience store/post office and open space. The Wyesham area also includes a supermarket which is within a 15-minute walk. The secondary school and leisure centre and other facilities in the Town Centre are located within a 25-minute walking distance on the other side of the River Wye. A new pedestrian and cycle crossing to connect Wyesham to the wider Monmouth area providing a safe and improved route has gained planning consent and is expected to be constructed within the Plan period.
- 14.10.2 A key consideration of the site is its location adjacent to the Wye Valley National Landscape (AONB). An appropriate green buffer is required along the boundary of the site to ensure the edge of the built development is softened, minimising any potential impact on this important designation.

Policy HA8 - Land at Tudor Road, Wyesham, Monmouth

Allocated for residential development

Development of the site should accord with the following parameters, Placemaking Principles and Development Requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
2.1ha	Residential	Approx No. of Homes: 50 Open Market Homes: 25 Affordable Homes: 25

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Sustainable Communities

- A mix of house types, tenure and size with lower densities on the edge of the site adjacent to the boundary of the Wye Valley National Landscape (AONB).

Green Infrastructure, Landscape and Nature Recovery

- Development of the site to consider existing topography, assets, features and contours of the site and include measures to integrate development appropriately while reducing visual impact.
- Protect, buffer and maintain existing trees and hedgerows, on site boundaries and central linear features, by including within the Green Infrastructure provision and enhance to provide both a buffer and enhanced green corridor.
- Appropriate buffer planting to be included to enhance and protect linear features used by foraging and commuting bats associated with the Wye Valley and Forest of Dean Bat Sites SAC.



- e) Provision of a lighting strategy that considers and mitigates for visual impact on landscape character and setting and minimises light spillage on to wildlife corridors and habitats, including corridors and the Core Sustenance Zone used by bats.
- f) An area of public open space to be included within the site boundary in the south eastern corner of the site.

Sustainable Travel and Highways

- g) Provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages both to and within the new development area. Key connections include to the nearby active travel route MCC-M14A, which allows links to further active travel routes in Monmouth.
- h) Provision of the development's primary access involving re-engineering of the existing Tudor Road junction, providing access to 7 – 19 Tudor Road, along with relocation of the associated residents' off-street parking.
- i) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement must be entered into with the Council for the construction of the development access;
 - The implementation of required off-site junction mitigation/improvement measures as appropriate, details of which to be agreed with the Council;
 - Financial contributions to improve public transport services and nearby infrastructure, details of which to be agreed with the Council.

Flood Risk and Sustainable Drainage Systems

- j) A scheme for the management of overland flows from the land above the site will need to be considered and incorporated into the site drainage.

14.11 Land at Former MoD, Caerwent, Severnside

- 14.11.1 The Former Ministry of Defence (~~MoD~~) (MOD) site in Caerwent is a brownfield site comprising of 4.2ha of former ~~MoD~~ MOD land, located to the north eastern edge of Caerwent, north of the A48 highway. The site will provide a sustainable affordable-led, mixed-use (residential and B1 employment) development where there are opportunities to co-locate homes and commercial uses.
- 14.11.2 The site, located within Severnside, benefits from an approximate 10-minute walking time to Caerwent's key services and facilities, which includes a public house, post office and farm shop. There are opportunities to connect and link the site to sustainable travel, including the National Cycle Network Route (NCN) and bus stops along the A48.
- 14.11.3 There is an existing large derelict red brick building as well as several smaller utilitarian buildings within the site, and hardstanding areas. The site which has been unoccupied for several years has been neglected and as such has regenerating scrubland/overgrown



vegetation within the site and along the boundary with the A48. Protected and priority species have been identified within the site.

- 14.11.4 There are two existing residential properties adjoining the south east and south west boundary of the site. Residential amenity impact to these properties will be required to be considered with the masterplan design.
- 14.11.5 The site is 3km from the Severn Estuary European Marine site. The Habitats Regulations Assessment acknowledges that proposals could have a Likely Significant Effect on the EMS via Recreational Pressure and Functionally linked land which will need to be considered.

Policy HA9 - Land at Former MOD, Caerwent

Allocated for a mixed-use residential scheme

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Number of Homes
4.2ha	Mixed-Use Residential Commercial B1	Approx No. of Homes: 40 Open Market Homes: 20 Affordable Homes: 20

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Sustainable Communities

- Provision of a mixed-use development of residential and commercial B1 uses with a minimum of 1ha for B1 employment land.
- The non-residential element of the site to be delivered in line with an agreed phasing schedule.
- Any proposed new commercial buildings must be of an appropriate scale, massing and height to respect the site's character and edge of settlement setting and residential amenity impact.

Green Infrastructure, Landscape and Nature Recovery

- Maintain and enhance populations of protected and priority species including reptiles, dormouse, and the lesser horseshoe maternity roost through retention of existing habitat and appropriate buffer planting.
- Appropriate buffer and boundary treatments to the north of the site must be considered.
- Provision of a lighting strategy that considers and mitigates for visual impact on landscape character and setting and minimises light spillage on to wildlife



corridors and habitats, including corridors used by bats and dormice present on the site.

- g) The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site. Green space design must consider any emerging guidance for Suitable Alternate Natural Greenspace (SANG) to reduce recreational pressure on the features of the estuary.

Sustainable Travel and Highways

- h) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
- An agreement for the proposed A48 Junction, footways, street lighting, crossing provision and associated highway improvements.
 - An agreement for the construction of safe off-site pedestrian and cycling crossing of the A48, and to allow for connection to the NCN 4.

Secondary Settlements

14.12 Land South of Monmouth Road, Raglan

- 14.12.1 Land south of Monmouth Road, Raglan is a greenfield site comprising approximately ~~4.57~~ 4.6 ha of agricultural land, located to the south-east of Raglan. The site borders Raglan Conservation Area located to the south of Raglan Castle. The site benefits from less than 10 minutes walking time to Raglan's centre, with other key services and facilities including a school in closer proximity.

Policy HA10 - Land South of Monmouth Road, Raglan

Allocated for residential development

Development of the site should accord with the following parameters, Placemaking Principles and Development Requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
4.5 ha	Residential	Approx No. of Homes: 54 Open Market Homes: 27 Affordable Homes: 27

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Sustainable Communities

- a) Development should not have a significant adverse impact on the settings of Raglan Castle Scheduled Ancient Monument and Registered Park and Garden.



- b) The site's location bordering Raglan Conservation Area and positioning alongside the main access into the Conservation Area should be reflected in the site's masterplanning.
- c) Building form and type should be varied with a mix of positions to help create space between the buildings and emphasise the linkages to the wider landscape.
- d) Building heights should be one or two storeys to ensure effective integration into the landscape.

Green Infrastructure, Landscape and Nature Recovery

- e) Protect, buffer and maintain existing TPO trees and other trees and hedgerows by including within the Green Infrastructure provision and enhance by including new planting of native species of local provenance.
- f) Include opportunities for grassland improvement and habitat suitable for breeding great crested newts.

Sustainable Travel and Highways

- g) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement with the Council for the proposed Monmouth Road junction, footways, street lighting, crossing provision and the widening and improvement of the existing footway on Monmouth Road.
 - Primary access arrangements on to Monmouth Road.
 - An emergency secondary access on to Station Road.
 - Financial contributions to carry out any necessary improvements to the local and strategic highway network.
 - Financial contributions to improve public transport services and nearby infrastructure.
 - Provision of good quality, safe, legible and accessible pedestrian and cycle linkages to key access points including a footpath link onto Station Road linking to the primary school and playing fields to the south and the village centre via Chepstow Road.

14.13 Land East of Burrium Gate, Usk

- 14.13.1 Land east of Burrium Gate is a greenfield site comprising of 2.69 ha of agricultural land, located at the eastern edge of Usk, north of Monmouth Road.
- 14.13.2 The site benefits from an approximate 10-minute walking time to Usk Primary School and a 15-minute walk to Usk town centre (Twyn Square) with key services and facilities. There are opportunities to link the site to sustainable travel facilities including bus stops along Monmouth Road and a planned active travel route along Monmouth Road.
- 14.13.3 Key considerations with regard to the development of the site include its proximity to Usk's air quality management area (AQMA), the site's impact on overland drainage flow and its layout



and design upon the setting of Usk. The site is also within the River Usk phosphorus sensitive catchment area.

Policy HA11 - Land ~~to~~ East of Burrium Gate, Usk

Allocated for residential development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Number of Homes
2.6 ha	Residential	Approx No. of Homes: 40 Open Market Homes: 20 Affordable Homes: 20

In addition to the placemaking principles identified in Policy S8, the site must comply with the following:

Green Infrastructure, Landscape and Nature Recovery

- a) The development layout will respond to its topography and be maintained with a development ridgeline no more than 40m above Ordnance Datum (AOD), in order to protect the landscape character of Usk.
- b) The boundary hedge to the east and south of the site will be retained and enhanced, allowing for site access where appropriate.
- c) An appropriate buffer to SINC sites will be included and opportunities to create and enhance priority grassland habitat will be provided as part of the development.

Sustainable Travel and Highways

- d) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement for the proposed Monmouth Road junction, footways, street lighting, crossing provision and the widening and improvement of the existing footway on Monmouth Road.
 - Provision of good quality, safe, legible and accessible pedestrian and cycle linkages.
 - Financial contributions to improve public transport services and nearby infrastructure.
 - Implementation of a traffic regulation order to extend the speed limit on Monmouth Road.

Residential amenity

- e) The incorporation of satisfactory air quality measures for mitigating and/or reducing emissions within Usk's AQMA. Development must not significantly



worsen (either individually or cumulatively) any air pollution emissions in areas where pollution levels are close to their objective or limit value levels, nor result in a breach of an air quality objective or limit value.

Flood Risk and Sustainable Drainage Systems

- f) A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated within the layout of the site.

14.14 Land West of ~~Trem-yr-Ysgol~~Trem Yr Ysgol, Penperlleni

- 14.14.1 Land west of ~~Trem-yr-Ysgol~~Trem Yr Ysgol is a greenfield site comprising of 3.4 ha of agricultural land located to the south-western edge of Penperlleni, within the back-drop of the Bannau Brycheiniog National Park (BBNP). Vehicular access is proposed to connect to the existing ~~Trem-yr-Ysgol~~Trem Yr Ysgol highway, part of the recently built residential development.
- 14.14.2 The site benefits from an approximate 5-minute walking time to Goytre Fawr Primary School and an approximate 10-minute walk to key services and facilities, such as the local public house and convenience store. There are opportunities to connect and link the site to sustainable travel, including existing bus stops along the adjacent A4042.
- 14.14.3 The site is bounded by the Ffynnon Ddu watercourse along the eastern and southern boundaries and to the north west by the A4042 Trunk Road. The site contains several important natural ecological habitats. Towards the south west there is an existing wet woodland associated with the watercourse along with grassy marshland. There are also several mature trees within the site, including a veteran Oak Tree.
- 14.14.4 A DCWW mains pipe runs through the northern section of the site, where there are access easements, prohibiting development within a buffer of the pipe. A community orchard and public open space provision is proposed in this area of the site.

Policy HA12 - Land ~~w~~West of ~~Trem-yr-Ysgol~~Trem Yr Ysgol, Penperlleni

Allocated for a residential development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
3.4 ha	Residential	Approx No. of Homes: 42 Open Market Homes: 21 Affordable Homes: 21

In addition to the placemaking principles identified in Policy S8, the site must comply with the following:



Green Infrastructure, Landscape and Nature Recovery

- a) The site design will identify and respect any key views to the wider Bannau Brycheiniog National Park (BBNP).
- b) Protect, buffer, enhance and maintain existing TPO trees and other veteran and over-mature trees and hedgerows and include within the Green Infrastructure provision new planting of native species of local provenance.
- c) An appropriate landscape buffer will be provided to the eastern stream corridor.

Sustainable Travel and Highways

- d) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement to extend and re-engineer ~~Trem yr Ysgol~~ Trem Yr Ysgol to provide pedestrian and primary vehicular access;
 - Provision of a link through the site to allow for pedestrian access to the southbound bus stop.

Main Rural Settlements

14.15 Land adjacent to Piercefield Public House, St Arvans

- 14.15.1 Land adjacent to Piercefield Public House is a 1.1ha greenfield site, located to the southern edge of St Arvans, west of the A466, within the Wye Valley National Landscape (AONB).
- 14.15.2 The site benefits from under 5-minute walking times to St Arvans' key services and facilities, such as the Piercefield Public House, village store and children's nursery. There are opportunities to connect and link the site to sustainable travel, including the National Cycle Network(NCN) and bus stops along the adjacent A466 and to the adjacent PROW along the south east boundary of the site.
- 14.15.3 The site is 3km from the Severn Estuary European Marine site. The Habitats Regulations Assessment acknowledges that proposals could have a Likely Significant Effect on the EMS via Recreational Pressure and Functionally linked land which will need to be considered.
- 14.15.4 The site is within the Otter Hole Regionally Important Geodiversity Sites (RIGS).

Policy HA13 - Land adjacent to Piercefield Public House, St Arvans

Allocated for residential development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
1.1 ha	Residential	Approx No. of Homes: 16 Open Market Homes: 8



Affordable Homes: 8

In addition to the placemaking principles identified in Policy S8, the site must comply with the following:

Green Infrastructure, Landscape and Nature Recovery

- a) The site design will identify and respect any key views to the wider Wye Valley National Landscape (AONB) setting.
- b) The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site. Green space design must consider any emerging guidance for Suitable Alternate Natural Greenspace (SANG) to reduce recreational pressure on the features of the estuary.
- c) Provision of a lighting strategy that considers and mitigates for visual impact on landscape character and setting and minimises light spillage on to wildlife corridors and habitats, including corridors used by bats.

Sustainable Travel and Highways

- d) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement for proposed A466 road junction, footways, street lighting, crossing provision, connection to the cycle network and the widening and improvement of the existing footway on the A466.
- e) The layout will connect the proposal to the existing Public Right of Way 379/1/2 footpath running along the site's south eastern boundary.

14.16 Land at Churchfields, Devauden

- 14.16.1 Land at Churchfields is a greenfield site, comprising of 1.4ha of agricultural land located to the western edge of Devauden. The site is located west of Churchfields existing residential homes, and vehicle access is proposed to connect to the existing Churchfields Cul-de-sac highway. The site is located within the Wye Valley National Landscape (AONB).
- 14.16.2 The site benefits from approximately 5-minute walking times to Devauden's community services and facilities, such as the local store and village community hall. There are opportunities to connect and link the site to sustainable travel, including the existing bus stops along the adjacent B4293 and the PROW which runs immediately adjacent to the western boundary of the site.



Policy HA14 - Land at Churchfields, Devauden

Allocated for residential development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
1 ha	Residential	Approx No. of Homes: 20 Open Market Homes: 10 Affordable Homes: 10

In addition to the placemaking principles identified in Policy S8, the site must comply with the following:

Green Infrastructure, Landscape and Nature Recovery

- a) The site design will identify and respect any key views to the wider Wye Valley National Landscape (AONB) setting.
- b) Development of the site to consider existing topography, assets, features and contours of the site and include measures to integrate development appropriately while reducing visual impact.
- c) The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site. Green space design must consider any emerging guidance for Suitable Alternate Natural Greenspace (SANG) to reduce recreational pressure on the features of the estuary.

Sustainable Travel and Highways

- d) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement to extend and re-engineer Churchfields to provide pedestrian improvements (to nearby bus stops) and primary vehicular access;
- e) The layout will connect the proposal to the existing Public Right of Way 357/64/1 footpath running along the site's western boundary.

14.17 Land East of Little Mill

- 14.17.1 The site comprises 4.1 hectares on the eastern side of Little Mill, north of and adjacent to the A472. The site is in close proximity to a proposed Future Active Travel route for walking and cycling and is also close to a number of Public Rights of Way. The site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), with both eastbound and westbound bus stops along the A472.



- 14.17.2 The site is within the Usk Glacier Terminal Moraine Regionally Important Geodiversity Site (RIGS).

Policy HA15 - Land eEast of Little Mill

Allocated for residential development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
1.68ha	Residential	Total Homes: 20 Open Market Homes: 10 Affordable Homes: 10

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Green Infrastructure, Landscape and Nature Recovery

- a) Sensitive lighting of the site and associated infrastructure will be required due to the presence of a high conservation value lesser horseshoe bat roost to the south of the site.

Sustainable Travel and Highways

- b) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - Provision of vehicular access via Cae Melin
 - Provision of a 2.0 metre wide footway on eastern side of Cae Melin linking to existing footways on the A472.

Flood Risk and Sustainable Drainage Systems

- c) A scheme for the management of overland flows from adjacent land will need to be included to ensure the potential flood risk from the land above the site has been accommodated within the layout of the site.

14.18 Land North of Little Mill

- 14.18.1 Land north of Little Mill is a greenfield site situated at the northern limits of the village. Residential properties border the southern edge of the site, with a railway line to the north-west and open grazing land to the north and east. A PROW runs along the site's eastern boundary, and it is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), with both eastbound and westbound bus stops along the A472. Allocation of the site is a continuation of the Adopted LDP allocation.



Policy HA16 - Land North of Little Mill

Allocated for residential development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
0.87ha	Residential	Approx No. of Homes: 15 Open Market Homes: 7 Affordable Homes: 8

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Green Infrastructure, Landscape and Nature Recovery

- a) Protect buffer and maintain existing mature trees within the Green Infrastructure provision of the site.
- b) Provision of a lighting strategy that considers and mitigates for visual impact on landscape character and setting and minimises light spillage on to wildlife corridors and habitats, including corridors used by bats.

Sustainable Travel and Highways

- c) Off-site highway infrastructure improvements as necessary including vehicular access through the extension of Ty Gwyn Road.
- d) Provision of good quality, safe, legible and accessible pedestrian and cycle linkages to key access points including public transport stops, the public rights of way network and key services including those located along Berthon Road.

Residential Amenity

- e) The incorporation of appropriate noise and vibration mitigation measures reflecting the site's proximity to the railway line on its north-western boundary.

Flood Risk and Sustainable Drainage Systems

- f) Incorporation of surface water drainage solutions to the south eastern corner of the site.

14.19 Llanellen Court

- 14.19.1 Land adjacent to Llanellen Court Farm is a greenfield site comprising of agricultural land, located in the rural village of Llanellen, south of Abergavenny. The site is in close proximity to a number of Public Rights of Way, including National Cycling Network (NCN) route 49, which relates to a proposed Active Travel route along the Monmouthshire Brecon Canal to the west. The site is served by both northbound and southbound bus stops along the A4042.



Policy HA17 - Land adjacent to Llanellen Court Farm, Llanellen

Allocated for residential development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
1.56ha	Residential	Approx No. of Homes: 26 Open Market Homes: 13 Affordable Homes: 13

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Green Infrastructure, Landscape and Nature Recovery

- a) Protect, buffer and maintain existing TPO trees and other trees and hedgerows by including within the Green Infrastructure provision and enhance with new planting of native species of local provenance.

Sustainable Travel and Highways

- b) An agreement must be entered into with the Council for the implementation of required off-site works and improvement measures including:
 - The adoption of the existing development access.
 - The construction of the proposed off-site pedestrian/cycling improvements for safe access to bus stops on the A4042 in both directions.
 - The creation of accessible pedestrian access to the bus stop on Elm Drive, a shared-use path to link to the Monmouthshire and Brecon Canal and exploration of better links to the village centre other than the PROW.
 - The provision of access improvements where necessary.

14.20 Land west of Redd Landes, Shirenewton

- 14.20.1 Land west of Redd Landes is located on the western edge of Shirenewton. The site is located opposite the recreation ground, play area and recreation hall and offers links to wider public rights of way that connect to the primary school and other parts of the village. Additional footways to improve these connections are required as part of the development. A key consideration of the site is the need for additional hedgerow and tree planting to minimise any potential landscape impact on the wider surroundings.
- 14.20.2 The site is 6km from the Severn Estuary European Marine site. The Habitats Regulations Assessment acknowledges that proposals could have a Likely Significant Effect on the EMS via Recreational Pressure and Functionally linked land which will need to be considered.



Policy HA18 - Land ~~W~~West of Redd Landes, Shirenewton

Allocated for residential development

Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents.

Site Area	Allocation Type	Total Homes
1.76ha	Residential	Approx No. of Homes: 26 Open Market Homes: 13 Affordable Homes: 13

In addition to the Placemaking Principles identified in Policy S8, the site must comply with the following:

Sustainable Communities

- a) Inclusion of an active frontage along the main road to foster connection with the wider settlement.

Green Infrastructure, Landscape and Nature Recovery

- b) Existing boundary features to be enhanced with additional hedgerow and tree planting to boundaries to mitigate for development and respond to its edge of settlement location.
- c) The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site. Green space design must consider any emerging guidance for Suitable Alternate Natural Greenspace (SANG) to reduce recreational pressure on the features of the estuary.
- d) Provision of a lighting strategy that considers and mitigates for visual impact on landscape character and setting and minimises light spillage on to wildlife corridors and habitats.

Sustainable Travel and Highways

- e) Provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages both to and within the new development area. Key connections include a footpath link on the eastern part of the site to the road frontage footway allowing for ease of access to the recreation hall and grounds, along with a new footway link to the north of the site connecting to the existing Public Right of Way 380/42/1.
- f) Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including:
 - An agreement must be entered into with the Council for facilitation of the construction of the development access;



- A 2 metre footway on the northern side of Route R122 Earlswood Road over the site's frontage linking to the existing footway at Redd Landes;
- Relocation of the existing 20mph and 40mph speed limits and measures to promote the change in speed limit and environment, the location of which to be agreed with the Council.

Other

- g) Protection measures in the form of a diversion or easement width may be required to ensure the protection of any water mains traversing the site.



Gypsy & Travellers

15. Gypsy and Travellers

Strategic Policy S9 – Gypsy and Travellers

Land will be made available at Bradbury Farm, Crick for 7 pitches to accommodate unmet Gypsy and Traveller accommodation needs identified in the latest Gypsy and Traveller Accommodation Assessment.

- 15.1.1 Local Authorities are required to assess Gypsy and Travellers needs under the Housing (Wales) Act 2014 and prepare an update every five years. An updated Gypsy and Travellers Accommodation Assessment (GTAA) for Monmouthshire has been prepared and was agreed by Welsh Government in June 2024. PPW requires Local Authorities in their local development plans to allocate sites to meet the identified need in the GTAA and include policies for the provision of Gypsy, Traveller and Show People sites.
- 15.1.2 The updated GTAA identifies a need for nine residential pitches between the period 2020 – 2025 and a further four pitches for the remaining Plan period of 2026 – 2033, giving a total need of thirteen pitches until the end of Plan period. Of the thirteen pitches needed, two pitches have been granted planning permission for a family that was part of the GGTA. This reduced the pitch requirement to 11. The decision by the Planning Committee on 16th July 2024 to approve a further four pitches at Llancayo, reduces the overall pitch requirement further to seven. To address the remaining need over the Plan period, the site at Bradbury Farm, Crick is allocated for seven pitches.
- 15.1.3 The GTAA update does not identify a need for a transit pitch³⁸. In terms of transit sites, it is considered that these would be best considered on a regional basis, requiring collaboration with neighbouring local authorities. Welsh Government are in the process of commissioning an all-Wales mapping study on Gypsy and Traveller Transit Site provision, with publication anticipated in late 2024. This will inform a regional study to be commissioned by SEWSPG on behalf of the ten Local Planning Authorities in south east Wales, to look at supply and demand for Gypsy and Traveller Transit accommodation across the region with a view to recommending suitable broad areas for future accommodation to meet regional need, based on known transit patterns and routes.
- 15.2 **Gypsy, Traveller and Travelling Showpeople Sites**

³⁸ Welsh Government Circular 005/2018 – Planning for Gypsy, Traveller and Showpeople (June 2018) notes a Transit site is a site where occupiers have agreement to stay for periods of less than three months as set out in The Mobile Homes (Wales) Act 2013.



Policy GT1 – Gypsy, Traveller and Showpeople Sites

Proposals for Gypsy and Traveller and Travelling Showpeople will be permitted provided that:

- a) the site is within or adjacent to a settlement boundary. Sites in the countryside away from existing settlements will be considered where there is a lack of suitable sustainable locations for sites within or adjacent to existing settlement boundaries, in accordance with Circular 005/2018;
- b) the site has a safe and convenient access to the highway network and will not cause traffic congestion or safety problems;
- c) the site is of a suitable size to allow for the planned number of caravans, amenity blocks, a play area (for children on sites housing multiple families), the access road and include sufficient space for the parking and safe circulation of all vehicles associated with occupiers within the site curtilage;
- d) the site does not occupy a prominent location and is consistent with RLDP policies for protecting and enhancing character and distinctiveness of the landscape and environment. Where necessary the proposal will include mitigating measures to reduce the impact, and assimilate the proposal into its surroundings e.g. screening and landscaping;
- e) the site is not within areas at high risk of flooding and proximity to uses with potential sources of pollution or emissions;
- f) the site is of an appropriate scale to its location and does not have an unacceptable impact on the amenities of neighbouring land uses;
- g) it is served, or can be served, by adequate on-site services for water supply, power, drainage, sewage disposal and waste disposal (storage and collection), and for Travelling Showpeople that there is a level area for outdoor storage and maintenance of equipment.

- 15.2.1 In addition to the permanent site(s) identified in Policy S9, it is important to include a detailed criteria-based policy in order to meet any future or unexpected need. Site proposals must be in accordance with advice in Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites, which will be a material consideration as appropriate in the determination of any planning applications. In addition, sites being developed by a public body, such as a Local Authority, should be designed in accordance with the Welsh Government Guidance: Designing Gypsy and Traveller Sites. Policy GT1 provides the framework for assessing proposals for Gypsy, Traveller and Travelling Showpeople sites, whether for permanent, transit or emergency use.

S9 - Links to Wider Policy Framework

RLDP Objectives

Objective 9 – Demography
Objective 10 – Housing
Objective 11 – Placemaking



	Objective 12 – Communities Objective 13 – Rural Communities
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 7 – Delivering Affordable Homes
Planning Policy Wales Edition 12 (WG, February 2024)	Active and Social Places Theme (Chapter 4) - Gypsies and Travellers
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A more equal Wales A Wales of Cohesive Communities A Wales of vibrant culture and thriving Welsh Language
Gwent PSB Well-being Plan (August 2023)	• Take action to reduce the cost-of-living crisis in the long term. • Take action to address inequities, particularly in relation to health, through the framework of the Marmot Principles. • Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • fair place to live where the effects of inequality and poverty have been reduced; • safe place to live where people have a home they feel secure in.
Key Evidence	Gypsy and Travellers Accommodation Assessment – May 2016 Gypsy and Travellers Accommodation Assessment – 2020 – 2025 (January 2021) – Welsh Government approval June 2024 Housing (Wales) Act 2014 Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites TAN 6: Planning Sustainable Rural Communities (2010) Gypsy and Travellers Background Paper – October 2024



16. Employment Sites Provision

Strategic Policy S10 – Employment Sites Provision

Provision is made for 57ha of employment land to meet a minimum requirement of 38ha of land on a suitable range and choice of sites for industrial and business development (Use Classes B1, B2, B8) in accordance with the Plan's Spatial Strategy.

Existing employment land and premises that continue to be required for employment purposes will be protected from alternative forms of development.

Development proposals within settlement boundaries that seek to deliver the Council's vision for sustainable economic growth will be permitted, particularly where they reflect the aims of the Economy, Employment & Skills Strategy. All proposals will be subject to detailed planning considerations, including the protection of the natural and built environment.

- 16.1.1 Monmouthshire's economic profile is characterised by low unemployment levels, but a high economic inactivity rate, reflecting its increasing ageing population and shrinking working age population. Levels of out-commuting and the distances travelled have also been high historically. Combined, these factors are impacting on employment growth within Monmouthshire and the social sustainability of our communities. The RLDP seeks to address these issues by promoting a growth level and spatial strategy that will promote higher employment growth, supporting greater labour force retention and achieve a reduction in the net out-flow of workers. The RLDP provides the planning policy framework to enable the provision of up to 6,240 jobs over the Plan period (416 jobs per annum). This level of job



growth aligns with the projected population and housing growth and takes account of adjustments to household membership rates for key younger age groups and a reduced level of commuting by retaining more of the resident workforce.

- 16.1.2 Securing local economic growth and prosperity is a key aim of the Plan and will be achieved through a range of mechanisms and sectors. Delivering on the growth ambition will require more than simply allocating land in the RLDP; the Economy, Employment and Skills Strategy (EESS) sets the Council's direction of travel and action plan focussed around four key priority themes that have emerged from the Corporate and Community Plan.

Figure 3

Economy, Employment and Skills Strategy – key priority themes and objectives	
Place: A vibrant, greener Monmouthshire	People: A fairer, more successful Monmouthshire
• Promote the distinctive diversity of Monmouthshire as a county of opportunity. • Support the vitality of our town centres. • Support the transition towards net zero and protect our environment. • Support rural diversification. • Enhance the experience for visitors and deliver sustainable growth in our tourism economy.	• Support a balanced change in the demographic profile of our county. • Support the creation of 6,240 sustainable job opportunities. • Equip people with skills and qualifications to enter employment, enable employment progression and explore a Skills Centre in Monmouthshire. • Collaborate with comprehensive schools, further and higher education partners to enhance access and networks.
Enterprise: A thriving, ambitious Monmouthshire	Infrastructure: A well connected Monmouthshire attracting business investment
• Support the sustainable growth of existing businesses including our larger businesses. • Finding our place in relation to regional growth opportunities • Increase uptake of support for people wishing to start or grow a business. • Continue to foster a strong entrepreneurial culture. • Encourage innovation and clustering in sectors. • Make public procurement spend more accessible. • Foster a thriving local food economy.	• Inform the use and distribution of employment land and premises. • Explore the Council's role in the delivery of employment floor space. • Support improvements in digital connectivity. • Support improvements to key public transport services. • Attract investment from larger high value enterprises.



- 16.1.3 The RLDP has a key role supporting the Council's vision for economic growth and will be one of the main enablers in delivering sustainable economic growth and increasing employment opportunities in existing and emerging sectors. The EESS recognises that the RLDP is a key mechanism for achieving many of the objectives noted above. This ranges from a supportive policy framework to facilitate economic growth in a range of sectors to identifying sufficient land to enable the growth of the B Use Class Sector.
- 16.1.4 Monmouthshire is geographically well connected, located in a key strategic location that benefits from good links to Cardiff, Bristol and the Midlands. With the removal of the Severn Bridge tolls, Monmouthshire's relationship with the West of England Combined Authority (WECA), the Bristol City Region, Forest of Dean and South Gloucestershire is also expected to strengthen and enhance the County's economic role in the region. Monmouthshire is well located to benefit from initiatives such as the Cardiff Capital Region City Deal, Great Western Cities, the Marches Forward Partnership and the Western Power House, which aim to drive economic growth through regional collaboration.
- 16.1.5 As noted in the Development Plans Manual (March 2020), the aim of a LDP strategy is to achieve a balance between homes and jobs thereby reducing the need for commuting. The Manual recognises that the scale of economic growth to be delivered in a plan will be strongly influenced by factors including the available labour force, skills, net migration levels and commuting patterns. While these factors remain relevant and are key objectives of the Plan, it is becoming widely accepted that the fundamental shift in working practices experienced as a legacy of the Covid-19 pandemic, with a significant increase in people working from home/remotely, has made it less important where some jobs are located as employees no longer need to commute for work in many cases. This has provided the opportunity for many people to live and work in the same location via a new remote working approach and aligns with Welsh Government's 'Smarter Working: a Remote Working Strategy for Wales. This sets out Welsh Government's approach to achieving 30% of the Welsh workforce working at or near to home and embedding a culture that supports remote working. The RLDP can support this shift in working practices by securing the provision of local shared working hubs, provision of broadband infrastructure and placemaking to ensure quality home environments.
- 16.1.6 It should be noted that not all of these jobs will be in planning B-class uses and many will be delivered through foundational sectors such tourism, leisure, food and retail and the agricultural and forestry sector, which play an important role within Monmouthshire's economy. Future Wales recognises and supports the significant role foundational and agricultural sectors can play in the Welsh economy generally but with significant relevance to supporting the rural economy (Policy 5 of Future Wales). The RLDP plans positively for these sectors through complementary Strategic Policies including S14 – Town, Local and Neighbourhood Centres, S11 – Rural Economy and S12 – Visitor Economy and associated detailed Development Management Policies.
- 16.2 **Employment Land Reviews**
- 16.2.1 In line with PPW12 and the requirement to provide an economic development evidence base to support LDP preparation, the Council commissioned the preparation of an Employment Land Review (ELR). This has undertaken a review of employment forecasts and B-use class land requirements for the Plan period 2018 – 2033. The study recommends that a forecast



scenario based on past take-up rates is adopted for the RLDP. This provides a minimum requirement of 38ha of employment land, including a five-year buffer to allow for choice and uncertainty in forecasting. The ELR breaks this down by individual land use types as follows:

- B1: 3.5ha
- B2: 9.2ha
- B8: 25.2ha

16.2.2 Providing for this level of jobs growth is part of a complex picture. A fundamental element will be the provision of a deliverable range of employment land supply, in appropriate locations and in the right quantities to attract new businesses and enable our existing businesses to grow. To ensure a range of types and sizes of employment land premises is provided, development within settlement boundaries will be permitted subject to detailed planning considerations. This includes the integration of new employment opportunities in mixed-use developments and small units and workshops for small businesses to promote new start-ups and support sustainable economic growth. However, it is recognised that many of the County's businesses are SMEs and may not require new land allocations to grow.

16.2.3 Moreover, there is an increased propensity for agile and home working over the longer term, meaning demand for physical employment land or space is changing. It is acknowledged that this tends to relate more to office-based sectors, and that not all sectors are able to work from home or in an agile manner. Having regard to the outcome of the evidence base set out above, the RLDP allocates sufficient employment land (B use class) to cover the employment needs of the County in locations consistent with the Plan's Spatial Strategy.

16.2.4 In accordance with PPW12, the ELR sits alongside the Regional Employment Study (Larger Than Local Study, March 2020), which covers a Larger than Local Area of Blaenau Gwent, Caerphilly, Monmouthshire, Newport and Torfaen. This related study provides a regional scale analysis of the economic evidence base and the property and employment land market in the Larger than Local Area, up to 2040 (the ELR covers the 2018 – 2033). This Study provides a regional viewpoint of demand and land requirements and recognises the important role the M4 corridor plays, as well as the strategic function of the north of the sub-region linking to Herefordshire and the west Midlands. Strategic employment sites should be geographically distributed throughout the region to support this.

16.2.5 In terms of land requirements, the Larger than Local ELR estimates Monmouthshire requires between 46ha and 60ha for the period 2018 – 2040 depending on the method adopted. This compares to an overall requirement of between 224ha and 275 ha for the five authorities. Full details are available in the Larger Than Local Study.

16.3 **Employment Allocations**

16.3.1 Strategic Policy S10~~2~~ sets out the requirement to provide for a suitable range and choice of sites for industrial and business development in the County (classes B1, B2, B8 of the Town and Country Planning Use Classes Order 1987). Overall, the Plan makes provision for approximately 57ha of B use class land comprising employment land take up between the period 2018 – 202~~5~~4 and new employment allocations for the remaining Plan period.



Employment Land Supply

Employment Land Take Up 2018- 2025 ⁴	Approximately 9ha
Employment Allocations	Approximately 48ha
Total Employment Provision	Approximately 57ha

- 16.3.2 Policy EA1 below identifies these new employment sites and mixed-use sites that include land for employment development in addition to residential.

Policy EA1 – Employment Allocations

The following sites are identified for new industrial and business development (Use classes B1, B2 and B8):

Site Ref	Site Name	Area (Ha)	Use Class
Industrial and Business Sites			
EA1a	Land at Nantgavenny Business Park, Abergavenny	0.59	B1
EA1b	Poultry Units, Rockfield Road, Monmouth	1.3	B1
EA1c	Land North of Wonastow Road, Monmouth	4.5	B1, B2, B8
EA1d	Newhouse Industrial Estate, Chepstow	2.5	B1, B2, B8
EA1e	Land adjoining Oak Grove Farm, Caldicot	6	B1, B2, B8
EA1f	Quay Point, Magor	14	B1, B2, B8
EA1g	Rockfield Farm, Undy	3.2	B1
EA1h	Gwent Euro Park, Magor	7	B1, B2, B8
EA1i	Raglan Enterprise Park, Raglan	1.5	B1, B2, B8
EA1j	Land West of Raglan	4.5	B1, B2, B8
Identified Mixed Use Sites			
EA1k	Land to the East of Abergavenny (see Policy HA1 for site specific policy requirements)	1	B1
EA1l	Land at Former ~~MoD~~ MOD Site, Caerwent (see Policy HA9 for site specific policy requirements)	1	B1



EA1m	Land to the East of Caldicot/North of Portskewett (see Policy HA2 for site specific policy requirements)	1	B1
Total		48.09	

16.3.3 An Employment Land Schedule which sets out the phasing of the employment allocations is set out in Appendix 10.

16.3.4 The proposals plan identifies approximately 4ha of land at Newhouse Industrial Estate, Chepstow (EA1d) for employment uses, however, approximately 2.5ha of this has contributed to the employment land supply due to the other 1.5ha having planning permission for a petrol filling station and drive thru restaurants. The larger land allocation allows for employment uses to be favourably considered should the planning permission not be implemented.

16.3.5 Site EA1e – Land Adjoining Oak Grove Farm, Caldicot is located within a Source Protection Zone. All development proposals within the SPZ must be able to demonstrate that the proposal complies with NRW’s groundwater protection policy and that no contamination of the water supply will result from the development proposal.

~~16.3.5~~ 16.3.6 Allocation EA1g – Rockfield Farm, Undy forms part of the Adopted LDP Rockfield Farm Mixed Use Strategic site and benefits from an extant planning permission.

~~16.3.6~~ 16.3.7 Allocation EA1h – Gwent Euro Park, Magor is located within the Gwent Levels Site of Special Scientific Interest (SSSI) and also within Flood Risk Zone C1 (Development Advice Map) and Defended Flood Zone (Flood Map for Planning). The allocation area corresponds with land benefitting from an extant planning permission.

16.3.8 Allocations EA1i – Land at Former MoD, Caerwent and EA1m – Land to the East of Caldicot/North of Portskewett are situated within a Core Recreational Zone of 12.6km for the Severn Estuary European Marine Site identified by the Habitats Regulation Assessment. In accordance with Policy NR2 – Severn Estuary Recreation Pressure and the site-specific policy requirements set out in HA9 and HA2 respectively, development will be considered for a financial contribution as part of the Mitigation Strategy for the European designation. Green space design must also consider any emerging guidance for Suitable Alternate Natural Greenspace (SANG) to reduce recreational pressure on the features of the Estuary.

~~16.3.7~~ 16.3.9 A key consideration in relation to allocation EA1b – Poultry Units, Rockfield, Monmouth, is its location within the Core Sustenance Zone associated with the Greater Horseshoe bat. Particular regard should be given to light spillage on to wildlife corridors and corridors used by bats

16.4 Protected Employment Sites

16.4.1 The provision of a suitable range and choice of sites for industrial and business development in the County also involves the protection of existing employment sites from alternative development. Policy E1 sets out the criteria against which development proposals for the alternative use of existing employment sites / premises will be assessed. Significant existing



employment sites in the County are identified in Policy EA2 below, although Policy E1 will apply to all existing employment sites and premises even if not included in the following table.

Policy EA2 – Protected Employment Sites

The following existing sites as indicated on the Proposals Maps are protected for industrial and business development (Use Classes B1, B2 and B8):

Site Ref	Site Name
EA2a	Mill Street, Abergavenny
EA2b	Lower Monk Street, Abergavenny
EA2c	Union Road, Abergavenny
EA2d	Hatherleigh Place, Abergavenny
EA2e	Former Cranberry Foods, Abergavenny
EA2f	Nantgavenny Business Park, Abergavenny
EA2g	Station Road, Chepstow
EA2h	Job Centre, Chepstow
EA2i	Bulwark Road, Chepstow
EA2j	Beaufort Park, Chepstow
EA2k	Newhouse Industrial Estate, Chepstow
EA2l	Wonastow Road, Monmouth
EA2m	Mayhill/Hadnock Road, Monmouth
EA2n	Tri-Wall, Wonastow, Monmouth
EA2o	Magor Brewery, Magor
EA2p	Severn Bridge, Caldicot
EA2q	Cheeseman's Industrial Estate, Rogiet
EA2r	Progress Industrial Estate, Rogiet
EA2s	Wales One, Magor
EA2t	Cuckoo's Row, Raglan
EA2u	Raglan Enterprise Park, Raglan
EA2v	Grange Mill Industrial Estate, Raglan



EA2w	Little Castle Farm Business Park, Raglan
EA2x	Woodside Industrial Estate, Usk
EA2y	Mamhilad

16.5 Protection of Existing Employment Land

16.5.1 Reflecting a key objective of Policy S12 to protect existing employment land from alternative development, Policy E1 below sets out the criteria against which development proposals for the alternative use of existing employment sites / premises will be assessed.

Policy E1 – Protection of Existing Employment Land

Proposals that will result in the loss of existing or allocated industrial and business sites or premises (Use Classes B1, B2 and B8 to other uses will only be permitted if:

- The site or premises is no longer suitable or well-located for employment use;
- A sufficient quantity and variety of industrial sites or premises is available and can be brought forward to meet the employment needs of the County and the local area;
- There is no viable industrial or business employment use for the site or premises;
- There would be substantial amenity benefits in allowing alternative forms of development at the site or premises;
- The loss of the site would not be prejudicial to the aim of creating a balanced local economy.

Exceptionally, planning permission may be granted for a change of use of existing employment land when the above criteria are not fully complied with if:

- The proposal is for small scale retail uses which are ancillary to the main business / industrial activity; or
- Small scale service activities of an industrial nature which are not suited to the high street and involve the sale, service or repair of vehicles or machinery.

16.5.2 The importance of protecting existing employment sites / premises is of continuing value over the Plan period in order to ensure there is an appropriate portfolio of employment land and premises that can be safeguarded from competing uses and provides for a sufficient quality, range and choice. The policy applies to existing, allocated and permitted business, industrial and warehousing sites and premises.

16.5.3 The Council does, however, acknowledge that there may be instances where sites allocated or designated for employment use are no longer appropriate. In such cases the Council may be willing to review the employment allocation / designation and consider whether an alternative and more beneficial use of the site or premises would be appropriate. Consideration will also be given to whether the amenity of an area could be improved by the relocation of inappropriate industries and their replacement by a more suitable use.



- 16.5.4 Proposals for non-B uses will need to demonstrate that either the existing use is inappropriate or that the land or premises is surplus to the requirements of the employment market. Viability and marketing evidence must be provided to justify the loss of the employment land or premises. The type of evidence required will vary depending on individual circumstances but may include details of why the land or premises is no longer in use and evidence to show that appropriate and reasonable efforts have been made to market it for sale or lease for its existing or allocated use for a period of at least 12 months.
- 16.5.5 In terms of assessing whether sites / premises are well-located for business and industrial use, consideration will be given to accessibility to the primary highway network, sustainable travel and proximity to housing or other sensitive uses.
- 16.5.6 The Council consider that some B2 employment sites may also be suitable for modern waste management facilities, subject to detailed planning considerations. Further detail on potential sites for waste management facilities is provided in the Section 22 setting out the waste related policies.

16.6 Non-Allocated Employment Sites

- 16.6.1 Policy E2 below seeks to enable proposals for employment use on non-allocated sites by non-speculative, ~~single site users / specific large~~ employers that cannot be accommodated on existing or proposed business/industrial sites and sets out the criteria against which such proposals will be assessed.

Policy E2 – Non-Allocated Employment Sites

Proposals for industrial and business development (Use Classes B1, B2 and B8) by non-speculative ~~single site~~ users will be permitted provided that all the following conditions are met:

- The proposed site is within or adjoining settlement boundaries of Primary Settlements or existing and proposed industrial / business sites;
- It can be demonstrated that the proposal cannot be accommodated on existing or proposed industrial or business sites within the County;
- The proposal is compatible with adjacent land uses;
- There is a demonstrable need for the type and scale of development in that location; and
- The proposal would cause no unacceptable harm to the surrounding landscape, historic / cultural heritage, biodiversity or local amenity value.

Such developments will be controlled with a Section 106.

- 16.6.2 It is considered that the plan provides for a sufficient variety – in terms of size, mix of uses, quality and distribution – of industrial and business sites within the County. However, there may be instances where an ~~n-specific large~~ employer cannot find a suitable site either on an existing or allocated industrial /business site, or within other local authority areas within the employer's area of search. In these instances, a planning application for industrial or business



use, although to be advertised as a departure from the Plan, could be considered on a non-allocated site, taking into account detailed planning criteria and whether there is a need for the development.

S10 - Links to Wider Policy Framework	
RLDP Objectives	Objective 1 – Economic Growth / Employment Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 14 – Infrastructure Objective 15 – Accessibility
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 4 – Supporting Rural Communities Policy 5 – Supporting the rural economy Policy 6 – Town Centre First
Planning Policy Wales Edition 12 (WG, February 2024)	Productive and Enterprising Places Theme (Chapter 5) - Economic Development
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more Equal Wales A Wales of cohesive communities A globally responsible Wales
Gwent PSB Well-being Plan (August 2023)	- Take action to reduce the cost-of-living crisis in the longer term. - Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: Thriving and ambitious place where there are vibrant town centres, where businesses can grow and develop.
Key Evidence	Monmouthshire 2040: Our Economic Growth and Ambition Statement (November 2019) Vision 2040: Growing Your Own Business Monmouthshire Inward Investment Prospectus (March 2020) Monmouthshire Employment Land Review (November 2022) Regional Employment Study – Larger than Local Study – Blaenau Gwent, Caerphilly, Torfaen, Monmouthshire and Newport (BE Group) (March 2020) Economies of the Future Analysis – Strategic Directions Report (October 2018)



17. Rural Enterprise

Strategic Policy S11 – Rural Economy

Development to enable rural enterprise uses and the diversification of the rural economy will be permitted outside settlement boundaries 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.

Development must re-use or adapt existing buildings where possible. The exceptional circumstances in which new buildings may be permitted outside settlement boundaries to support the rural economy are set out in RE1, RE3, RE4, RE5 and RE6.

- 17.1.1 The need to sustain and regenerate the County's rural economy is a key objective of the Plan. In allowing for an appropriate amount of diversification and enterprise in rural areas, the Plan seeks to sustain and enhance and, where appropriate, regenerate the County's rural settlements. The promotion of diverse economic activity is a key element of this, which is also recognised as a key objective of the Economy, Employment and Skills Strategy. More specifically, the Monmouthshire Local Food Strategy (May 2024), sets a long-term goal of fairer, greener, healthier food and farming in a flourishing economy that benefits all Monmouthshire's residents. Developing food as an economic sector is identified as a core theme in achieving this goal.
- 17.1.2 Future Wales 2040 has expressed a commitment to supporting vibrant rural areas. Policy 5 – Supporting the Rural Economy – establishes the national policy approach for LDPs to plan positively to meet the employment needs of rural areas through appropriate and proportionate economic growth.
- 17.1.3 National policy supports rural enterprise and agricultural diversification where it is environmentally acceptable. TAN 6: Planning for Sustainable Rural Communities (2010) advises that RLDPs should facilitate the diversification of the rural economy by accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment. New enterprises should be small-scale, located within or adjoining settlement boundaries and not have an unacceptable impact on the local community or environment. Separate criteria apply to agricultural diversification as set out in TAN 6: Planning for Sustainable Communities. Diversification may include livestock, non-traditional livestock and crop farming, tourism projects and renewable energy proposals that help to increase the viability of the existing agricultural holding by reducing their operating costs. Policies RE1 – RE3 provide detailed policy criteria to assess rural enterprise and rural diversification proposals.
- 17.1.4 The significant role tourism plays in Monmouthshire's economy, particularly in assisting in the diversification of the rural economy, is also recognised. Diversification for such purposes could therefore assist in maintaining and enhancing local employment opportunities, with further



details set out in Strategic Policy S12 – Visitor Economy and associated Development Management policies.

- 17.1.5 It is recognised that an important balance exists between rural enterprise and diversification and the need to promote sustainable development and maintain the local distinctiveness and high quality of Monmouthshire’s environment. To achieve this balance, and in accordance with national planning policy, priority should be given to the re-use of existing buildings rather than the development of new ones. Where this is not possible, limited new build may be acceptable in exceptional circumstances. Detailed criteria in relation to this are set out below.

17.2 **Employment in Secondary and Main Rural Settlements**

- 17.2.1 PPW12 and TAN 6 recognise that local employment opportunities within rural settlements are essential to sustain and improve village communities and have a vital role in promoting healthy economic activity. In accordance with national guidance and reflecting the Council’s vision for sustainable economic growth and prosperity, this policy seeks to allow the development of small-scale enterprises as an exception within and adjoining the settlement boundaries of Secondary and Main Rural Settlements identified in Strategic Policy S2.

Policy RE1 –Secondary and Main Rural Settlements Employment Exceptions

Within or adjoining the settlement boundaries of the Secondary and Main Rural Settlements identified in Policy S2, the construction of small-scale purpose built industrial and business development will be permitted, subject to detailed planning considerations, including:

- a) The proposal would cause no unacceptable harm to the natural or built environment;
- b) It can be demonstrated that the proposal cannot be accommodated on existing or proposed industrial or business sites with the County;
- c) The proposal is compatible with surrounding land uses and in scale with the existing settlement.

- 17.2.2 PPW12 notes that new employment sites in rural locations are likely to be small and should generally be located within or adjacent to defined settlement boundaries. Small businesses often find village locations attractive places to establish a business and their presence provides valuable employment opportunities for local communities, reduces out-commuting, assists in diversifying the rural economy and thereby promotes sustainable development.
- 17.2.3 There may be instances where the development of new, or expansion of existing employment sites on the edge of settlements would be more acceptable from an amenity, environmental and highway safety view than development within the identified Secondary and Main Village settlements. Such development, however, needs careful consideration, particularly in relation to protecting the countryside from visual intrusion, and will be subject to detailed planning considerations.



17.3 **Conversion or Rehabilitation of Buildings in the Open Countryside for Employment Use**

- 17.3.1 PPW12 recognises that the re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development as well as agricultural diversification. Policy RE2 therefore provides the opportunity for the conversion and rehabilitation of existing buildings for business re-use, subject to detailed planning considerations.

Policy RE2 – The Conversion or Rehabilitation of Buildings in the Open Countryside for Employment Use

Proposals for the conversion or rehabilitation of existing buildings in the open countryside, to employment use will be permitted provided that all the following criteria are met:

- a) The form, bulk, and general design of the proposal, including any extensions, respect the rural character and design of the building;
- b) In respect of farm diversification proposals, any necessary re-building work should respect or be in sympathy with the location and traditional characteristics of the building; in all other cases the buildings should be capable of conversion without major or complete reconstruction;
- c) The more isolated and prominent the building the more stringent will be the design requirements with regard to new door and window openings, extensions and means of access, service provision and curtilage, especially if located within the Wye Valley National Landscape (AONB);
- d) The conversion of modern farm and forestry buildings will only be permitted if the building has been used for its intended purpose for a significant period of time. Particularly close scrutiny will be given to proposals relating to buildings that are less than 5 years old, or which are known to have been used for their intended purpose for less than 5 years, and where there has been no change in farming or forestry activities on the unit since the building was erected permission may be refused;
- e) The proposal including curtilage and access, is in scale and sympathy with the surrounding landscape and does not require the provision of unsightly infrastructure and ancillary buildings; and
- f) The building is capable of accommodating the proposed use without substantial extension.

The above criteria will also be applied to proposals to extend buildings that have already been converted.

- 17.3.2 In line with national guidance, it is recognised that the re-use and conversion of permanent buildings in the countryside provide a valuable opportunity to offer employment and support the rural economy. Due to their location, such developments must be carefully controlled, and



a balance is required to protect the character and appearance of the existing building and the surrounding area.

17.3.3 Proposals for the conversion and rehabilitation of rural buildings for employment use will only be permitted where they conform to the criteria set out above and other relevant policies of the plan, particularly those which seek to minimise any detrimental effect on landscape value, environmental quality and amenity (including S5, LC1, PM 2 and NR1). In all cases it is essential that the proposed use and design has regard to the character, scale and appearance of the existing building and surrounding area. Further details will be provided in Conversion of Agricultural Buildings Design Guide Supplementary Planning Guidance.

17.3.4 The Council is also concerned about possible abuse to the system whereby agricultural and forestry buildings – particularly those built under permitted development rights – are constructed with the intention of early conversion to another use. This policy seeks to prevent any such attempts to abuse the planning system. Further guidance is provided in TAN 6 Planning for Sustainable Rural Communities.

17.4 **Agricultural Diversification**

17.4.1 In accordance with national policy, Policy RE3 supports the diversification of agriculture provided that proposals meet the criteria set out in this and other relevant plan policies, including S11 – Rural Economy.

Policy RE3 – Agricultural Diversification

Development proposals which make a positive contribution to agriculture diversification will be permitted where the new use or building meets the following criteria:

- a) The proposed non-agricultural development is run in conjunction with, and is complementary to, the agricultural activities of the enterprise;
- b) The proposal is supported by an appropriate business case which demonstrates the link to existing business activity and the benefits of the scheme in terms of sustaining employment / the rural economy;
- c) In relation to new build, the applicant must demonstrate that there are no existing buildings suitable for conversion / re-use in preference to new build;
- d) Any rebuilding work should respect or be in sympathy with the local and traditional characteristics of the building;
- e) Proposals for new built development meet the criteria set out in Policy OC1.

17.4.2 It is recognised that agricultural businesses increasingly have to diversify into other forms of related activity to remain viable. TAN 6 Planning for Sustainable Rural Communities (2010) recognises that many economic activities can be sustainably located on farms. Possible diversification activities include farm shops, workshops and sport and recreation services – some of which are dealt with by other RDLP policies. It is important that such proposals contribute to and complement the agricultural activities of the farm, rather than dominate them and should be well-founded in terms of effectively contributing to the agricultural business. This policy therefore requires the applicant to provide a business case for



diversification proposals in order to demonstrate the link to existing business activity and the benefits of the scheme, in relation to sustaining employment and the rural economy. This should include details of existing farm activities, the need for diversification, and details and implications of the proposals on the rural economy (e.g. provision of local employment opportunities) and the environment.

- 17.4.3 Agricultural diversification proposals should be integrated into the environment and rural landscape. In line with national guidance, initial consideration should be given to adapting existing farm buildings, however the provision of a sensitively designed new building on a working farm within existing farm complexes may be appropriate (subject to meeting the criteria set out above and in Policy OC1 New Built Development in the Open Countryside) where a conversion opportunity does not exist.

17.5 **New Agricultural and Forestry Buildings**

- 17.5.1 This policy sets out the criteria for assessing proposals for new agricultural and forestry buildings.

Policy RE4 – New Agricultural and Forestry Buildings

New agricultural and forestry buildings, as well as any means of access and yard spaces, that are subject to planning control, will be permitted where:

- a) The building, hard standing or access is necessary for agricultural or forestry purposes;
- b) The building is functionally suitable for the specific use;
- c) Adequate provision is made for the disposal of foul and surface water and any animal waste without risk to the environment.

- 17.5.2 Agricultural and forestry buildings can be a visually intrusive element in the rural landscape by virtue of their size, location and materials used in their construction. Where new buildings are required, careful consideration will be given to their location and design so that any adverse effect upon the character and amenity of the surrounding area is reduced to the practical minimum and will be required to satisfy the policy requirements of OC1 and LC1. Proposals should be designed for agricultural or forestry function and have regard to BS5502 – Code of Practice for Design of Buildings and Structures for Agriculture.

17.6 **Intensive Livestock/Free Range Poultry Units**

- 17.6.1 Intensive livestock farming can be defined as a specialised system of livestock production where the livestock are housed indoors and can be started up at any time of the year³⁹. Intensive livestock units include buildings in which cattle are kept over the winter months.
- 17.6.2 Given their scale, intensive livestock and free-range poultry units can be difficult to assimilate into the landscape and can result in adverse amenity affects, including noise and odours. However, the careful siting and landscaping of such units can keep impacts to a practicable

³⁹ Source: Agriculturadictionary.com



minimum. It is therefore important that proposals incorporate measures to limit their potential impacts, including noise and smell. The impact on water quality will need to be fully assessed to demonstrate ~~phosphate~~-nutrient neutrality or betterment in line with the appropriate standards in place and proposals will be required to satisfy the requirements of the latest NRW guidance. Developers of intensive livestock or free-range poultry units are also directed to NRW intensive farming environmental permitting guidance notes: Guidance on environmental permitting for intensive farming of pigs and poultry and Planning permission and environmental assessment; Poultry units (Guidance note GN021).

- 17.6.3 Policy RE5 seeks to achieve a balance between the economic production of food and the protection of amenity and the environment (in conjunction with the use of planning obligations and conditions). Further guidance is also set out in TAN 6: Planning for Sustainable Rural Communities.

Policy RE5 – Intensive Livestock / Free Range Poultry Units

Intensive livestock or free-range poultry production units will be permitted subject to the following criteria:

- a) New livestock units and associated slurry tanks and lagoons are sited so as not to cause unacceptable nuisance to any non-agricultural dwelling or building;
- b) New units are sited so as to minimise their visual impact by avoiding exposed locations and, where practicable, locating them within or adjoining existing groups of buildings;
- c) Units that have serious implications for the surrounding highway network will be resisted;
- d) The unit is designed, and uses appropriate technology, to minimise the nuisance of smell, noise, air pollution and neutralise impact on water quality.
- ~~d)e) There are no unacceptable cumulative impacts in combination with existing or consented development.~~

17.7 Agricultural Land

- 17.7.1 Given the importance of agriculture to Monmouthshire's rural economy it is recognised that there is a need to protect the best and most versatile agricultural land from inappropriate development. PPW12 sets out national planning policy on conserving the best and most versatile agricultural land.

17.8 Recreation and Leisure Facilities in the Open Countryside

- 17.8.1 Whilst there is a general presumption against inappropriate development in the countryside, it is recognised that suitable recreational, tourism and leisure uses can benefit the rural economy and assist in its diversification. Such development would be subject to adequate safeguards for the character and appearance of the countryside, particularly its landscape, biodiversity and amenity value. Such development should be sympathetic in nature and scale to the local environment and to the needs of visitors and the local community.



- 17.8.2 Policy RE6 supports rural enterprise and diversification of the rural economy by allowing for the provision of suitable recreational and leisure facilities in the countryside, subject to detailed planning considerations.

Policy RE6 – Provision of Recreation and Leisure Facilities in the Open Countryside

Development proposals for recreation and leisure uses in the countryside will be permitted subject to detailed planning considerations provided that:

- a) They are of a small-scale, informal nature and, including adequate safeguards for the character and appearance of the countryside (particularly its landscape, biodiversity and local amenity value).
- b) Development must re-use or adapt existing buildings where possible.

In exceptional circumstances new buildings of an appropriate scale may be acceptable where justified and where the proposal meets the criteria set out in Policy OC1.

- 17.8.3 In rural areas recreation and leisure related development is considered to be an essential element in providing for a healthy, diverse local economy and in contributing to the provision and maintenance of facilities for local communities.
- 17.8.4 It is considered that the countryside is best suited to low-key informal recreation and quiet, passive pursuits such as walking, picnic areas, cycling, fishing, rowing and sailing/boating. In assessing such proposals, particular consideration will be given to the need to safeguard the character and appearance of the countryside, particularly its landscape, biodiversity and local amenity value.
- 17.8.5 PPW12 recognises that the re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas including sport and recreation. Proposals for the conversion / adaptation of buildings for such uses will be assessed against national policy set out in PPW12, TAN 6 and RE2, where appropriate. Where the re-use / adaptation of existing buildings is not possible, limited new build of an appropriate scale may be acceptable in exceptional circumstances where justified and where proposals meet the criteria set out in Policy OC1.

S11 - Links to Wider Policy Framework

RLDP Objectives	Objective 1 – Economic Growth / Employment Objective 3 – Green Infrastructure, Biodiversity and Landscape Objective 6 – Land Objective 7 – Natural Resources Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 15 – Accessibility



Future Wales: The National Plan 2040 (WG, February 2021)	Policy 4 – Supporting Rural Communities Policy 5 – Supporting the Rural Economy
Planning Policy Wales Edition 12 (WG, February 2024)	Productive and Enterprising Places Theme (Chapter 5)- Rural Economy
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of Cohesive Communities
Gwent PSB Well- being Plan (August 2023)	• Take action to reduce the cost-of-living crisis in the longer term. • Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • Thriving and ambitious place where there are vibrant town centres, where businesses can grow and develop.
Key Evidence	Monmouthshire 2040: Our Economic Growth and Ambition Statement (Nov 2019) Vision 2040: Growing Your Own Business Monmouthshire Inward Investment Prospectus (March 2020) TAN 6: Planning for Sustainable Rural Communities (2010) Economy, Employment and Skills Strategy (EESS) – 2023



18. Visitor Economy

Strategic Policy S12 – Visitor Economy

Development proposals that support Monmouthshire's visitor economy and promote sustainable forms of tourism will be permitted subject to material planning considerations.

Development proposals that would have an unacceptable adverse impact on features and areas of tourism interest and their landscape character and settings, or that would result in the unjustified loss of tourism facilities will not be permitted.

- 18.1.1 PPW12 recognises the importance of tourism to economic prosperity and job creation and its ability to act as a catalyst for environmental protection, regeneration, and improvement in both urban and rural areas. In rural areas tourism related development is an essential element in providing for a healthy, diverse local economy and in contributing to the provision and maintenance of facilities for local communities.
- 18.1.2 Future Wales 2040 equally values that tourism and leisure are a major and growing employer contributing to the Welsh rural economy. Policy 5: Supporting the Rural Economy sets out that sustainable forms of tourism including opportunities for green, active and cultural tourism should be explored within the planning policy framework. These forms of tourism are also reflected in 'Welcome to Wales: Priorities for the Visitor Economy:2020-2025' which focuses on promoting distinctively Welsh tourism that grows the industry, while also providing benefits of environmental sustainability and biodiversity protection (green tourism), health benefits



(active tourism) and social enrichment that is specific and unique to Welsh/Monmouthshire identity (cultural tourism).

- 18.1.3 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. Monmouthshire benefits from extensive natural and cultural assets that offer considerable potential for residents and visitors to enjoy. The County is noted for its natural beauty and has a rich and diverse landscape stretching from the coastline of the Gwent Levels in the south to the uplands of the Bannau Brycheiniog National Park (BBNP) in the north and the picturesque river corridor of the Wye Valley National Landscape (AONB) in the east. Monmouthshire's historic market towns, castles and cultural/heritage assets are also key attractions.
- 18.1.4 The visitor economy provides jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents of Monmouthshire. According to figures supplied by tourism economic indicator STEAM (Scarborough Tourism Economic Activity Monitor), the sector brought in £285m to Monmouthshire's economy in 2022 and supported the equivalent of 3,356 full-time jobs (STEAM report 2022). The report also indicates that although there has been an increase in overall bed stock in Monmouthshire, this increase has been in non-serviced accommodation⁴⁰ while serviced accommodation⁴¹ has continued to decline.
- 18.1.5 Given the importance of tourism to the Monmouthshire economy, particularly the rural economy, the need for the RLDP to safeguard, provide and enhance the visitor economy/tourism facilities is essential in ensuring that Monmouthshire realises its potential as a high quality and competitive visitor destination. The RLDP therefore provides a supportive policy framework for sustainable tourism proposals throughout Monmouthshire and prevents the loss of tourism facilities, with more detailed criteria-based policies in T1 and T2.
- 18.2 **New or Extended Tourism Accommodation and Facilities in the Open Countryside**
- 18.2.1 Policy T1 seeks to support new or extended tourism accommodation and facilities (serviced and non-serviced) in open countryside locations that embrace and evidence sustainable forms of tourism including green, active and cultural tourism, supporting Monmouthshire's rural economy. It is, however, important that proposals for such developments within open countryside locations are not at the expense of environmental considerations. This Policy therefore seeks to carefully manage the development of tourism accommodation and facilities in the open countryside.

⁴⁰ Non serviced accommodation are facilities that offer no additional services other than the place you stay, such as holiday lets and glamping units)

⁴¹ Serviced accommodation (where cleaning and cooking services are provided, such as hotels and B&Bs)



Policy T1 – New or Extended Tourism Accommodation and Facilities in the Open Countryside

Development proposals for sustainable tourism accommodation and facilities in the open countryside will only be permitted if the proposal can be justified against any of the following criteria:

- a) Is of a small scale appropriate to its context and a non-permanent nature that would cause no material harm to the landscape character and environmental/biodiversity quality of the surrounding area, either individually or cumulatively with other development in the area; or
- b) Contributes to agricultural diversification or an existing rural enterprise business and meets the criteria set out in S11 and RE3; or
- c) Consists of the conversion/rehabilitation of an existing rural building meeting criteria set out within Policy H4; or
- d) Relies upon a geographically fixed resource which exceptionally justifies the development; or
- e) Is located within or adjacent to an existing visitor attraction or accommodation as ancillary development to established medium or large hotels; or
- f) Demonstrates significant economic benefit to Monmouthshire.

Sustainable tourism proposals in the open countryside that accord with any of the criteria above must also meet all of the following criteria set out in (g)-(l) below:

- g) Protect, maintain and enhance landscape character, biodiversity, the resilience of ecosystems and the historic environment;
- h) Are of a scale, permanency and design appropriate to site context;
- i) Incorporate sustainable and efficient resource use;
- j) Have the necessary infrastructure capacity;
- k) Prioritise, promote and facilitate sustainable travel and have safe and efficient highway design;
- l) Do not have an unacceptable amenity impact on occupiers of neighbouring properties.

All tourism proposals must be evidenced with a 'Sustainable Tourism Need and Impact Assessment' (STNIA).

All tourism proposals are required to be short-stay only and not extend beyond a period of stay of 28 days.

- 18.2.2 The policy requirements set out in T1 ensure proposals for new or extended tourism accommodation and facilities in the open countryside demonstrate and deliver sustainability principles, in accordance with National Policy and Strategic Policy S12. Tourism proposals must deliver positive benefits through innovative design, sustainable and efficient resource use,



environmental/biodiversity enhancement and net gain. Tourism proposals within or near to the statutory landscapes of the Blaenavon Industrial Landscape World Heritage Site (BILWHS), Bannau Brycheiniog National Park (BBNP) and Wye Valley National Landscape (AONB) will also be required to meet respective landscape policy criteria of LC2, LC3 and LC4. Development proposals involving lighting would need to meet requirements of LC5 to ensure the tranquillity of the dark night skies.

- 18.2.3 New tourism accommodation and facilities proposals need to consider sustainable travel opportunities from the outset and identify initiatives to improve sustainable travel to and around the tourism location. The scale of proposals will need to be carefully considered to ensure any impact on the highway network is acceptable in accordance with sustainable transport policies ST1 and ST2. In accordance with Policy EP1, proposals must consider the need to protect amenity and ensure no harm to existing neighbouring uses, such as overlooking and noise impact.

Supporting infrastructure

- 18.2.4 Supporting ancillary infrastructure, such as amenity blocks, drainage and foul sewage disposal, hard-standings and operational development may not necessarily be appropriate in open countryside locations. These infrastructure requirements are likely to have negative urbanising and environmental impacts causing harm to the surrounding open countryside setting and landscape character. Therefore, the need for supportive ancillary infrastructure and foul drainage requirements must be demonstrated within the supporting Sustainable Tourism Need and Impact Assessment (STNIA) and, wherever possible, existing buildings should be utilised.
- 18.2.5 As set out in policies S11 and RE3, sustainable tourism uses can complement and help support farm businesses and Monmouthshire's rural economy. Tourism proposals in the open countryside should seek to re-use existing buildings within the farm unit/ farmstead. Proposals for new build tourist facilities such as glamping units located on farmland (outside of the farmstead away from existing buildings), must meet all the criteria (g) –(l) of Policy T1. New build proposals akin to new dwellings for holiday use will not be supported. Rural conversions to holiday let use can offer scope for a tourism use where they would normally be resisted for a residential use due to limited space and amenity, as they are intended to be used on a short-term basis and do not require additional paraphernalia.

Camping, touring caravans and glamping proposals

- 18.2.6 Certain tourism proposals by their purpose and function will require a countryside location. This is true for caravan sites, camping sites and more recently glamping proposals (including pods, shepherds huts and yurts) which have become increasingly popular with the staying visitor market. The scale and permanence of these proposals is a key consideration in determining their acceptability. In general, the policy is supportive of non- permanent 'camping and glamping' tourism proposals, such as touring caravans, tents, yurts, shepherds huts and proposals that do not require intrusive new build infrastructure, such as new build amenity blocks. Permanently sited new accommodation, such as static caravans, lodges and larger self-contained glamping units that require significant infrastructure requirements will require careful consideration and comprehensive justification with an STNIA.



Other exceptional circumstances

- 18.2.7 Exceptionally, tourism proposals may be considered acceptable in the open countryside if the proposal relies upon a geographically fixed resource, such as dis-used quarries, lakes/reservoirs, or are adjacent to an existing visitor attraction or tourism accommodation as ancillary development to established medium or large hotels.
- 18.2.8 Furthermore, a proposal that brings significant economic benefit in Monmouthshire may be exceptionally considered. Such proposals would need to be carefully balanced with underlying sustainability and design principles to ensure the protection of the surrounding open countryside character.

Sustainable Tourism Needs Impact Assessment (STNIA)

- 18.2.9 All proposals for a tourism facilities and accommodation need to be supported with a comprehensive Sustainable Tourism Needs Impact Assessment (STNIA).
- 18.2.10 The STNIA should be proportionate to the nature of the proposal, its scale and location. However, as a general overview the type of information required would include:
- Evidence to support why the tourism facility is needed. For example, no such facilities or sites exist within the locality.
 - Evidence to indicate the proposal is a viable business and how the business will support Monmouthshire's economy.
 - How the proposal is in accordance with sustainability principles. For example, it delivers green (environment and biodiversity benefits), active (health benefits) and/or cultural (specific to Welsh/Monmouthshire identity) tourism.
 - A transport statement to assess sustainable travel opportunities and initiatives to improve sustainable travel to the tourism location, anticipated levels of vehicular traffic, parking space demand and highway safety impact.
 - Infrastructure requirements in relation to foul sewage.
 - Design Statement setting out how the design, scale and permanence is appropriate to site context and setting. The design statement, where appropriate, should also detail the exit strategy and decommissioning.
 - A Landscape and Visual Impact Statement (LVIA) including details of mitigation.
 - A Green Infrastructure (GI) statement or assessment and details of how biodiversity and ecosystem resilience will be maintained and enhanced.
- 18.2.11 To ensure individual units will not be available for private residential use, planning permissions for tourism accommodation will be controlled with either planning conditions or a S106 agreement. This will ensure that such accommodation is maintained as holiday use for short stay periods.

18.3 Protection of existing tourism facilities



- 18.3.1 Policy T2 seeks to retain a variety of tourism facilities to ensure there is a wide range and choice of facilities in Monmouthshire. The Council would only support the loss of a tourism facility where it can be demonstrated that the facility is no longer suitable or viable for tourism use, and its loss would not adversely affect the range and quality of tourism facilities available within the locality and/or County. Information and evidence to support such a proposal would be needed in relation to the length of time a facility has been vacant and associated marketing evidence, demand trends in occupancy rates and customers preferences and the suitability of the building in terms of size and layout for modern serviced accommodation.

Policy T2 – Protection of existing tourism facilities

The loss of a tourism facility will only be permitted if:

- a) Its loss would not adversely affect the range and quality of tourism facilities available within the locality and/or County; and
- b) It can be demonstrated that the facility is no longer suitable or financially viable and could not be expected to become financially viable for tourism use.

S12 - Links to Wider Policy Framework

RLDP Objectives	Objective 1 – Economic Growth / Employment Objective 3 – Green Infrastructure, Biodiversity and Landscape Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 15 – Accessibility Objective 16 – Culture, Heritage and Welsh Language Objective 17 – Climate and Nature Emergency
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 4 – Supporting Rural Communities Policy 5 – Supporting the Rural Economy
Planning Policy Wales Edition 12 (WG, February 2024)	Productive and Enterprising Places Theme (Chapter 5)- Tourism Rural Economy Distinctive and Natural Placemaking and well-being
Welcome to Wales: priorities for the visitor economy 2020-2025	Tourism strategy for Wales
Well-being of Future Generations Act (WBGFA)	A prosperous Wales A resilient Wales



(WG, 2015)	A more equal Wales A Wales of Cohesive Communities
Gwent PSB Well-being Plan (August 2023)	• Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.
Taking Monmouthshire Forward- Community and Corporate Plan 2022-2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency. • Thriving and ambitious place where there are vibrant town centres, where businesses can grow and develop.
Key Evidence	• Sustainable Tourism Accommodation SPG – Nov 2017 • Rural Conversions to a Residential or Tourism Use SPG – 2017 • Monmouthshire’s Destination Management Plan 2017-2020 • Living Locally in Rural Wales: Planning policy and practice RTPI discussion paper 2022



Sustainable Transport

19. Sustainable Transport

- 19.1.1 Reflecting the National Policy approach of the Llwybr Newydd The Wales Transport Strategy (WTS) 2021, Future Wales 2040 and PPW12, Strategic Policy S13 sets out the requirements for development proposals to be in accordance with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and a shift away from the private car for travel.

Strategic Policy S13 – Sustainable Transport

Development proposals will be required to accord with the Sustainable Transport Hierarchy, as set out in National Policy. This will be facilitated by:

- a) Promoting and prioritising active travel (walking, wheeling and cycling) and public transport above private motor vehicles, using location and design to reduce the need to travel;
- b) Maintaining and improving on the Active Travel Network Maps (ATNMs) to maximise active travel opportunities, including links to these networks associated with new developments;
- c) Ensuring development enables transition to Ultra Low Emission Vehicles (ULEVs) by providing necessary underlying infrastructure;
- d) Ensuring developments are designed to provide safe and efficient access and safe and efficient capacity to the transport network;
- e) Ensuring developments are served by an adequate level of parking provision, with cycle parking given competitive advantage, in accordance with relevant guidance;
- f) Demonstrating how proposals enable solutions to rural transport issues, where appropriate, and;
- g) Promoting digital and innovative infrastructure in both urban and rural areas to enable remote access to work, education and services.

- 19.1.2 For the purposes of this policy, reference to adequate in respect of the quantum of parking refers to that which is consistent with relevant guidance including the Council's SPG on Parking and Active Travel Act guidance (ATAG) re: motorised vehicle and cycle parking, respectively.

- 19.1.3 In line with the Active Travel Act 2013 and Welsh Government Active Travel Act Guidance (2021), the Council has produced Active Travel Network Maps (ATNMs) identifying the walking, cycling and wheeling routes required to create fully integrated networks. Proposed new developments are required to have regard to ATNMs and provide additional linkages where appropriate. Further information on Monmouthshire's existing and future active travel routes are detailed on the Welsh Government's Data Map Wales ATNM.

19.1.4 Rural Transport



- 19.1.5 Monmouthshire is a rural county, and while the majority of its population is concentrated in towns, it is recognised that travel by car may be the only realistic mode of travel for some in rural areas, where there is limited public transport infrastructure. As such, developments will be required to make provision to accommodate vehicular traffic and maintain and improve the highway network. This should not, however, translate into traffic in settlements or favouring car transport where more sustainable, efficient and effective options can be made available.
- 19.1.6 The Llwybr Newydd Wales Transport Strategy (WTS) has committed to a Rural Pathway which sets out how regional Corporate Joint Committees (CJCs) and Welsh Government policy makers will work together on strategies to tailor solutions to extend the geographical reach of public transport and school transport links into rural areas, as well as trip reduction through car sharing schemes and e-bikes and the creation of local distribution networks hubs to help manage the impacts of increasing home deliveries. Development proposals in rural areas of Monmouthshire should therefore demonstrate innovative solutions to connect rural locations to services and facilities.

Regional Planning

- 19.1.7 The Llwybr Newydd Wales Transport Strategy (WTS) sets out a National Transport Delivery Plan (NTDP) for Regional Transport Plans (RTPs) to tailor delivery of the WTS to the needs of every part of Wales. RTPs will be prepared by Corporate Joint Committees (CJCs) and delivered by Local authorities.
- 19.1.8 Monmouthshire is part of the South East (CJC) Region of Wales and development proposed in the RLDP will need to demonstrate how regional aspirations and opportunities can be incorporated in local plans as part of a joined up approach with transport planning and local land use planning. Future Wales 2040 policies 11 and 12 set out National and Regional transport plans and initiatives for Wales and the importance to strategically plan for opportunities arising from the investment in public transport. The recent South East Wales Transport Commission Final Recommendations Plan 2020 recommends various 'Network of Alternatives' to solve congestion and travel reliance on the M4 travel route, which sets out public transport and active travel improvement schemes and the need for a 'behavioural shift' in people to change commuting patterns. Within Monmouthshire the report specifically recommends enhancement of the Severn Tunnel Junction railway station and access arrangements. Policy 36 of Future Wales: South East Metro, which Monmouthshire is a part of, further identifies the Metro as "a major strategic opportunity to improve rail, bus, cycling and walking infrastructure across the region" and that the local planning policy frameworks must ensure that long term strategic decisions maximise opportunities in areas that will benefit from the Metro.
- 19.1.9 The RLDP therefore proposes strategic development within Monmouthshire's most sustainable locations that have opportunities and potential to connect and link with regional travel aspirations and RTPs, including identified opportunities at Severn Tunnel Junction and the South East Wales Metro scheme.

Strategic Transport Assessment

- 19.1.10 A Strategic Transport Assessment (STA) has been prepared to consider the impact (by means of modelling and quantifying the demand on the network and changes to the flow/movement



on the network) of the proposed strategic sites, as well as the cumulative impact of all residential allocations across the County. The study will also help inform the Transport Assessments for proposed new development. A Local Transport Strategy 2024-2029 (LTS) has been prepared to set out the Council's transport priorities over the years 2024-2029. The RLDP will support active travel, public transport and road improvement schemes identified within the LTS and where required, safeguard land for their development under Policy ST5. The LTS is expected to feed into the statutory Regional Transport Plan (RTP) that the South East Wales Region is anticipated to commence preparation of in 2024.

19.2 **Sustainable Transport policies**

19.2.1 In accordance with Strategic Policy S13 the following development management policies set out how sustainable transport considerations will be delivered, protected and safeguarded throughout the County.

19.3 **Sustainable Transport Proposals**

19.3.1 Policy ST1 seeks to ensure that development proposals accord with the Sustainable Transport Hierarchy and that proposals are able to provide necessary and related improvements to the highway system, or provide a contribution towards improvements connected to the proposed development to overcome identified problems. Development proposals that would generate unacceptable additional traffic growth or adversely affect the safe and efficient operation of a highway system will not be permitted.

Policy ST1 - Sustainable Transport Proposals

All developments which are likely to have a significant impact on trip generation and travel demand must be accompanied by a Transport Assessment (TA). The TA must include a Transport Implementation Strategy that accords with the Sustainable Transport Hierarchy as set out in National Policy and develop a strategy to reduce the need to travel, facilitate, promote and prioritise active travel and ensure access to the public transport network. In town centre locations car-free development will be supported where practicable.

If a rural location is essential for the proposed development, links to public transport should be considered and if necessary, included. A proportionate approach will be applied to the assessment of TAs and their accordance with the Sustainable Transport Hierarchy.

Any new highway infrastructure and design will be expected to satisfy Active Travel Act Guidance (ATAG), National and Local highway design guides and parking guidelines.

Financial contributions may be required for safety/congestion mitigation measures, or towards improvements to the highway network and sustainable travel.

Developments that are likely to create significant additional road traffic growth, or adversely affect the safe and efficient operation of the highway system will not be permitted.



Transport Assessments and Travel Plans

- 19.3.2 Transport Assessments (TAs) are an important mechanism for setting out the scale and anticipated impact of a proposed development. National Policy (TAN18) sets out the thresholds above which development proposals will need to be accompanied by a TA, although the local planning authority will require a TA whenever it considers there is a justification of a specific need. The TA will indicate whether improvements or mitigation are needed to overcome any specific problems.
- 19.3.3 TAs provide an important basis for the preparation of Travel Plans which will be utilised to ensure the integration of new development aligns with the Sustainable Transport Hierarchy. Travel plans for residential schemes must identify key trip attractors, including schools, healthcare facilities, shopping areas, local bus stops, public transport interchanges and employment areas. All non-residential developments must likewise identify key trip origins. In both cases, the developer must analyse active travel and public transport links and identify improvements.
- 19.3.4 Travel plans should demonstrate how road network demand will be mitigated through trip reduction, efficiency and modal shift. Mitigation measures can include route infrastructure, promotion and facilitation. The travel plan should also identify and provide facilities supportive to active travel and/or public transport provision (e.g. signage, cycle parking). Section 2(8) of the Active Travel Act defines a range of features as related facilities for the purposes of the act (as set out in the paragraph below). This will enable behavioural change by giving people the supportive environment and facilities required to make the transition from car to active travel modes of transport and encourage the use of public transport facilities. These should be proportionate to the purpose, location and scale of the development.
- 19.3.5 As a general overview the type of detail required, although not limited to, would be:
- Signage/wayfinding;
 - Seating;
 - Sufficient cycle parking (a mix of secure/covered and easy-access);
 - Suitable electric bike charging facilities;
 - Public bike pumps;
 - Bins;
 - Drinking water fountains;
 - Toilets, changing and shower facilities within workplaces and/or community facilities;
 - Public Transport:
 - Display boards for public transport timetable and route information;
 - Bus stop shelters/seating.
- 19.3.6 For active travel routes linking to public transport and active travel routes off-site, design and construction by the developer is preferred: in such instances developers will enter into a highway improvement agreement with the Authority and carry out work after agreeing designs with MCC Highways and Active Travel Officers.
- 19.3.7 TAs should also set out how they plan for ULEVs and charging points/infrastructure should be planned as part of the proposed development. Charging facilities must not compromise the active travel offer (i.e. loose cables should not create a hazard, charging points must not narrow footways below minimum width or be next to car parking or on pavement build-outs).



- 19.3.8 TAs should be informed by local context, including up-to-date public transport accessibility with the objective of reducing reliance on the car and supporting modal shift to walking, cycling and public transport. Therefore, in town centres where there is ease of access to public transport facilities, car-free development will be supported.
- 19.3.9 It is recognised that Monmouthshire is predominantly a rural county and while development is directed to the County's most sustainable settlements, the RLDP also supports appropriate development within Monmouthshire's rural locations where justified by other RLDP policies. This is important in supporting our rural economy and in sustaining our rural communities. In such instances, an accompanying TA will need to address Monmouthshire's rural context which will be assessed proportionally by LPA Officers. TAs for rural locations should also consider and demonstrate innovative solutions to connect rural locations to services and facilities, such as enabling multi-modal journeys, improvements to public transport, car-sharing schemes and/or other solutions to reduce travel in the first place, such as improvements to digital infrastructure to facilitate remote access to employment, education and other services from rural locations.
- 19.3.10 Further guidance on TAs and Travel Plans can be found in National Policy, including TAN18.

19.4 **Highway Design Considerations**

- 19.4.1 The Council will seek to adopt and maintain all new transport routes within developments. Additions to the highway network including footways and active travel routes, junctions, circulation and parking must be built to appropriate standards of design, construction, capacity, safety and amenity and be inclusive for all users.
- 19.4.2 Connecting communities by sustainable modes should be a primary consideration in local highway design, space allocation and junction priority to balance safety, comfort, and efficiency for all road users. Measures such as landscaping and modal filters should be planned to improve active travel permeability and prevent transgression of vehicles into spaces not designed for them. Priority at junctions should be assessed using the Sustainable Transport Hierarchy.
- 19.4.3 In determining whether proposed highway details are appropriate, the Council will have regard to national, regional and local guidance, which give advice on general matters applicable to all new highway development, residential roads and industrial estate roads.

19.5 **Highway Hierarchy**

- 19.5.1 Policy ST2 sets out Monmouthshire's highway hierarchy which will be used to assess the merits of requests for additional accesses to the network and priorities for improvement.
- 19.5.2 Traffic segregation is necessary in the interests of safety and the efficiency of the highway system. Inter-urban traffic requires routes that have relatively fast design speeds and are relatively uninterrupted by junctions, turning traffic and slow-moving traffic. Particular regard will be paid to the role of the strategic and arterial routes in supporting the future economic prosperity of Monmouthshire. In contrast, access routes are usually unsuitable for through traffic, particularly HGV's. However, in all instances the implications for residential amenity, landscape and nature conservation interests will be taken into account.



Policy ST2 – Highway Hierarchy

The following transport routes are identified as the main routes in the County for the movement of people and goods. Development proposals should be assessed from the appropriate level highway in the hierarchy, which comprises the following routes:

a) **Strategic Routes:**

- Motorways M4 and M48;
- Trunk roads A40T, A48T, A4042T, A449T, A465T, and A466T

Only in exceptional circumstances, will new direct accesses be permitted off Strategic Routes. Proposals that would result in short local journeys on these routes and add to unacceptable congestion will be refused.

b) **Arterial Routes:**

- A48 (High Beech Roundabout, Chepstow to Newport)
- A466 (High Beech Roundabout, Chepstow to Herefordshire boundary north of Monmouth)
- A472 (Little Mill to Usk Interchange)
- A4077 (Gilwern to Powys boundary)
- A4136 (Monmouth to Gloucestershire boundary)
- A4143 (Llanfoist to Brecon Road, Abergavenny)
- B4245 (Parkwall to Magor)
- A4810 (M4 Junction 23A to Newport Boundary)

On arterial routes proposals for on street parking, new frontage access and turning movements will be considered against the interests of road safety and the efficient movement of traffic.

c) **Local Routes:**

- B4233 (Monmouth to Abergavenny)
- B4235 (Usk to Chepstow)
- B4246 (Llanfoist to Gilwern)
- B4251 (Abergavenny to Skenfrith)
- B4269 (Llanfoist to Llanellen)
- B4293 (Chepstow to Monmouth)
- B4347 (Rockfield to Grosmont)
- B4598 (Abergavenny to Usk).

On local routes parking and turning movements may be restricted and the number of frontage accesses limited on road safety and traffic movement (especially public transport) grounds.

d) **Access Routes**



These roads are those not listed in (a), (b) or (c) above. If appropriate, parking, turning movements, traffic speeds and the number of frontage access will be limited on road safety, amenity and traffic movement grounds.

19.5.3 Strategic routes (motorways and Trunk roads) fall into the remit and control of Welsh Government Highways.

19.6 **Freight**

19.6.1 Policy ST3 seeks to ensure the efficient movement of freight and reduce heavy road freight traffic through developing rail freight facilities, safeguarding existing rail sites and facilities, and promoting sustainable last-mile solutions.

19.6.2 The County's rail network provides a strategic transport link at a local, regional and national level. The economic prosperity and attractiveness of the whole region to inward investment will be influenced by the quality and efficiency of these rail links. The existing rail network may also provide opportunities to develop road / rail transfer points, the development of which could contribute to the reduction of heavy road freight traffic. All such schemes will be subject to detailed planning considerations and guidance as set out in national planning policy.

19.6.3 So-called 'Last-mile' deliveries, the distribution of commercial goods to the end-user (often in light goods vehicles (LGVs)), increasingly contribute to road traffic increase and pose particular risks to road safety and active travel propensity. Plans that include last-mile distribution should show consideration and mitigation of this impact, preferably through trip reduction and the use of sustainable transport modes.

Policy ST3 - Freight

To reduce or prevent heavy road freight traffic, opportunities to develop freight transfer points between road / rail / last mile sustainable transport should be explored and will be favourably considered subject to detailed planning considerations.

The development of facilities for the movement of freight by rail will be favourably considered, subject to detailed planning considerations. Proposals which would prejudice the operation of, or cause the loss of, freight sites and facilities will not be permitted, unless the facility has closed or is closing and it can be shown that there is no realistic prospect of it resuming, having regard to its potential viability in the long term.

19.7 **Rear Access and Service Areas**

19.7.1 The Council supports the implementation of traffic management measures in town centres by removing non-essential traffic and allowing car-free developments. Policy ST4 seeks to achieve this aim by enabling the provision of rear access/service areas within Central Shopping and Commercial Areas (CSCAs). It is recognised that provision of rear access and servicing in historic settlements can be difficult unless part of a larger development scheme, although there may be opportunities for such facilities in small-scale developments. Within Conservation Areas proposals will also be required to satisfy HE1.



Policy ST4 – Rear Access/Service Areas within Central Shopping and Commercial Areas

Development within the defined Central Shopping and Commercial Areas that require servicing must, where feasible, include provision for rear access and servicing.

Development that relies on the use of on-street servicing will only be permitted where this would not conflict with walking, cycling and general traffic flows, or create highway dangers.

Development that would result in the loss of rear service roads or yards will only be permitted if satisfactory alternative provision is made.

19.8 Supporting Provision of and Safeguarding Routes for New Transport Schemes

- 19.8.1 Policy ST5 seeks to support and safeguard land for active travel, public transport schemes and road improvement schemes which have been identified in the Local Transport Strategy (LTS).
~~Where known, the safeguarded routes are shown on the Proposals Map.~~

Policy ST5 - Transport Schemes

The following transport schemes identified in the Local Transport Strategy will be supported and safeguarded from development that would likely prejudice their implementation:

Active Travel schemes

- a) Abergavenny and Llanfoist Active Travel Schemes
- b) Caldicot Active Travel Schemes
- c) Chepstow Active Travel Schemes
- d) Monmouth Active Travel Schemes
- e) Usk Active Travel Schemes
- f) Magor and Undy Active Travel Schemes
- g) Undy to Rogiet Active Travel improvements alongside B4245

Public Transport Improvement schemes

- h) Abergavenny Train Station improvements
- i) Abergavenny Bus Station improvements
- j) Chepstow Transport Hub (rail and bus)
- k) Severn Tunnel Junction Interchange improvements (rail and bus)
- l) Monmouth Bus/Coach Stop
- m) Magor Walkway Station



Road Schemes

- n) B4245 /M48/ Severn Tunnel Junction Link Road
- o) B2425/Severn Tunnel Junction Link Road
- p) Chepstow Highbeech Roundabout improvements

- 19.8.2 Proposed new active travel routes must meet ATAG and opportunities should be maximised to further improve upon existing infrastructure. Opportunities for active travel routes to connect to, improve and develop long distance regional and national walking and cycling routes, for example the Wales Coastal Path and the National Cycle Network (NCN), should be explored, if there is the opportunity to do so.
- 19.8.3 Public transport improvement schemes should provide for convenient modal interchange, such as bike parking and park and ride, to promote multi-modal sustainable transport options to reduce congestion and parking demand in town centres. Public transport should be easily located, accessible and convenient by walking, wheeling and cycling.

19.9 Redundant Routes

- 19.9.1 Policy ST6 seeks to safeguard redundant routes, such as former canal and rail routes, from development where there is realistic prospect of their re-use for transport purposes in the future. This should ensure that such facilities remain available for future sustainable transport use through the provision of new leisure, active travel and horse-riding routes and can be considered an important part of the green infrastructure network.

Policy ST6 – Protection of Redundant Routes

Redundant routes, such as former canal and rail routes and associated features, will be protected from development that would prejudice future sustainable transport use.

S13 - Links to Wider Policy Framework

RLDP Objectives	Objective 1 – Economic Growth/Employment Objective 8 – Health and Well-being Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 14 – Infrastructure Objective 15 – Accessibility Objective 17 – Climate Change



Future Wales: The National Plan 2040 (WG, February 2021)	Policy 11 – National Connectivity Policy 12 – Regional Connectivity Policy 36 – South East Metro
Planning Policy Wales Edition 12 (WG, February 2024)	Active and Social Places Theme (Chapter 4)- Moving within and between places
Well-being of Future Generations Act (WBFGA) (WG 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive Communities
Gwent PSB Well-being Plan (August 2023)	• Take action to reduce the cost-of-living crisis in the longer term. • Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.
Taking Monmouthshire Forward- Community and Corporate Plan 2022- 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • Fair place to live where the effects of inequality and poverty have been reduced. • Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency. • Thriving and ambitious place where there are vibrant town centres, where businesses can grow and develop.
Key Evidence	• Llwybr Newydd: WTS 2021 • Welsh Government Active Travel Act Guidance July 2021 • TAN18: Transport • South East Wales Transport Commission: Final Recommendations: November 2020 • Roads Review Report February 2023 • Monmouthshire Local Transport Strategy 2024-2029 • ATNM's for Monmouthshire • Living Locally in Rural Wales: Planning policy and practice RTPI discussion paper 2022



Retail & Commercial Centres

20. Retail and Commercial Centres

20.1 Retail Hierarchy

- 20.1.1 The need to sustain and enhance the County's towns and local centres as vibrant and attractive centres, serving the needs of their population and those of their surrounding hinterlands, is a key objective of the RLDP. PPW requires local planning authorities to identify a hierarchy of centres, distinguishing between higher order centres that have a wider range of uses and larger catchment areas, and lower order centres which are important to communities for day-to-day needs. Policy S14 sets out this hierarchy for Monmouthshire helping to meet Objective 2 of the RLDP and the core purpose of building sustainable and resilient communities for all.
- 20.1.2 The Primary Settlements of Abergavenny, Chepstow and Monmouth are market towns, providing a broad range of facilities and services, of which retailing is a key component, for residents and visitors. The centres attract significant numbers of shoppers from their respective town and rural hinterlands. The towns are also main visitor destinations in the County, providing a range of leisure, tourism and cultural facilities. Caldicot town centre has a more limited offer than the other primary settlements, although it remains an important centre serving the area with a range of facilities. Monmouthshire County Council, with the support of key stakeholders such as Caldicot Town Council, Cardiff Capital Region and Welsh Government, is implementing an ambitious town centre regeneration project in Caldicot. Caldicot benefits from a number of tourist attractions such as Caldicot Castle and Country Park, Black Rock and the Gwent Levels.



- 20.1.3 The minor county towns of Usk and Magor also provide an important role in the hierarchy. These towns serve a more local function for residents, with a prominent focus on convenience (food) shopping and an element of comparison (non-food) shopping, together with some local service provision.
- 20.1.4 The local centres of Raglan and Bulwark provide an important day-to-day function for their communities providing convenience shops and local services that are easily accessible.
- 20.1.5 Neighbourhood centres and shops similarly provide an important day-to-day function for their local communities. These facilities are located in Abergavenny, Caldicot, Chepstow and Monmouth.

Strategic Policy S14 - Town, Local and Neighbourhood Centres

All new or enhanced retail, commercial and social developments, including leisure, cultural and entertainment uses, will be focused in accordance with the hierarchy defined below. Developments should be consistent in scale and nature with the size and character of the centre and its role in the hierarchy.

Proposals must maintain or enhance the vibrancy, vitality and attractiveness of the centre. Proposals which would undermine the vibrancy, vitality and attractiveness of the centre will not be permitted.

Town Centres: Abergavenny, Caldicot, Chepstow, Monmouth

Minor County Town Centres: Usk, Magor

Local Centres: Raglan, Bulwark

Neighbourhood Centres:

Abergavenny: Hillcrest Road, Rother Avenue and Hereford Road

Caldicot: West End

Chepstow: The Old Farm Shopping Centre, Thornwell and Larkfield Business Estate

Monmouth: Overmonnow, Wyesham, The Albion and Monmouth District Centre

- 20.1.6 The Monmouthshire Town Centre/Retail Study 2024 provides further detail on the role and function of the centres listed in Policy S14. The Retail Study found the County's centres are performing well with an encouraging share of comparison shopping. The centres do however face competition from nearby centres in the subregion including Cardiff, Bristol, Newport, Cwmbran and Hereford. Key findings of the study identify that Monmouthshire's centres are



vulnerable to out-of-town developments and should be protected as principal destinations for main food shopping and comparison trips. The report also recognises that there is growth in service uses that provide further opportunities to maintain and enhance the vitality, attractiveness and viability of our centres. It also notes that regeneration initiatives and environmental improvements play an important role in increasing the attractiveness and appeal of our centres to residents and visitors. The Retail Study has informed the retail and commercial centres policy framework.

20.2 **Central Shopping and Commercial Areas**

20.2.1 While the predominance of retail (A1 uses) is vital and should continue to underpin retail and commercial centres, it is only one of the factors that contribute towards their vibrancy and viability. This approach is echoed in PPW where it notes centres are distinguished by a diversity of activity and uses which should contribute towards a centre's well-being and success, whilst also reducing the need to travel. It is recognised that commercial uses, including leisure and community uses, play a key role in supporting the vitality and viability of centres. These uses include (but are not limited to) cinemas, theatres, galleries, libraries, health centres, community hubs, gyms/other fitness uses and children's play centres. These commercial uses along with food and drink uses, such as restaurants and cafes, can benefit retail and commercial centres, extending the offer and contributing to successful and lively centres during both the day and evening.

20.2.2 The aim of Policy RC1 is therefore to encourage a diversity of uses within the County's central shopping and commercial areas, provided any such uses would not undermine vitality, attractiveness or viability of centres.

Policy RC1 – Central Shopping and Commercial Areas

Central Shopping and Commercial Areas (CSCAs) are designated for Abergavenny, Caldicot, Chepstow, Monmouth, Magor and Usk. Within CSCAs (except for Primary Shopping Frontages) the following policy criteria apply, subject to detailed planning considerations:

- a) Development will be permitted where the proposal relates to a retail or commercial use which will safeguard the vitality, attractiveness and viability of the defined CSCAs;
- b) Change of use at ground floor level to uses other than retail or commercial will not be permitted unless it can be demonstrated that the vitality and viability of the CSCA will not be adversely affected;
- c) Change of use of ground floor premises to residential will not be permitted unless evidence is provided to demonstrate that the premises is not viable for retail or commercial use, including that the premises has been vacant for at least one year and that genuine attempts at marketing the existing use have been unsuccessful;
- d) The loss of car parking within CSCAs will be resisted, unless it can be demonstrated that the proposal is linked to a town centre regeneration scheme and sufficient parking is available.



20.2.1 Residential uses can help increase vitality and viability of commercial centres and will be supported on upper floors. Residential uses may also be permitted on ground floors where premises have been left vacant for over a year, as long as it can be demonstrated that the proposal would not impact on the vitality, attractiveness and viability of the centre. Marketing evidence will be required for any such proposals, and it must be demonstrated that the property has been actively marketed as a commercial use in an appropriate manner for at least a year prior to the submission of an application. A marketing report must be submitted to support any planning application and at a minimum should include sales particulars and information from sales / letting agents with any feedback to date, along with details of the market needs of a particular area. Further scrutiny will be given to properties with an existing shopfront where a change of use of a ground floor is proposed to a residential use.

20.2.2 Given the predominantly rural nature of Monmouthshire it is recognised that many residents and visitors travel by car to the County's Town Centres. Car parks have a direct functional relationship with the CSCAs, particularly short stay car parks. Loss of car parking within centres could impact the amount of people visiting these areas and have a resultant negative impact on their vitality and viability. A number of car parks are therefore located within the designated CSCAs and the loss of car parking for alternative uses will be resisted, unless it can be demonstrated that the proposal is linked to a town centre regeneration scheme and, sufficient car parking is available to serve the centre.

20.3 **Primary Shopping Frontages**

20.3.1 Primary Shopping Frontages (PSF) have been designated to cover those areas of the County's main town centres where retail uses (Use Class A1) predominate. Primary Shopping Frontages relate only to the ground floor level of premises. Clusters of retail uses can contribute significantly to the vitality, attractiveness and viability of town centres. It is therefore essential that the retail core of the County's Town Centres is protected and that developments which undermine this function are resisted.

20.3.2 Policy RC2 therefore gives priority to retail (A1 uses) in the identified Primary Shopping Frontages and seeks to protect the predominant shopping role/character of the centres by controlling the loss of retail uses in the PSF.

Policy RC2 – Primary Shopping Frontages

Primary Shopping Frontages are designated in Abergavenny, Caldicot, Chepstow and Monmouth in the following locations:

Abergavenny

PSF1 Cross Street, High Street & Frogmore Street

PSF2 Cibi Walk

Caldicot

PSF~~3~~⁴ Newport Road (17-41 & 26-32 & Holman House)

Chepstow

PSF~~4~~⁵ High Street (2-23 & 24-29)



PSF~~5~~⁶ St Mary Street

Monmouth

PSF~~6~~⁷ Monnow Street (1-93 & 6-114)

PSF~~7~~⁸ Church Street & Agincourt Square

Within Primary Shopping Frontages, development or redevelopment proposals for non-A1 commercial uses on ground floors, or a change of use on ground floors from Use Class A1 to non-A1 commercial uses, will only be permitted where all of the following apply:

- a) It retains or delivers an active shopfront;
- b) The use would not create an over-concentration or unacceptable balance of non-A1 uses that would disproportionately dilute the continuity of the primary shopping frontage detracting from its established retail character;
- c) It would not result in the loss of A1 retail units in prominent locations, corner units or those with long frontages.

Where a proposal fails to meet all of the above criteria, an exception may be considered provided:

- i) It can be demonstrated that the proposed use would not harm the vitality, attractiveness and viability of the street frontage; and
- ii) The premises have been vacant for at least a year, genuine attempts at marketing the existing use have been unsuccessful, and the proposal would bring a vacant premises back into an active commercial or community use.

A justification statement must be submitted to provide evidence for all proposals considered to be exceptions.

20.3.3 The way town centres function has changed significantly in recent years and will continue to evolve. However, there is a need to ensure that the heart of commercial centres dominated by retail units is not lost to other uses, as large numbers of retail units in close proximity to each other are important to the attractiveness of centres, by providing convenience to shoppers. There is nevertheless a need to strike a balance between A1 retail uses and complementary non-A1 commercial uses in centres as a whole through provision of an optimal mix to ensure vitality, attractiveness and viability of centres. Accordingly, the Primary Shopping Frontages have been reduced where appropriate to ensure the focus of PSFs is on the retention of retail uses, while allowing appropriate non-retail uses in the CSCAs. The minimum proportion of A1 commercial uses that the Council consider appropriate in each of the identified Primary Shopping Frontages will be set out in Supplementary Planning Guidance. Proposals that would result in the proportion of non-A1 retail uses at ground floor level exceeding the identified threshold will only be permitted in the exceptional circumstances listed in Policy RC2.

20.3.4 In order to assist in the application of the criteria, an annual retail health check is undertaken and presented in the Retail Annual Monitoring Report. This information will be used to maintain an accurate record of the types of uses within individual premises. This data will also



be utilised to determine the appropriate thresholds of A1 uses within the individual Primary Shopping Frontages which will be set out in Supplementary Planning Guidance.

- 20.3.5 Consideration will be given to location and prominence of premises, in that there will be a presumption against the loss of A1 retail units in prominent locations, corner units or those with long frontages. It is also important to ensure that the non-A1 units, in terms of number, frontages lengths and distribution, do not create an over concentration of such uses which detract from the established retail character of the primary shopping area.
- 20.3.6 Particular scrutiny will be given to the assessment of proposals for A3 uses within PSFs. While it is recognised that cafes and restaurants play an important social role in centres complementing retail uses, hot food take away premises and bars that are closed during the day make a limited contribution to the vitality of retail and commercial centres. These are instead more appropriately directed to the wider CSCA.
- 20.3.7 The Council does not wish to see shops remaining vacant for a long period of time. Nevertheless, with regard to proposals for a change of use to non-A1 commercial uses it must be demonstrated that the property has been actively marketed for retail use in an appropriate manner for at least a year prior to the submission of an application. A justification statement must be submitted along with a marketing report to support any planning applications for non-A1 commercial uses and at a minimum should include sales particulars and information from sales / letting agents with any feedback to date, along with details of the market needs of a particular area.

20.4 **Local Centres and Neighbourhood Centres/Shops**

- 20.4.1 It is recognised that outside of identified town centres there are a number of other smaller centres/shops that play an important role in resident's everyday lives. Policy RC3 seeks to maintain and strengthen the role and function of local centres and neighbourhood centres/shops by focusing retail and complimentary commercial uses of an appropriate scale and nature within them.

Policy RC3 – Local Centres and Neighbourhood Centres/Shops

The County's local centres, neighbourhood centres and shops are defined in Strategic Policy S14 and are identified on the Proposals Map.

Development proposals for A1 retail development in designated local centres and neighbourhood centres will be permitted provided that the development, either individually or cumulatively with other recent or proposed developments, does not undermine the vitality, attractiveness or viability of town centres.

Proposals for A1, A2, A3 and other complementary commercial uses will be supported in local and neighbourhood centres where they are in keeping with the scale, role and function of the individual centre.

Proposals that would result in the loss of A1, A2, A3, or commercial uses within local centres and neighbourhood centres will not be permitted unless genuine attempts at marketing the existing use have been unsuccessful.



20.5 New Retail Proposals

20.5.1 A town centre first approach is fundamental in relation to the location of proposals for new retail and commercial development, in accordance with national policy guidance set out in PPW12 and Future Wales 2040. Policy RC4 seeks to focus future retail and commercial development in the County's designated Central Shopping and Commercial Areas (CSCAs). This is considered essential in strengthening the centres role/function in the retail and commercial hierarchy, reinforcing their attractiveness to local communities and visitors and in maintaining and enhancing their vitality and viability. The policy also supports sustainability objectives by focusing such facilities in accessible locations in accordance with the Sustainable Transport Hierarchy.

Policy RC4 – New Retail Proposals Outside of Identified Town and Local Centres

The preferred location for new retail and commercial uses, including extensions to existing retail and commercial premises, will be in the designated Central Shopping and Commercial Areas (CSCAs) and Local Centres. Where it can be demonstrated that no suitable sites exist in the CSCA/local centre, then sites on the edge of the CSCA/local centre should be considered before finally considering out-of-town sites. Development proposals outside these areas will be required to be assessed against the following criteria:

- a) A demonstrable need exists for the proposed development;
- b) The proposed development, either individually or cumulatively with other recent or proposed developments, would not have a detrimental impact on the trade/turnover, vitality and viability of town, local or neighbourhood centres;
- c) The proposed development is of an appropriate scale and type to the size, character and function of the centre and its position in the retail and commercial hierarchy;
- d) The proposed development would not have a detrimental impact on future public or private investment needed to safeguard vitality and viability of the centres;
- e) The proposal is in a location accessible by sustainable travel;
- f) The proposal is not on land allocated for other uses. This especially applies to land designated for industry, employment and housing, where retail and commercial development can be shown to limit the range and quality of sites for such uses.

Retail Impact Assessments will be required for retail and commercial developments outside the centres identified in the retail and commercial hierarchy in Strategic Policy S10, the content of which should be proportionate to the potential impact of the proposed use. The following floorspace thresholds will apply:

- g) Outside the CSCAs of Abergavenny, Caldicot, Chepstow & Monmouth – 500 sq.m gross



- h) Outside the CSCAs of Usk & Magor – 250 sq.m gross
- i) Outside the Local Centres of Raglan & Bulwark – 150 sq.m gross

20.5.2 This policy sets out the criteria against which proposals for retail and commercial development outside CSCAs and local centres, as identified on the Proposals Map, will be assessed. This policy relates to all new retail and commercial development including redevelopment, extensions, subdivision and changes of use class. It also contributes to protecting/enhancing designated CSCAs and local centres by resisting out-of-town development that could be detrimental to such centres, and any associated regeneration schemes to improve their vitality, attractiveness and viability.

20.5.3 All such retail and commercial proposals must comply with criteria a) to f) however, retail impact assessments are only required for those developments over the thresholds identified in Policy RC4.

20.6 Local Shops

20.6.1 The importance of the local shop is essential to many communities, particularly for those in rural areas. It is recognised that outside of identified centres there are a number of other shops that play an important role in resident's everyday lives. Existing shops and facilities in such locations are therefore protected in the policy framework set out Policy CI1 Community Facilities. In addition to this, Policy S15 provides support for new local shops as community facilities. Proposals for local shops outside of the County's retail centres must be for less than 150 sq.m gross to ensure compliance with Policy S14 and RC4.

S14 - Links to Wider Policy Framework

RLDP Objectives	Objective 1 – Economic Growth/ Employment Objective 2 – Town and Local Centres Objective 8 – Health and Well-being Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 13 – Rural Communities Objective 14 – Infrastructure Objective 15 – Accessibility Objective 16 – Culture, Heritage and Welsh Language
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 6 – Town Centre First
Planning Policy Wales Edition 12	Active and Social Places Theme (Chapter 4) - Retail and Commercial Development



(WG, February 2024)	
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A prosperous Wales A resilient Wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and thriving Welsh language
Gwent PSB Well-being Plan (August 2023)	• Take action to address inequities, particularly in relation to health, through the framework of the Marmot Principles. • Take action to reduce the cost-of-living crisis in the longer term. • Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan and in particular, high-level objectives that state Monmouthshire will be: • A Thriving and ambitious place, where there are vibrant town centres, where businesses can grow and develop; • A Connected place where people feel part of a community and are valued.
Key Evidence	Primary Shopping Frontages SPG – April 2016 TAN 4: Retail & Commercial Development – Nov 2016 Retail Background Paper – ~~January 2024~~<u>2025</u> Monmouthshire Town Centre/Retail Study February 2024



Community Infrastructure

21. Community and Recreation Facilities

Strategic Policy S15 – Community and Recreation Facilities

Development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining settlement boundaries subject to detailed planning considerations.

Development proposals that result in the unjustified loss of community and recreation facilities will not be permitted.

- 21.1.1 The Council is committed to protecting and enhancing community and recreation facilities, including open spaces, allotments and community growing areas and Areas of Amenity Importance to meet the needs of residents over the Plan period. Strategic Policy S15 therefore provides support for new proposals and the protection of existing facilities and spaces.

Community and Recreation Facilities

- 21.1.2 Providing a range of community facilities which are accessible to as many people as possible is essential in developing sustainable, resilient and inclusive communities. Such facilities are valuable in terms of the amenities they provide, the employment they generate and in attracting people to live within an area.
- 21.1.3 For the purpose of this policy, community facilities are defined as facilities used by local communities for leisure, social, health, education and cultural purposes and include:



- Village halls/ **c**ommunity hubs
- Village shops/post offices
- Schools, educational and training facilities
- GP surgeries / health and well-being centres
- Leisure centres and leisure facilities such as **t**heatres and **c**inemas
- Allotments/ community food growing
- Public houses
- Places of worship
- Indoor facilities, such as libraries
- Cemeteries

21.1.4 Community facilities can be owned by the public, private or community groups. Such facilities can be considered appropriate in residential and non-residential areas, where they satisfy the relevant planning policies, as they serve the needs of the wider community. Whilst there is a general presumption in favour of community facilities, they should not erode the character and appearance of the natural and built environment, nor the design qualities of their location. Any proposals for community facilities must also be of a scale appropriate to the settlement they are proposed in. New facilities need to have good access to public transport and active travel routes, as well as be in walkable distance to as many homes as possible. Proposals that involve the loss of community facilities will be assessed against the criteria Policy CI1.

21.1.5 Recreation facilities include formal sport, recreation and leisure pursuits such as team games, children's play facilities, as well as more informal activities such as walking in the countryside. Recreation and leisure facilities are an important generator of tourism and, in practice, the difference between facilities for local residents and tourists is difficult to define. However, for the purposes of the Plan, policies which relate to recreation and community facilities refer to activities primarily undertaken by local residents as opposed to the more tourist related activities associated with visitors. Policy CI2 sets out the standards for recreation facilities (formal outdoor space) provision and Policy CI3 sets out the criteria which proposals that involve the loss of recreation facilities will be assessed against.

Allotment and community food growing

21.1.6 Allotments and community food growing facilities provide a valuable recreational resource and can improve the quality of life for communities. The Council is therefore committed to their retention, enhancement and provision. Given that the demand for allotments and community food growing may increase over the Plan period, proposals to develop further facilities in the County will be favourably considered. The Council has adopted a Local Food Strategy (2024) which sets out objectives and ways to deliver community growing projects, which the RLDP Framework supports. Policy CI2 sets out the standard for allotment and community food growing provision.

Public Open Spaces and Areas of Amenity Importance

21.1.7 The Council is committed to providing, protecting and enhancing open spaces in the County that are important for recreation, amenity, biodiversity, connectivity and/or heritage. Access to areas of public open space is essential in enhancing the quality of life for all and promoting sustainable and resilient communities. It can help foster social inclusion, assist in healthier



lifestyles and allow for recreation and leisure activities. It is important that an accessible network of open space and amenity areas are protected, maintained and improved. Policy CI2 sets out the standards for public open space and Policies CI3 and CI4 set out measures for the protection of public open space and designated Areas of Amenity Importance (AAI) respectively.

21.2 Retention of Existing Community Facilities

21.2.1 As recognised in Strategic Policy S15, community facilities are essential in promoting the health and wellbeing and sustainability of local communities, including our rural communities where community facilities provide an essential service to local residents. It is important, therefore, that development proposals or changes of use do not result in the loss of community facilities. Policy ~~CRF1-CI1~~ seeks to protect and retain existing community facilities in Monmouthshire's towns and villages.

Policy CI1 – Retention of Existing Community Facilities

The change of use or conversion of neighbourhood or village shops, halls, public houses, cultural facilities and other community facilities to other uses will only be permitted where all of the following criteria are met:

- a) The local community would continue to be adequately served by facilities to which there is convenient access by sustainable travel;
- b) Evidence is provided that the existing use is no longer viable. In respect to commercially operated facilities evidence must be provided that the facility is no longer financially viable;
- c) Evidence is provided that appropriate marketing of the facility, whether in use or vacant, has been unsuccessful.

21.2.2 In some instances, a community facility may be an isolated resource where there is no comparable facility, which is often the case in rural locations. Rural village shops and public houses for example, provide a vital service and social function for communities. As such, the Council will seek to protect these facilities through the careful consideration of planning applications that have a detrimental impact on their continued existence.

Viability

21.2.3 The viability of a facility as a business, such as a local shop or public house, will be material to the assessment of a proposal for change of use or redevelopment. The Council, as set out in criterion b), will require the submission of evidence that demonstrates the current financial status of a facility. Details of the information to be provided would be subject to discussions between the Council and the applicant and will be dependent on the nature of the business. The information must, however, be sufficient to enable an adequate assessment of whether an alternative occupier could maintain a financially viable business at the site.

21.2.4 Establishing viability is not exclusively a financial issue. Community facilities that are non-profit making, such as village halls, health centres and places of worship, will require an assessment of non-financial matters in order to establish ongoing viability. This includes for example, an



assessment of patronage/attendance levels, the prevalence of other similar facilities in the area and the suitability of the location.

Marketing

21.2.5 Evidence that appropriate marketing and advertising has been carried out to secure the sale of the premises for the existing established use will be required. This marketing period should be for a minimum of 12 months and would be expected to use appropriate property agents in the locality.

21.2.6 The Council is likely to seek independent professional advice from a commercial property valuer with regard to establishing the market value of a property and the efficacy of any marketing exercise. Such professional advice would also be useful where the facility has been vacant for a number of years in providing an assessment of potential demand for the facility both locally and in relation to general market conditions.

21.3 Provision of Formal and Informal Open Space, Allotments and Community Food Growing

21.3.1 The provision of formal and informal open space, allotments and community food growing, and/or contributions towards improving existing areas of open space, allotments and community growing areas will be sought in connection with new residential developments where they are needed and justified. This approach will help create sustainable developments that cater for the community's needs as well as promoting sustainable mixed-use developments that facilitate access via public transport, walking and cycling.

21.3.2 Policy CI2 sets out the standards for formal and informal open spaces, allotment and community growing provision. For the purposes of this policy, open space is defined in accordance with TAN16 Sport, Recreation and Open Space (2009). This sets out the Fields in Trust (FIT) standard, which is categorised into: formal spaces such as ~~playing fields,~~ outdoor sports ~~and play space-courts and children's play areas;~~ and informal spaces, such as parks, communal green spaces and infrastructure, woodland and scrubland areas.

21.3.3 Local Authorities are required to provide allotments for their residents if they consider there is demand under section 23 of the 1908 Allotments Act (as amended). There is a corporate objective to increase allotment provision and community food growing, as set out in the Council's Corporate and Community Plan (2022-2028) and the Council's Local Food Strategy (2024) and, therefore, it is considered appropriate to strive for new provision of 0.3 ha per 1,000 population, as part of Policy CI2~~The FIT standard sets out the median level of provision for allotments, community gardens and urban farms in Wales as 0.3 hectares per 1,000 population. The Council will use this standard for such provision.~~



Policy CI2 – Provision of Formal and Informal Open Space and Allotments / Community Growing Areas

New development proposals will be assessed against the Council's standards for formal outdoor space, informal outdoor space, allotments and community growing, as set out below:

	Open Space Typology	Quantity Guideline (hectares per 1,000 population)	Definition
FORMAL PUBLIC SPACE			
Outdoor Sports	~~Sports: Playing Pitches~~	1.2 ha	Sports pitches including football rugby, hockey, lacrosse, cricket and American football
	~~All outdoor sports~~ <u>Courts and Greens, Tracks and Trails.</u>	~~1.6~~ <u>0.4</u> ha	Courts and greens comprising natural or artificial surfaces, including tennis ~~courts~~ netball, basketball, padel ball, volleyball and, bowling greens. <u>Tracks and trails including, athletics, graded mountain biking, canoeing, open water swimming and outdoor gym trails.</u> ~~tracks and other outdoor sports areas~~
	<u>Sub total</u>	<u>1.6 ha</u>	
Play Space	Equipped ~~/~~ designated play areas	0.25 ha	Local Area for Play (LAPs) and Locally Equipped Areas for Play (LEAPs) aimed at children who can play independently, as well as Neighbourhood Equipped Areas of Play (NEAPs)



	Other ~~outdoor play~~ provision	0.3ha [*]	All weather multi-use games areas (MUGA) including skateboard parks <u>and pump tracks.</u>
	Sub-total	~~3.30.5~~ 5ha	
<u>INFORMAL PUBLIC SPACE</u>			
<u>INFORMAL Open Space</u>	Parks and gardens	0.8ha	~~Green spaces including u~~ Urban parks, country parks, <u>regional parks</u> , forest parks and formal gardens.
	Amenity green space	0.6ha	Informal recreation spaces, ~~public squares~~ , communal green spaces in and around housing, village greens, <u>urban commons and other incidental places which may include areas of hard spaces as well as green spaces.</u>
	Natural and semi-natural space	~~2.01.8~~ ha	Woodland, scrub, grassland, <u>heath or moor, wetlands, open and running water</u> and open access land.
	Sub-total	3. <u>24</u> ha	
	<u>Total</u>	<u>5.35ha</u>	
<u>ALLOTMENTS & COMMUNITY GROWING PROVISION</u>	Allotments & Community growing	0.3ha	Allotments, community gardens and community orchards.

- 21.3.4 The Council has undertaken an Open Space ~~Study~~Audit. This assesses the quantity of formal and informal public open space provision within the County and compares this provision with the benchmark standards endorsed by FIT.



- 21.3.5 The Open Space ~~Study~~~~audit~~ findings can be used as a means of justifying the provision of new recreational facilities and/or remedying local deficiencies in provision. It can also be used as a means of safeguarding and enhancing existing facilities as appropriate. It can also assist in providing the evidence and justification in seeking S106 financial obligations from developers where new housing development increases local recreational need.
- 21.3.6 It should be noted that the Open Space ~~Study~~~~audit~~ represents a quantitative analysis of open space in the County. Other considerations relating to accessibility, proximity to and the quality of existing provision have not been assessed.
- 21.3.7 Any provision should be well related to the development that it is intended to serve, however, where some of the provision needs to be made off-site a financial contribution may be appropriate to allow facilities to be provided or improved in a suitable location nearby. For example, in relation to equipped/fixed play and designated areas of play having numerous small play areas provided within new development sites that are devoid of any real play value to children and young people is not desirable, and in these circumstances it is the Council's preference for improvements to destination play areas in the locality. A cabinet report was endorsed by Council in January 2020 in relation to this approach to fixed play assessments and provision.
- 21.3.8 Developers are encouraged to maximise the functionality of public open spaces by considering opportunities for biodiversity net gain, ecological connectivity, SUDS and active travel. Recreational facilities should not be included within areas of SUDS.

21.4 **Safeguarding Existing Recreational Facilities, Public Open Space and Allotments / Community Growing**

- 21.4.1 In accordance with Policy S15, Policy CI3 seeks to protect recreation facilities, public open spaces and allotment and community growing uses in the County from development to other land uses. This policy does not cover designated Areas of Amenity Importance, which are protected in Policy CI4 below.

Policy ~~Policy~~ CI3 – Safeguarding Existing Recreational Facilities, Public Open Spaces and Allotments / Community Growing

Development proposals that involve the loss of land and facilities with recreational, open space, allotments and community growing uses will only be permitted where:

- a) Alternative provision of at least equivalent community benefit is made available in the locality by the developer on a site acceptable to the local planning authority; or
- b) There is, and would be, an excess of accessible recreational facilities, public open space and allotments/community growing areas in the locality having regard to the standard as set out in Policy CI2.

21.5 **Areas of Amenity Importance**



- 21.5.1 Across Monmouthshire Areas of Amenity Importance (AAI) play an important role in the built environment by enhancing the quality of life and the health and well-being of residents. They also provide benefits through their contribution to ecology, recreation, the cultural/historic environment, landscape and wider environmental benefits. Areas of Amenity Importance are identified on the Proposals and Inset Maps.
- 21.5.2 A review of AAI has been undertaken as part of the RLDP evidence base. The audit includes an assessment of Formal and Informal Recreational Space (exclusions include golf courses, recreational water bodies, indoor sports, leisure centres or car parks associated with recreational uses), Equipped Children's Play Areas along with Amenity Open Space.
- 21.5.3 Areas of Amenity Importance often come under pressure for development. There are limited opportunities outside of site allocations to increase the amount of recreational and open space, and therefore it is imperative that existing AAIs are preserved and protected from loss and inappropriate development.
- 21.5.4 Proposals that are complementary to the use/function of an AAI and would not lead to the loss of an AAI, such as outdoor sports facilities and amenity blocks (where there is a proven need and these support the existing function of the AAI), public toilets, active travel routes, drainage infrastructure and, upgrades to equipment already present on sites, may be considered appropriate. Site promoters must provide evidence in any proposals on AAIs to demonstrate that there would be no adverse impact of development on the function that the AAI fulfils.

Policy CI4 – Areas of Amenity Importance

Areas of Amenity Importance are identified on the Proposals Map. Development proposals that lead to the loss of Areas of Amenity Importance will not be permitted.

S15 - Links to Wider Policy Framework

RLDP Objectives	Objective 3 –Green Infrastructure, Biodiversity and Landscape Objective 8 – Health and Well-being Objective 9 – Demography Objective 11 – Place-making Objective 12 – Communities Objective 14 – Infrastructure Objective 15 – Accessibility
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking Policy 4 – Supporting Rural Communities Policy 6 – Town Centre First Policy 34 – Green Belts in the South East



Planning Policy Wales Edition 12 (WG, February 2024)	Active and Social Places Theme (Chapter 4) - Community Facilities Recreational Spaces
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A healthier Wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and thriving Welsh Language
Gwent PSB Well-being Plan (August 2023)	• Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment. • Taking action to address inequalities, particularly in relation to health, through the framework of the Marmot Principles. • Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: • Fair place to live where the effects of inequality and poverty have been reduced. • Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency. • Connected place where people feel part of a community and are valued.
Key Evidence	TAN 16: Sport, Recreation and Open Space Fields in Trust Standards – November 2024~~Fields in Trust: Guidance for outdoor sport and play: Beyond the six acre standard (2017)~~ Monmouthshire Local Food Strategy (2024)



Minerals

22. Minerals

22.1 Sustainable Minerals Management

Strategic Policy S16 – Sustainable Minerals Management

The Council will sustainably manage its mineral resources by:

- i) Safeguarding known/potential land won sand and gravel, sandstone and limestone resources for future possible use;
- ii) Maintaining a minimum 10-year bank of crushed rock reserves throughout the Plan period in line with the requirements of the latest South Wales Regional Aggregates Working Party Regional Technical Statement on Aggregates; and
- iii) Encouraging the efficient and appropriate use of high-quality minerals and maximising the potential for the use of secondary and recycled aggregates as an alternative to primary won resources.

22.1.1 In accordance with national and regional policy requirements, the RLDP encourages a sustainable approach to minerals planning. This seeks to ensure that valuable finite resources are safeguarded for possible future extraction and that the use of secondary and recycled aggregates is maximised in preference to primary aggregates.

22.1.2 Future Wales recognises minerals as a policy area requiring a co-ordinated framework through the preparation of a Strategic Development Plan (SDP). Progress on the preparation of an SDP for the South East Wales region will continue to be monitored as the Plan progresses. PPW12 and Minerals Technical Advice Note 1: Aggregate (2004) (MTAN1) require Local Planning Authorities to make provision for a minimum of land bank of 10 years for crushed rock and 7 years for land-based sand and gravel throughout the full 15 years of a development plan period. To establish these requirements MTAN1 requires the preparation of Regional Technical Statements (RTS) for the areas covered by both the South Wales and North Wales Regional Aggregates Working Parties (RAWPs).

22.1.3 A revised RTS – 2nd Review for South Wales⁴² was published in September 2020 and endorsed by the Minister for Energy, Planning and Rural Affairs in March 2021. The revised RTS makes recommendations for the apportionment necessary to ensure an adequate supply of crushed rock and sand and gravel, including the nationally recommended minimum provision of 10 and 7 years respectively, are available for the entire duration of the RLDP. The total apportionments for Monmouthshire are zero for land-won sand and gravel and 6.05 million tonnes for crushed rock, specifically Limestone in Monmouthshire case. These compare with existing landbanks (excluding dormant sites) of zero for sand and gravel, and 11.25 million tonnes for crushed rock (as of 31st December 2016), reflecting the significant permitted reserves of Limestone at

⁴² Regional Technical Statement – Second Revision main report – Final September 2020 and South Wales Appendix B - and Welsh Government RTS Clarification Letter – 11th November 2021



the Ifton Quarry. When compared against the apportioned requirement as set out in the RTS2, Monmouthshire has a surplus of provision and therefore the RTS (2nd Review) does not require Monmouthshire to make allocations within the RLDP.

- 22.1.4 On a regional basis Monmouthshire forms part of the former Gwent sub-region along with Torfaen, Newport and Blaenau Gwent. Within the sub-region there is an overall shortfall of reserves. The RTS2 notes that in view of the shortfall in the sub-region, the former Gwent sub-region may need to work in collaboration in order to meet the combined requirements for the sub-region as a whole. Monmouthshire has undertaken a Limestone Aggregate Resource Assessment (January 2024) to inform options for meeting the sub-region apportionment. The assessment reviews the mineral resource safeguarding maps against a series of constraints in the County including SSSIs, predictive agricultural land classifications, and ancient woodland. The report concludes that given the constraints associated with Monmouthshire, potential does not exist at this stage to meet some or all of the carboniferous limestone apportionment/allocation required for the wider former Gwent sub-region. We will continue to work in partnership with the other authorities in the sub-region to explore options for meeting the RTS2 apportionments.
- 22.1.5 Policy S16 seeks to ensure that best use of high-quality mineral resources is achieved and is not used for a lower grade purpose than intended. The increased use of alternatives to naturally occurring minerals is also promoted. The re-use and/or recycling of construction and demolition material and industrial waste serves not only to reduce the amount of waste produced but also conserves scarce resources and minimises environmental damage.
- 22.1.6 As noted above, there is a sufficient landbank of permitted aggregate resource in the County for the duration of the RLDP period. Should any planning application for new or extended minerals working be submitted then any such proposal would be considered under national policies contained in PPW12 and MTAN1.
- 22.1.7 Further detail on mineral reserves and regional monitoring arrangements are set out in the Minerals Background Paper.

22.2 **Local Building and Walling Stone**

Policy M1 – Local Building and Walling Stone

Proposals for new or the re-opening of small-scale quarries for building and walling stone for local conservation and heritage projects or new build to meet any unmet need will be permitted, subject to national planning policy and detailed planning considerations.

- 22.2.1 As noted above, applications for the working of mineral reserves will be considered under national planning policy. However, one such exception may occur when quarrying enables the provision of locally derived stone for use in restoration and new building work that reinforces the distinctiveness, character and identity of the County. Policy M1 enables this to take place, although care will be needed to ensure that proposals are small-scale, do not have a harmful impact on the countryside and do not involve the use of extensive blasting or use of heavy vehicles.



22.3 Minerals Safeguarding Areas

Policy M2 – Minerals Safeguarding Areas

Development proposals which may impact on the minerals safeguarding areas shown on the Proposals Map will be considered against the following requirements, as applicable:

- a) Proposals for permanent development uses within identified mineral safeguarding areas will not be approved unless:
 - i) The potential of the area for mineral extraction has been investigated and it has been shown that such extraction would not be commercially viable now or in the future or that it would cause unacceptable harm to ecological or other interests; or
 - ii) The mineral can be extracted satisfactorily prior to the development taking place; or
 - iii) There is an overriding need for the development; or
 - iv) The development comprises infill development within a built up area or householder development or an extension to an existing building.
- b) Proposals for development uses of a temporary nature within identified mineral safeguarding areas will not be approved unless they can be completed and the site restored to a condition that does not inhibit mineral extraction within the timescale that the mineral is likely to be needed.

22.3.1 As set out in national planning guidance, the safeguarding of finite minerals resources is a means of preserving natural resources for future generations. This does not infer these will ever be worked and in most cases only very limited use will be made of them. It is also important to remember safeguarding also does not confer any permission/allocation for extraction/exploitation. The safeguarding areas shown on the Proposals Map relate to the British Geological Survey (BGS) Aggregate Safeguarding Map for South East Wales.

22.3.2 ~~In most instances, d~~Development may proceed within safeguarding areas as long as developers demonstrate the resource in question is either of poor quality/quantity and would not be economical to exploit, or the nature of the development in question would not prejudice exploitation of the resource. Such consideration will normally be made at the planning application stage and should form part of any submission for approval.

22.3.3 With regard to aggregates (hard rock and sand and gravel) identified and safeguarded on the Proposals Map, the extraction of mineral resources will generally not be acceptable within 200m of identified settlements in the RLDP for hard rock and within 100 metres for sand and gravel.

22.4 Mineral Site Buffer Zone



Policy M3 – Mineral Site Buffer Zones

Development proposals for sensitive or minerals development will not be permitted within the mineral site buffer zone identified on the Proposals Map.

- 22.4.1 National policy requires the RLDP to safeguard permitted and allocated mineral sites from new development that would prejudice the future extraction of the reserve /resource or the operation of the site. Buffer zones aim to reduce the conflict between mineral working and other sensitive land uses as a result of noise and dust from mineral extraction / processing and vibration from blasting. No new mineral development will be permitted within the buffer zone to prevent encroachment towards sensitive land uses. Similarly, no new sensitive development will be permitted within the buffer zone both to prevent any encroachment but also to prevent an additional constraint for the mineral working. 'Sensitive development' is defined in paragraph 70 of MTAN1 as 'any building occupied by people on a regular basis and includes housing areas, hostels, meeting places, schools and hospitals, where an acceptable standard of amenity should be expected. Sensitive development could also include specialist high technology industrial development where operational needs require high standards of development'.
- 22.4.2 Paragraph 71 of MTAN1 requires a minimum 200 metre buffer zone around hard rock quarries. A buffer zone has therefore been drawn around Ifton Quarry as identified on the Proposals Map.

S16 - Links to Wider Policy Framework

RLDP Objectives	Objective 1 – Economic Growth/Employment Objective 5 – Minerals and Waste Objective 6 – Land Objective 7 – Natural Resources Objective 14 - Infrastructure Objective 17 – Climate Change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 19 – Strategic Policies for Regional Planning, identifies policy areas which cut across local planning authorities and require a regional, co-ordinated planning response through the preparation of a Strategic Development Plan, including mineral extraction.
Planning Policy Wales Edition 12 (WG, February 2024)	Productive and Enterprising Places Theme (Chapter 5) - Minerals
Well-being of Future Generations Act (WBFGA)	A Prosperous Wales A Resilient Wales A Globally Responsible Wales



(WG, 2015)	
Gwent PSB Well-being Plan (August 2023)	Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency.
Key Evidence	Minerals Technical Advice Note 1: Aggregate (2004) (MTAN1) RTS 2nd Review published in September 2020 and endorsed by the Minister for Energy, Planning & Rural Affairs March 2021 and Welsh Government RTS Clarification Letter – 11th November 2021 National Minerals Resource Maps National Aggregates Safeguarding Maps for Wales (BGS) Minerals Background Paper – October 2025⁴



Waste

23. Sustainable Waste Management

Strategic Policy S17 – Sustainable Waste Management

To facilitate the delivery of sustainable management of waste the Plan will:

- i) Require waste proposals to conform to the principle of the waste hierarchy, supporting those that move waste up the hierarchy;
- ii) Support an integrated and adequate network of waste management installations that has regard to the nearest appropriate installation concept and self-sufficiency principles where necessary;
- iii) Identify suitable allocated and protected Class B2 industrial sites that are appropriate for in-building waste management treatment facilities, subject to detailed planning considerations;
- iv) Support the circular economy by encouraging the minimisation of waste production and the use of reused and recycled materials in the design, construction and demolition stages of development; and
- v) Ensure that provision is made for the sustainable management, sorting, storage and collection of waste in all new development.

- 23.1.1 The planning system has an important role to play in facilitating sustainable waste management. Welsh Government's policy for waste management is set out in 'Towards Zero Waste' (2010) and associated Sector Plans. Local authorities are required to develop a sustainable approach to the management of waste, including the support of proposals which move the management of waste up the waste hierarchy, with waste prevention and re-use at the top of the hierarchy, followed by preparation for re-use, recycling, recovery and finally disposal.
- 23.1.2 The Collections, Infrastructure and Markets Sector Plan (CIMSP) sets out the waste management framework considered to provide the best solutions to meet environmental, social and economic needs in Wales to 2050. The CIMSP requires the provision of an integrated and sustainable network of waste facilities. The 'Nearest Appropriate Installation' concept and the principle of self-sufficiency will only be applicable in relation to mixed municipal wastes (covered by Article 16 of the revised Waste Framework Directive).
- 23.1.3 Future Wales recognises waste as a policy area requiring a co-ordinated framework through the preparation of a Strategic Development Plan (SDP). Progress on the preparation of an SDP for the South East Wales region will continue to be monitored throughout the Plan period. In the meantime, PPW12 and TAN 21: Waste, establish regional monitoring arrangements to inform the preparation of LDPs and assist in the determination of planning applications. The 2018-2019 South East Wales Waste Monitoring Report (published 2020) concludes that there is currently no need for additional landfill capacity within the South East Wales region. In addition, the report advises that any new proposal for further waste treatment should be



carefully assessed to ensure that overprovision does not occur within the region. As such, no specific need for such waste management facilities has currently been identified at a regional level.

23.1.4 At a local level, Monmouthshire has a number of partnerships in place to deal with its municipal waste.

- Residual Municipal Waste- Monmouthshire is a member of Project Gwyrdd, a residual waste procurement partnership made up of five local authorities, (Caerphilly, Cardiff, Monmouthshire, Newport and the Vale of Glamorgan) who have entered into a long-term contract with Viridor Waste Management Ltd to treat municipal residual waste at their Energy from Waste Facility at Trident Park in Cardiff.
- Food Waste- this is dealt with via a long-term procurement partnership involving Bridgend, Blaenau Gwent, Monmouthshire and Torfaen with the Severn Trent Water Anaerobic Digestion Facility at Stormy Down, near Porthcawl.
- Garden Waste – Monmouthshire has a medium-term contract with Abergavenny Green Waste Company.
- Recycled Waste – is bulked and sent to reprocessors across the UK.
- Residual Commercial Waste – this is bulked and treated as part of the Project Gwyrdd arrangements.
- Trade Waste – Monmouthshire County Council also offer a trade collection service for residual waste, which is recycled in the same way as municipal recycled waste.
- Landfill – Less than 1% of waste from Monmouthshire goes to landfill, with the facilities used depending on where the reprocessing of material takes place.

(Source: MCC Neighbourhood Services Section)

23.1.5 TAN 21: Waste, notes that many general employment sites and major industrial areas are likely to be suitable locations for waste facilities⁴³. Details of those employment land allocations that are considered potentially suitable for the provision of waste management facilities are set out in Policy W3, subject to the detailed criteria-based policies contained throughout the Plan, against which planning applications for waste management facilities will be assessed.

23.1.6 Developments should, where possible, minimise the production of waste in the development process through the use of secondary and recycled aggregates as part of the construction process in accordance with the circular economy principle.

23.1.7 It is also important that new developments facilitate sustainable waste management options for the people living in and using new developments once complete. This Policy aims to encourage the recycling of waste materials by the provision of adequate facilities for the storage and collection of waste and separation at source. Waste related considerations should be taken into account in the design of the development so that they are properly integrated into it, and fully accessible to collection vehicles.

⁴³ Paragraph 3.19 of TAN 21: Waste (2014)



23.2 Waste Management Facilities

Policy W1 – Waste Management Facilities

Proposals for waste management facilities, except those involving the final deposit of waste on land at the site or open windrow composting, will be permitted within industrial sites (Class B2 of the Town and Country Planning Use Classes Order 1987) subject to detailed planning considerations, other RLDP policies and national and regional considerations.

Where such proposals cannot be accommodated on existing or proposed Class B2 industrial sites they will be permitted provided that all the following conditions are met:

- a) The proposal site is within settlement boundaries or existing and proposed industrial/business sites; and
- b) There is a demonstrable need for the type and scale of development in that location.

All proposals for waste management facilities should also comply with the following criteria:

- i) Where energy is recovered as part of the waste management process the means of access to the appropriate national grid or identified end user is demonstrated;
- ii) Where appropriate, the maximum possible use is made of non-road transportation for the receipt of the waste arisings and the distribution of the output products;
- iii) There is no processing and no substantial storage of waste material in the open air; and
- iv) The proposals are compatible with adjoining land uses.

Development of sustainable waste management facilities in appropriate open countryside locations, including open windrow composting and anaerobic digestion, will be supported subject to detailed planning considerations.

- 23.2.1 Strategic Policy S17 seeks to provide a choice of sites to meet Welsh Government's requirement for the 'establishment of an integrated waste management network' by designating allocated and protected class B2 industrial sites as being potentially suitable for in-building waste management facilities. Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities on the outside look no different to any other industrial building and on the inside contain industrial de-manufacturing processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation or impact. Some waste operations such as open windrow composting and anaerobic digestion may, however, need to be located outside of settlement boundaries as they are generally carried out in the open air. Each application will therefore need to be determined on its merits in



accordance with detailed development management criteria and other relevant environmental protection and countryside policies.

23.2.2 Annex C of TAN 21: Waste (2014) sets out the specific planning considerations that need to be taken into account in assessing planning applications for new waste management facilities. TAN 21: Waste (2014) also establishes the requirement to submit a 'Waste Planning Assessment' for all applications for a waste facility classified as a disposal, recovery or recycling facility. The assessment should be proportionate to the nature, scale and size of the development proposed.

23.2.3 Details of the employment land allocations considered potentially suitable for the provision of waste management facilities are set out in Policy W3.

23.3 **Agricultural Land – Disposal of Inert Waste**

Policy W2 – Agricultural Land – Disposal of Inert Waste

Proposals to deposit inert waste on an agricultural holding that has been brought in from elsewhere for the purpose of agricultural improvement will only be permitted where:

- a) a significant improvement in the agricultural land classification grade of the land will be achieved;
- b) it can be demonstrated that the improvement sought is essential for the purposes of agriculture within the holding and cannot be achieved by means other than by deposit of waste;
- c) the proposal involves depositing the minimum volume of waste consistent with achieving the agricultural land improvements sought; and
- d) waste material capable of being economically recycled is not deposited on site.

23.3.1 Within the countryside, proposals are often put forward for the improvement of agricultural land through the deposit of inert waste material. Whilst such sites are often small in nature and often exempt from licensing from Natural Resources Wales, the process does require planning permission. Policy W2 sets out the criteria against which such proposals will be assessed. Proposals will only be permitted where it can be demonstrated that there is a genuine agricultural justification for the deposit of waste material.

23.4 **Waste Sites**

23.4.1 In accordance with PPW12 and Strategic Policy S17, Policy W3 identifies those employment allocations and existing waste disposal or management sites that are considered suitable in principle for new facilities, although all applications for development will have to satisfy a detailed assessment of any environmental and highway impacts, in accordance with other RLDP policies. Other areas having the benefit of lawful B2 use, including the Protected Employment Sites identified in Policy EA2, may also be considered, subject to meeting the relevant policies of the Plan.



Policy W3 – Identified Potential Waste Management Sites

The following sites are identified as having potential for the location of in-building waste management facilities, subject to detailed planning considerations:

Site ref	Site Name	Area (Ha)
W3a	Raglan Enterprise Park, Raglan	1.5
W3b	Land West of Raglan, Raglan	4.5
W3c	Newhouse Industrial Estate, Chepstow	2.5
W3d	Quay Point, Magor	14
W3e	Gwent Euro Park, Magor	7
W3f	Land Adjoining Oak Grove Farm, Caldicot	6
W3g	Existing Waste Facility - Five Lanes, Caerwent	2.57
W3h	Existing Llanfoist Civic and Transfer Station	1.2
Total		39.27

23.4.2 As noted in paragraph 15.3.4, Gwent Euro Park, Magor is located within the Gwent Levels Site of Special Scientific Interest (SSSI) and also within Flood Risk Zone C1 (Development Advice Map) and Defended Flood. However, the allocation area corresponds with land benefitting from an extant planning permission.

23.4.3 Site W3f – Land Adjoining Oak Grove Farm, Caldicot is located within a Source Protection Zone and site W3g Five Lanes, Caerwent lies within the Great Spring Source Protection Zone and on a limestone principal aquifer. This would need to be taken into account in any planning application for further waste related development at the site. Existing Waste Site W3h Llanfoist Civic Transfer Station lies within Flood Zone 2 (Development Advice Map) and Flood Zone 2 Rivers (Flood Map for Planning). These issues would need to be taken into account in any planning application for further waste related development at the site.

S17 - Links to Wider Policy Framework

RLDP Objectives	Objective 5 – Minerals and Waste Objective 7 – Natural Resources Objective 14 – Infrastructure Objective 17 – Climate Change
Future Wales: The National Plan 2040 (WG, February 2021)	Policy 19 – Strategic Policies for Regional Planning



Planning Policy Wales Edition 12 (WG, February 2024)	Productive and Enterprising Places Theme (Chapter 5) -
Well-being of Future Generations Act (WBFGA) (WG, 2015)	A resilient Wales A Wales of cohesive communities A globally responsible Wales
Gwent PSB Well-being Plan (August 2023)	Take action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment.
Taking Monmouthshire Forward - Community and Corporate Plan 2022 - 2028 (April 2023)	This policy supports the Community and Corporate Plan objectives of ensuring Monmouthshire is a: Green place to live and work, with reduced carbon emissions, and making a positive contribution to addressing the climate and nature emergency.
Key Evidence	Technical Advice Note 21: Waste (2014) Waste Planning Monitoring Report South East Wales April 2018-19 (Published 2020) Employment Land Review – November 2022



Monitoring and Review

23.4.424.1.1 This section of the RLDP sets out the monitoring framework which will be used to assess whether the Plan's strategy, policies and proposals are being delivered. It also provides an important check on whether the strategy is delivering sustainable development. The presence of clear mechanisms for implementation and monitoring forms one of the tests for assessing the soundness of the plan.

23.4.524.1.2 In accordance with legislative requirements⁴⁴, local planning authorities are required to develop a monitoring framework to enable the collation of valuable information on the performance of LDP policies. The framework set out below comprises a series of indicators, targets and triggers for further action in relation to each strategic policy and will form the basis for assessing the effectiveness of strategic policies. It also indicates the linkages between the plan themes, objectives and strategic policies. This will provide a basis for the annual monitoring report (AMR).

23.4.624.1.3 The indicators have been developed in accordance with Welsh Government guidance on monitoring and include the key indicators set out in the Development Plans Manual⁴⁵. In addition, numerous local indicators have been identified which will further assist in assessing the effectiveness of the strategic policies.

23.4.724.1.4 The indicators are associated with corresponding targets, where relevant, which provide a benchmark for policy implementation. Where appropriate, 'milestone' targets are included in order to determine whether the plan is progressing towards meeting the overall strategy. The Council will investigate any strategic policy that fails to meet its target.

23.4.824.1.5 Trigger levels have also been included for certain targets in order to identify any potential failings in policy implementation at an early stage. They will provide a clear indication of when policy targets are not being met or insufficient progress is being made towards meeting them. Where a trigger level is reached, a detailed assessment of the related policy will be undertaken to determine whether the policy is functioning effectively.

23.4.924.1.6 Source data and the monitoring method for each indicator are also provided in the framework. This identifies the sources of information that will be used for consistent data analysis.

23.4.1024.1.7 The ISA identifies the indicators that will be used to monitor progress on sustainability issues and more specifically sustainable development. These are set out in a separate framework which will be used as a tool for monitoring sustainable development in the plan area. Once the plan is adopted these indicators will also be monitored.

23.4.1124.1.8 The information gathered through the monitoring framework and the ISA monitoring framework will be reported in the annual monitoring report (AMR). Local planning authorities are required to produce AMR's following the adoption of LDPs to review the plan's progress and to assess the effectiveness of its policies and proposals. The AMR will identify any actions that need to be taken to resolve any issues raised through the monitoring process. This could include amendments to policies to improve their effectiveness, and in more extreme cases

⁴⁴ PCPA 2004 (sections 61, 76 and 69(1)); LDP regulations 37, 41; SEA regulation 17.

⁴⁵ WG, March 2020



could result in a review of part or of the whole plan. The AMR will report information covering the preceding financial year and will be submitted to the Welsh Government by 31 October each year and will be available to view on the Council's website.

~~23.4.12~~24.1.9 Irrespective of the AMR's findings, the Council is required to carry out a review of the whole plan every 4 years from the date of adoption.

~~23.4.13~~24.1.10 The AMR will provide further detail on the assessment of the indicators and set out an appropriate response which could include the following actions.

Continue Monitoring	Monitoring suggests that the Plan's policies are being implemented effectively and no action is required.
Training Required	Monitoring suggests that the Plan's policies are not being implemented as intended and officer or Member training is required.
Supplementary Planning Guidance (SPG)	Monitoring suggests that the Plan's policies are not being implemented effectively and further guidance is required which may include the preparation of additional SPG.
Further Investigation	Monitoring suggests that the Plan's policies are not being implemented effectively and further investigation is required.
Policy Review	Monitoring suggests that the Plan's policies are not being implemented/not delivering intended outcomes. A review of the relevant policies may be required.
Plan Review	Monitoring suggests that as the Plan's strategy and policies are not being implemented/delivered a formal review of the Plan may be required in advance of the 4-year statutory review.



Strategic Policy: S1 RLDP Sustainable and Resilient Communities Growth Strategy

RLDP Objectives Supported: 1, 9, 10, 11, 12, 13 and 15. Other RLDP Policies: H1-H9, HA1-HA18

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To provide 6,210* homes to meet a housing requirement of 5,400 homes (including 1,595 – 2,000 affordable homes) in the County over the Plan period.	Indicator required by Legislation: The number of additional general market and affordable homes built over the Plan period.	Annual build rate of 360 dwellings per annum 2018-2033, including 106 affordable homes per annum.	Delivery is less than the RLDP strategy build rate for 2 consecutive years.	Housing Monitoring.
	Key Indicator: The annual level of dwelling completions monitored against the Anticipated Annual Build Rate (AABR).	Annual dwelling completions delivered in accordance with the AABR as set out in the adopted housing trajectory.	Delivery rate is below the AABR for 2 consecutive years.	Housing Monitoring.
	Key Indicator: Total cumulative completions monitored against the Anticipated Cumulative Completion Rate (ACCR).	Total cumulative dwelling completions delivered in accordance with the ACCR as set out in the adopted housing trajectory.	Total cumulative completions are below the ACCR for 2 consecutive years.	Housing Monitoring.

Strategic Policy: S2 Spatial Distribution of Development – Settlement Hierarchy

RLDP Objectives Supported: 1, 9, 10, 11, 12, 13 and 15. Other RLDP Policies: HA1 – HA18

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
New housing development to be distributed in accordance with the RLDP Spatial Strategy.	Key Indicator: Proportion of new housing development delivered in accordance with the Spatial Strategy- Settlement Hierarchy set out in Policy S2.	Location of new residential development should correspond to the requirement set out in Policy S2: Primary Settlements: 85%	Dwelling completions are +/- 10% of the requirements set out in Policy S2 for 2 consecutive years.	Planning applications database / Housing Monitoring.



- Secondary Settlements: 6%
- Main Rural and Minor Rural Settlements: 9%

Strategic Policy: S3 Sustainable Placemaking & High-Quality Design

RLDP Objectives Supported: 3, 8, 11, 12, 13, 15, 16 and 17. Other RLDP Policies: PM1-PM3, HE1-HE3

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Ensure Sustainable Placemaking & High-Quality Design is achieved over the Plan Period.	Local Indicator: Review a range of completed developments on an annual basis.	No Target.	None.	MCC Annual Design Tour.

Strategic Policy: S4 Climate Change

RLDP Objectives Supported: 4, 6, 7, 15 and 17. Other RLDP Policies: NZ1, CC1-CC3.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To ensure development accords with the principles of sustainable development, and	Key Indicator: Amount of development <u>not satisfying TAN 15 requirements</u> . (by TAN 15 category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests.	No applications permitted <u>not satisfying TAN 15 requirements in C1 and C2 floodplain areas not meeting all TAN 15 tests.</u>	1 or more applications permitted <u>not satisfying TAN 15 requirements for development in C1 and C2 floodplain areas not meeting all TAN 15 test in any 1 year.</u>	<u>Planning application database.</u>



addresses the causes of, and adapts to the impacts of climate change.	Local Indicator: Proportion of development on brownfield land as a percentage of all development permitted**	Increase the proportion of development on brownfield land.	Further investigation if no increase in proportion of development on brownfield land for 2 consecutive years.	Planning applications database.
	Local Indicator: Delivery of net zero carbon homes.	All new build residential development to meet the standards set out in Policy NZ1.	1 or more new build homes do not meet the standards set out in Policy NZ1 in any 1 year.	Planning applications database and built performance surveys post construction.
	Local Indicator: Number and capacity (MW) of renewable, low and zero energy carbon developments.	Targets for renewable energy resource in accordance with the range set out in Table 3 – Renewable Energy Targets.	No permissions granted within 4 years	Planning applications database / Table 3 – Renewable Energy Targets.

Strategic Policy: S5 Green Infrastructure, Landscape and Nature Recovery

RLDP Objectives Supported: 3, 4, 6, 7, 8, 11, 12, 14 and 17. Other RLDP Policies: GI1-GI2, LC1-LC5, NR1-NR3, PROW1.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To maintain, protect and enhance Monmouthshire's green infrastructure, landscape and biodiversity.	Local Indicator: Amount of Greenfield land lost to development which is not allocated in the development plan.	Minimise the loss of non-allocated Greenfield land.	Any loss of non-allocated greenfield land in any 1 year.	Planning applications database.
	Local Indicator: Developments granted planning permission that are within, or likely to adversely effect, internationally/	None adversely affected.	1 or more application permitted for development within, or likely to adversely affect internationally/ nationally important nature	Planning applications database / GI Team / Environment Act Section 6 Reporting



	nationally important nature conservation areas.		conservation areas in any 1 year.	/Nature & Climate Emergency Reporting.
	Local Indicator: Developments granted permission that cause harm to the overall nature conservation value of locally designated nature conservation sites.	Minimise developments that would cause harm to the overall nature conservation value of locally designated sites.	Further investigation if 1 or 2 developments result in overall harm for 2 consecutive years, or 3 or more developments result in overall harm in any 1 year.	Planning applications database/ GI Team /Environment Act Section 6 Reporting /Nature & Climate Emergency Reporting.
	Local Indicator: Number of new developments granted planning permission delivering net benefit for biodiversity.	All relevant development delivering net benefit for biodiversity.	None.	Planning applications database /S106 Monitoring / GI Team /Planning Condition Monitoring.
	Local Indicator: Number of new developments granted planning permission that provide sufficient on-site GI in accordance with GI SPG.	Sufficient GI provided on development sites to not require off-site compensation.	Proposed or actual reduction in approved GI provision that is separate to SUDs provision.	Planning applications database including discharge of conditions, variations and NMA's / GI Team.
	Local Indicator: Number of new developments granted planning permission where tree, woodland and hedgerow loss are unavoidable that have not successfully applied the PPW12 compensatory ratios.	No new development has led to unavoidable loss.	Proposed or actual loss in trees, woodland or hedgerow.	Planning applications database including discharge of conditions, variations and NMA's / GI Team.



Strategic Policy: S6 Infrastructure

RLDP Objectives Supported: 1, 3, 4, 8, 10, 11, 12, 13, 14 and 17. Other RLDP Policies: IN1.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Ensure the delivery of infrastructure to support the RLDP Growth and Spatial Strategy.	Key Indicator: Delivery of infrastructure that underpins the Plan's site allocations.	Infrastructure is delivered in accordance with the Infrastructure Delivery Plan (IDP).	Infrastructure not delivered in accordance with the timescales set out in the IDP.	Planning applications database /S106 Monitoring / Infrastructure Delivery Plan.

Strategic Policy: S7 Affordable Housing Provision

RLDP Objectives Supported: 9, 10, 11, 12 and 13. Other RLDP Policies: H1-H9, S2.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To deliver 1,595 to 2,000 affordable homes over the Plan period 2018-2033.	Key Indicator: The level of affordable housing completions monitored against the Plan's overarching target.	Annual affordable housing completions delivered through the planning system in line with the target rate set out within S7.	Variation of 10% from the expected target for 2 consecutive years.	Housing Monitoring/ planning applications database/S106 Monitoring.
	Key Indicator: The tenure of affordable housing completions.	Housing completions to be in line with the Council's approach to affordable housing tenure.	Affordable housing completions deviate from the Council's tenure requirements.	MCC Housing Department.
	Key Indicator: Delivery of the affordable housing policy-thresholds and percentage targets for each sub-market area.	New site allocations – On-site provision of 50% affordable homes on all new site allocations. Sites of 20 homes and over – On-site provision of 50% affordable	Further investigation if the proportion of affordable housing achieved on development sites in each area falls below the	Housing Monitoring / Planning applications database / S106 Monitoring.



		housing on sites within existing settlement boundaries as identified in Tiers 1-3 of Strategic Policy S2. Sites of 5 to 19 homes – On-site provision of 40% affordable housing on sites within existing settlement boundaries as identified in Tiers 1-3 of Strategic Policy S2. Sites of 1 to 4 homes – Financial contributions towards the provision of affordable housing in the local planning authority area in accordance with the Affordable Housing Supplementary Planning Guidance. Conversions and sub-divisions – Financial contributions towards the provision of affordable housing in the local planning authority area in accordance with the Affordable Housing Supplementary Planning Guidance.	requirements set out in Policy S7.	
	Key Indicator: Viability – trends in house prices, land values, build costs.	No target.	No trigger.	Site specific viability assessments/ Home Track / Land Registry.
	Local Indicator: Number of affordable dwellings delivered through affordable housing exception schemes (Policy H9).	No target	No trigger	Planning applications database.



Strategic Policy: S8 Site Allocation Placemaking Principles

RLDP Objectives Supported: 9, 10, 11, 12 and 13. Other RLDP Policies: HA1-HA4

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To deliver the strategic housing sites in accordance with site allocation policies HA1 to HA4.	Local Indicator: The number of homes permitted on strategic sites as identified in site allocations policies HA1 to HA4.	Planning permission granted for the key strategic sites identified in site allocations policies HA1 to HA4 by the end of 2027.	Planning permission is not granted by the end of 2027 for each of the strategic sites.	Planning applications database/ Housing Monitoring.
To deliver the Strategic Site Land to the East of Abergavenny as identified in Policy HA1.	Key Indicator: Policy HA1: Land to the East of Abergavenny. Number of homes completed. Infrastructure requirements and placemaking principles delivered. Mix-use elements completed.	Dwelling completions delivered in accordance with the agreed housing trajectory. Infrastructure requirements and placemaking principles delivered in accordance with Policy HA1. Completion of the mixed-use elements delivered in accordance with agreed the agreed phasing programme.	Annual dwelling completions fall below the levels set out in the agreed housing trajectory. Infrastructure requirements and placemaking principles not delivered in accordance with Policy HA1. Completion of the mixed-uses not delivered in accordance with the agreed phasing programme.	Planning applications database/Housing Monitoring /S106 Agreement.
To deliver the Strategic Site Land to the East of Caldicot as identified in Policy HA2.	Key Indicator: Policy HA2: Land to the East of Caldicot. Number of homes completed.	Dwelling completions delivered in accordance with the agreed housing trajectory. Infrastructure requirements and placemaking principles delivered in accordance with Policy HA2.	Annual dwelling completions levels fall below the levels set out in the agreed housing trajectory. Infrastructure requirements and Placemaking principles	Planning applications database/ Housing Monitoring / S106 Agreement.



	Infrastructure requirements and placemaking principles delivered. Mix-use elements completed.	Completion of the mixed-use elements delivered in accordance with agreed the agreed phasing programme.	not delivered in accordance with Policy HA2. Completion of mixed-uses delivered in accordance with the agreed phasing programme.	
To deliver the Strategic Site Land at Mounton Road, Chepstow as identified in Policy HA3.	Key Indicator: Policy HA3: Land at Mounton Road, Chepstow Number of homes completed. Infrastructure requirements and Placemaking principles delivered. Mix-use elements completed.	Dwelling completions delivered in accordance with the agreed housing trajectory. Infrastructure requirements and placemaking principles delivered in accordance with Policy HA3. Completion of the mixed-use elements delivered in accordance with agreed the agreed phasing programme.	Annual dwelling completions fall below the levels set out in the agreed housing trajectory. Infrastructure requirements and placemaking principles not delivered in accordance with Policy HA3. Completion of mixed-uses not delivered in accordance with the agreed phasing programme.	Planning applications database/Housing Monitoring /S106 Agreement.
To deliver the Strategic Site Land at Leasbrook, Monmouth as identified in Policy HA4.	Key Indicator: Policy HA4: Leasbrook, Monmouth Number of homes completed. Infrastructure requirements and placemaking principles delivered.	Dwelling completions delivered in accordance with the agreed housing trajectory. Infrastructure requirements and Placemaking principles delivered in accordance with Policy HA4.	Annual dwelling completions fall below the levels set out in the agreed housing trajectory. Infrastructure requirements and placemaking principles not delivered in accordance with Policy HA4.	Planning applications database/Housing Monitoring /S106 Agreement.



Strategic Policy: S9 Gypsy and Travellers

RLDP Objectives Supported: 9, 10, 11, 12 and 13. Other RLDP Policies: GT1.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To meet the identified needs of the Gypsy Traveller Accommodation Assessment (GTAA).	Key Indicator: The completion of Gypsy and Traveller site(s) to meet identified needs.	Gypsy Traveller site(s) identified in Policy S9 to be completed within the Plan period to meet the identified need set out in the GTAA 2021.	Planning permission not granted for the allocated Gypsy Traveller site(s) identified in Policy S9 during the Plan period, where an identified unmet need still exists.	Planning applications database.
	Local Indicator: Meet any new arising need for Gypsy and Traveller sites arising outside of the GTAA.	No Target.	No Trigger.	Gypsy and Traveller Accommodation Assessment (GTAA) / Planning applications database.

Strategic Policy: S10 Employment Site Provision

RLDP Objectives Supported: 1, 9, 11, 12, 14 and 15. Other RLDP Policies: EA1-EA2, E1-E2.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To ensure a sufficient supply of employment land and to protect	Key Indicator: Net employment land development and take-up against allocations.	Take-up rate of employment land identified in Policy EA1.	No employment land take-up on allocated employment sites identified in Policy EA1 for 2 consecutive years.	Employment Land Monitoring.



the County's employment land.	Key Indicator: Enable job growth.	Deliver up to 416 additional jobs per annum.	No permission for developments that create jobs (including Use Class B jobs) in any 1 year.	Economic Insights Team / ONS Data.
	Local Indicator: Net employment land supply.	Maintain sufficient employment land to meet the identified take-up rate of 1.9ha per annum.	Insufficient employment land available to meet the identified take-up rate of 1.9ha per annum.	Employment Land Monitoring.
	Local Indicator: Planning permission granted for new development (by type) on allocated employment sites as identified in Policy EA1.	No specific target	No planning permissions granted on strategic employment sites identified in Policy EA1 for 2 consecutive years.	Employment Land Monitoring.
	Local Indicator: Planning permissions granted for employment use (i.e. B1, B2, B8 uses) by settlement.	No specific target.	None.	Employment Land Monitoring.
	Local Indicator: Amount of employment land lost to non-employment uses (i.e. non B1, B2, B8 uses).	Minimise the loss of employment land to non B1, B2 and B8 uses.	Further investigation if loss of any B1, B2 or B8 employment land in any 1 year.	Employment Land Monitoring / planning application database.



Strategic Policy: S11 Rural Economy

RLDP Objectives Supported: 1, 3, 6, 7, 9, 11, 12, 13 and 15. Other RLDP Policies: RE1-RE6.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Encourage and support diversification of the rural economy.	Local Indicator: Number of rural enterprise and diversification schemes approved.	No target.	None.	Planning applications database.

Strategic Policy: S12 Visitor Economy

RLDP Objectives Supported: 1, 3, 11, 12, 13, 15, 16 and 17. Other RLDP Policies: T1-T2.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Encourage and support high quality sustainable tourism schemes/facilities.	Local Indicator: Number of tourism schemes approved.	No target.	None.	Planning applications database.
	Local Indicator: Number of tourism facilities lost through development, change of use or demolition.	Minimise the loss of tourism facilities.	Further investigation if there is a loss of any 1 tourism facility in any 1 year.	Planning applications database.



Strategic Policy: S13 Sustainable Transport

RLDP Objectives Supported: 1, 8, 9, 11, 12, 13, 14, 15 and 17. Other RLDP Policies: ST1-ST6.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To increase sustainable forms of transport in accordance with the LTS.	Local Indicator: Progression of Local Transport Strategy (LTS) schemes detailed in Policy ST5 in accordance with the LTS delivery timetable.	LTS proposals implemented in accordance with the LTS delivery timetable.	Further investigation if the LTS proposals detailed in Policy ST5 are not being implemented in accordance with the LTS delivery timetable.	Planning applications database/ LTS delivery programme.

Strategic Policy: S14 Town, Local and Neighbourhood Centres

RLDP Objectives Supported: 1, 2, 8, 9, 11, 12, 13, 14, 15 and 16. Other RLDP Policies: RC1-RC4.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Direct new retail and commercial development to the County's Central Shopping and Commercial Areas (CSCAs) and local centres and seek to enhance their vitality, attractiveness, and viability.	Local Indicator: Amount of retail and commercial development permitted within the CSCAs and local centres as a proportion of all retail and commercial development permitted.	New retail and commercial floorspace to be located within the County's CSCAs and local centres.	Any new retail and commercial floorspace is developed outside the County's CSCAs and local centres.	Annual Retail Survey / planning applications database.
	Local Indicator: Percentage of vacant units within the CSCAs of each town and local centre.	No increase in the number of vacant units.	Further investigation if the vacancy rate in CSCAs / local centres increases for 2 consecutive years.	Annual Retail Survey.



	Local Indicator: Percentage of A1 uses in the primary shopping frontages (PSF) of Abergavenny, Caldicot, Chepstow and Monmouth.	Percentage of A1 uses no less than the percentage targets for the identified primary shopping frontages, set out in the PSF SPG.	Further investigation if the percentage figures for the primary shopping frontages fall below the targets set out in the PSF SPG.	Annual Retail Survey / planning applications database.

Strategic Policy: S15 Community Facilities, Outdoor Recreation and Allotment / Community Gowing

RLDP Objectives Supported: 3, 8, 9, 11, 12 and 14. Other RLDP Policies: CI1-CI4.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To retain existing Community Facilities, Outdoor Recreation and Allotment / Community Growing and seek to develop additional facilities.	Local Indicator: Number of Community Facilities, Outdoor Recreation and Allotment / Community Growing spaces granted planning permission.	No Target.	None.	Planning applications database.
	Local Indicator: Number of Community Facilities, Outdoor Recreation and Allotment / Community Growing spaces lost to other uses.	Minimise the loss of Community Facilities, Outdoor Recreation and Allotment / Community Growing spaces.	Further investigation if there is a loss of any 1 Community Facilities, Outdoor Recreation and Allotment / Community Growing spaces in any 1 year.	Planning applications database.
	Local Indicator: Areas of Amenity Importance (AAI) lost to development.	No loss of AAI to development.	Further investigation if any loss of AAI in any 1 year.	Planning applications database.



Strategic Policy: S16 Sustainable Minerals Management

RLDP Objectives Supported: 1, 5, 6, 7, 14 and 17. Other RLDP Policies: M1-M3.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Safeguard areas of aggregates resources.	Local Indicator: Aggregate landbank for MCC in years.	A minimum land bank of 10 years to be maintained.	Further investigation if 10 years land bank is not maintained.	SWRAWP Monitoring Report.
	Local Indicator: Number of permitted permanent sterilising non-mineral developments on safeguarded sites.	Minimise the number of permanent non-mineral developments on safeguarded sites.	Further investigation if any such developments permitted	Planning applications database.

Strategic Policy: S17 Sustainable Waste Management

RLDP Objectives Supported: 5, 7, 14 and 17. Other RLDP Policies: W1-W3.

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Meet the County's contribution to local waste facilities.	Local Indicator: Capacity to cater for the County's waste.	Maintain sufficient capacity to cater for the County's waste (to be confirmed at a regional level) in accordance with TAN 21.	Triggers to be established at a regional level in accordance with TAN 21.	South East Wales Waste Monitoring Report.



Appendices

Appendix 1: RLDP Supporting Documents.....	237
Appendix 2: RLDP Key Stages.....	245
Appendix 3: Regional Strategic Partnerships	248
Appendix 4: Legislative and Policy Context.....	250
Appendix 5: Regional Collaboration and Linkages with Neighbouring Local Authorities.....	258
Appendix 6: RLDP Issues.....	265
Appendix 7: Housing Supply Components.....	277
Appendix 8: Infrastructure Delivery Plan	279
Appendix 9: Housing Trajectory	375
Appendix 10: Employment Land Schedule	386
Appendix 11: Supplementary Planning Guidance Schedule	387
Appendix 12: Glossary of terms	388



Appendix 1: RLDP Supporting Documents

A number of additional supporting documents have been prepared to inform the Deposit Plan. These are listed below and should be read alongside the Plan as only their main findings are highlighted in this document given the significant amount of data/information they contain. The documents are available on the Planning Policy page of the Council's website.

Supporting Document	Purpose
RLDP Documents	
The Adopted LDP Review Report (approved by Council March 2018)	Evaluates the extent to which the Adopted LDP is functioning effectively.
RLDP Revised Delivery Agreement October 2024 ⁴⁶	The Delivery Agreement sets out how the RLDP is to be prepared and provides a timetable for Plan preparation along with a Community Involvement Scheme which outlines the Council's principles of community engagement.
Issues, Vision and Objectives Paper (Updated September 2024)	Sets out the key issues, challenges and opportunities facing the County along with the RLDP vision and objectives to address the issues, challenges and opportunities identified.
Preferred Strategy ~~Consultation~~ (December 2022—January 2023)	Sets out the preferred level of growth (housing and employment) and broad spatial distribution of this growth, along with the preferred strategic site allocations and strategic policies that will deliver and implement the strategy.
Preferred Strategy update (October 2023)	In October 2023 Council endorsed a number of key post-consultation updates to the Preferred Strategy as the basis for the ongoing preparation of the Deposit Plan.
Initial Consultation Report (2024)	Sets out how the Local Planning Authority (LPA) has undertaken public participation and consultation on the Preferred Strategy in accordance with LDP Regulation 16a. The Report identifies the steps taken to

⁴⁶ Original Delivery Agreement was approved by Council and agreed by Welsh Government May 2018. Subsequent revisions to the Delivery Agreement were approved by Council and agreed by Welsh Government in March 2020, October 2020 and December 2022.



	publicise plan preparation, in accordance with the CIS, outlining those engaged, summarises the main issues raised and the Council's response to these.
Integrated Sustainability Appraisal and Habitats Regulations Related Documents	
Integrated Sustainability Appraisal (ISA) Scoping Report (~~Updated November 2022~~ December 2018)	This sets out the background for the ISA/SEA process that will be followed throughout the RLDP process and considers the characteristics of the RLDP area through a review of relevant plans, policies and programmes, and baseline information.
Initial Habitats Regulations Assessment (HRA) Screening Report (December 2018)	This outlines the requirement to undertake a HRA in respect of the RLDP and identifies the relevant European sites for consideration within the HRA process.
Initial ISA Report (AECOM, November 2022)	The Initial ISA Report is the second stage of the ISA process and appraises the social, economic, environmental and cultural effects of the RLDP Preferred Strategy. This includes the Vision, Strategic Objectives, Growth and Spatial Options and Preferred Strategy, including the Strategic Policies.
HRA of the Monmouthshire RLDP – Preferred Strategy (AECOM, November 2022)	The HRA Report provides a high level, preliminary assessment of the RLDP Preferred Strategy. At this stage, the aim of the report is to identify European sites which have the potential to be impacted by the RLDP, and to identify potential likely significant effects that the RLDP may have. It also identifies other plans, programmes and projects that may have 'in-combination' effects when considered alongside the effects of the RLDP.
ISA Report (AECOM, updated September 2025 ⁴)	The ISA Report is the third stage of the ISA process and appraises the social, economic, environmental and cultural effects of the RLDP Deposit Plan and sets out relevant mitigation measures. The ISA is prepared alongside the RLDP as an integrated and iterative process. This process integrates sustainability considerations into all stages of Plan preparation and promotes sustainable development.
ISA Technical Annex Candidate Sites Assessment (AECOM, updated September 2025)	This report sets out the GIS analysis of candidate sites, employing GIS data-sets and measuring ('quantitative analysis') how each candidate site relates to various constraint and opportunity features.
HRA of the Monmouthshire RLDP – Deposit Plan (AECOM, September 2024)	The HRA Report provides an assessment of the RLDP Deposit Plan. It determines the likely significant effects of the Plan, either individually or in combination with the effects of other plans and projects, on



	European sites of nature conservation importance and if applicable, scope what needs 'appropriate assessment' (AA) and how it will be undertaken. The HRA is prepared alongside the RLDP as an integrated and iterative process. The RLDP sets out policies and proposals which ensure that the requirements of the regulations are satisfied, and that the integrity of the European Designated sites are not adversely affected.
Addendum to the Habitats Regulations Assessment (HRA) of the Monmouthshire RLDP: Impacts on Wye Valley and Forest of Dean Bat Sites SAC (AECOM, 2025)	This addendum to the Deposit Plan HRA assesses the impact of loss of functionally linked land through the allocation of sites within the context of the current condition of the Wye Valley & Forest of Dean Bat Sites SAC and its conservation objectives.
Supporting Evidence and Background Papers	
Monmouthshire RLDP Updated Demographic Evidence Report produced by Edge Analytics (November 2021)	Edge Analytics was commissioned to prepare a range of up-dated demographic, dwelling and employment growth scenarios using the 2018-based projections as the starting point, updated to take account of the ONS 2020 MYE and housing completion figures up to 2021. The Report applies a range of sensitivity assumptions to address key issues and challenges, to provide a range of growth scenarios for the County. The potential employment growth that could be supported by the demographic and dwelling-led scenarios is also set out using key assumptions on economic activity, unemployment rates and commuting ratio linked demographic and economic change. The report provides a suite of population, housing and economic growth outcomes to consider in the formulation of the RLDP.
Sustainable Settlements Appraisal and Settlement Profiles (Updated December 2022)	Assesses and identifies settlements within Monmouthshire, which are potentially suitable to accommodate future growth in terms of their location, size, role and function and sets out an initial settlement hierarchy arising from the appraisal to inform the RLDP.
Growth and Spatial Options Paper (September 2022)	Provides the background to the growth and spatial option for the RLDP together with a review of the extent to which they will achieve the RLDP objectives.
Housing Background Paper (October 2022 ⁵⁴)	This paper analyses each component of housing supply in more detail before arriving at a housing allocations provision based on the methodology detailed within the Welsh Government Development Plans Manual Edition 3 (March 2020). It incorporates a Housing Potential Study which aims to identify



	where windfall sites could potentially be located within the existing settlement areas of Monmouthshire.
Local Housing Market Assessment Update (2024)	Provides a detailed insight into the local housing markets across the County. It includes a quantitative assessment of housing need that are used to inform the housing policies of the RLDP in terms of affordable housing provision, tenures and types of accommodation required.
Preliminary High Level Viability Assessment Report (2024)	Assesses the viability of delivering market and affordable housing in Monmouthshire's housing market areas to inform policy formulation, spatial expression and application.
Addendum Update to the 2024 Preliminary Viability Report (2025)	Reviews the financial viability assessments ("FVAs") undertaken to inform the Deposit RLDP which were the subject of the Preliminary Viability Report (2024).
Gypsy and Traveller Accommodation Assessment – January 2021.	Report assesses the accommodation needs of Gypsy and Traveller families and establishes the number of pitches required to meet the identified need over the Plan period. Submitted to Welsh Government following Cabinet approval January 2021. Approved by Welsh Government in June 2024.
Infrastructure Delivery Plan (Appendix 8 of the Deposit RLDP)	Identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of the allocated sites.
Monmouthshire Employment Land Review, BE Group (November ~~October~~ 2022)	Evidence base undertaken in line with Welsh Government Guidance. The ELR provides an assessment of the supply and demand for employment land in the County, looking at the available employment allocations and existing employment areas and reviews the property market, consults with local stakeholders and forecasts employment growth to understand employment demand requirements for the Plan period.
Regional Employment Study – Larger Than Local Study, BE Group (March 2020)	The report addresses the issues of employment land on a regional basis and covers five local authorities:- Monmouthshire, Blaenau Gwent, Torfaen, Caerphilly and Newport. It provides an economic evidence base, reviews the property and employment land market and recommends employment sites of regional significance for consideration in each of the constituent local authority areas.



MCC Economies of the Future Reports, BE Group (2018)	The MCC Economies of the Future Reports informed the development of the revised Economic Growth and Inward Investment Strategy for the Council. The analysis is also a fundamental piece of work that provides evidence to support the Monmouthshire RLDP.
Monmouthshire 2040: Our Economic Growth and Ambition Statement (November 2019)	The Economic Growth and Ambition Statement sets out the economic ambition for the County and will work alongside the RLDP in identifying suitable employment sites and premises, to enable existing businesses to grow and to attract inward investment from new businesses in key growth sectors.
Inward Investment Prospectus 2020: Growing your Business in Monmouthshire (~~March 2021~~ <u>10</u>)	This document supports the Monmouthshire 2040: Our Economic Growth and Ambition Statement (Nov 2019) noted above. The prospectus sets our aspirations to raise the economic profile of Monmouthshire with priorities to explore business opportunities and attract funding, while being sensitive to Monmouthshire's landscape.
Monmouthshire Economy, Employment and Skills Strategy (2023)	The EESS sets out the Council's aspirations to foster a diverse, fairer, greener and circular economy, generating sustainable employment growth and creating conditions for shared prosperity. It focuses on four key priority themes: Place – A vibrant, greener Monmouthshire; Enterprise – A thriving ambitious Monmouthshire; People – A fairer, more successful Monmouthshire; and Infrastructure – A well connected Monmouthshire attracting business investment. This Strategy, together with the RLDP and Local Transport Strategy, will support sustainable economic growth/job creation through a range of mechanisms and interventions.
Employment Land Background Paper (~~May 2022~~ <u>2025</u>)	Provides an annual assessment of employment land take up across allocated and protected employment sites as identified in the Adopted LDP.
Regional Assessment of Future Growth and Migration for the Cardiff Capital Region (2024)	This report undertakes a regional assessment of future growth and migration for the Cardiff Capital Region (CCR). It aims to review how each LPA could contribute towards increasing the number of jobs across the region by 2040 and how the increase in jobs corresponds with projected growth in LPAs, the region and Future Wales 2040. It reviews the migration assumptions underpinning the proposed level of population/jobs growth and the potential implications of the spatial distribution of jobs and people on travel patterns. The study provides a policy-off approach to the assessment of potential growth in the region. As such, it sits alongside and complements RDLP evidence prepared by each authority in



	the region. It is not intended to replace or supersede the detailed consideration of growth potential prepared by individual authorities to inform the RLDP process.
Monmouthshire Landscape Sensitivity Update Study (White Consultants, October 2020)	An update to the Landscape Sensitivity and Capacity Study carried out in 2009, setting out detailed assessments and sensitivity evaluations of local landscape character areas and strategic candidate sites, with a view to establishing the least sensitive areas in terms of landscape for housing growth potential. The study area includes areas and defined candidate sites around primary and secondary settlements and Severnside.
Monmouthshire Town Centre and Retail Study Update (2024)	Evidence base study to inform the development of the RLDP policy framework in relation to retail, commercial and town centres.
Retail Background Paper (2024 ⁴⁵)	Provides an annual retail 'health check' of our five main towns (i.e. Abergavenny, Caldicot, Chepstow, Monmouth and Usk).
Renewable and Low Carbon Energy Assessment October 2020	Evidence base to inform the development of renewable and low carbon energy policies for inclusion in the RLDP, undertaken in accordance with the Welsh Government's <i>Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners, September 2015</i> . The assessment aims to estimate the scale of renewable energy resource within Monmouthshire in order to provide some focus for setting local spatial policy and targets. Building on the findings of the 2020 report further work will be undertaken with the Carbon Trust to identify Local Search Areas and targets for renewable energy generation for inclusion in the Deposit Plan. These will be informed by industry engagement interviews, stakeholder workshops and further landscape sensitivity assessments.
Strategic Transport Assessment (STA) (2024)	Sets out the findings of transport modelling work undertaken in support of the Monmouthshire Strategic Transport Assessment (STA). The STA involves a high-level strategic transport assessment for Monmouthshire's proposed housing numbers and locations to determine their impact on the transport network across the County and also within the South East Wales Region. Consideration is given to the potential impact on both the highway and public transport network within the County.
Green Wedge Method Statement (LUC, 2024)	Sets out a standardised methodology for the identification and justification of green wedges in Local Development Plans (LDPs) in the South East Wales Region.



Green Wedge Assessment (2024)	~~Assesses~~ <u>Reviews</u> the Adopted LDP existing green wedges to assess whether these continues to meet the purposes as defined in PPW12. The review also assesses the potential for new green wedge designations <u>in Abergavenny/Llanfoist in response to the submission of candidate sites for protection as green wedge buffer in this area, and in accordance with</u> the provisions of national planning policy that “green wedges may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area.”
<u>Green Wedge Review: RLDP Green Wedge Designations (2025)</u>	<u>Informed by the Green Wedge Assessment, this Paper considers whether the existing green wedge designations set out in the Adopted Local Development Plan (2011-2021) remain appropriate, together with the potential for additional green wedge designations in the Replacement Local Development Plan (RLDP) (2018-2033).</u>
Green Infrastructure Strategy (~~2019~~ <u>2024</u>)	Provides an overarching framework for positive actions by all stakeholders involved in the future protection, management and enhancement of GI in Monmouthshire and provides a delivery mechanism for actions set out in the Climate and Nature Emergency Strategy and Community and Corporate Plan, and sets out key objectives and priorities for guiding the planning management and delivery of GI in Monmouthshire. It also forms part of the baseline evidence to help inform the Strategic Regional Green Infrastructure for Gwent delivered through the Gwent Green Grid Partnership, as well as a positive and proactive approach to the management of Monmouthshire’s GI assets in tandem with the RLDP’s strategy.
Strategic Flood Consequences Assessment (SFCA) <u>Stage 1</u> (November 2022)	SFCA Stage 1 provides a high-level overview of flood risk. It brings together the policies, plans, strategies and studies relating to flood risk across the study area, and establishes the flood risk and development management objectives and priorities. It includes mapping of the flood risk from all sources.
Background Papers/ <u>Supporting Studies</u>	A range of background papers <u>and supporting studies</u> have been prepared to support the RLDP, providing additional information/evidence in relation to specific topic areas relevant to the Plan, <u>including the Housing Background Paper, Minerals Background Paper and Renewable Energy Background Paper.</u>



Self-Assessment of the Deposit Plan against the Tests of Soundness (October 2024)	This sets out an assessment of the Deposit Plan against the Tests of Soundness, together with the Plan's general conformity with Future Wales: ~~2040~~ ; the National Plan <u>2040</u> .
Candidate Sites	
Candidate Site Register (updated July 2023)	Provides a log of the Candidate Sites submitted during the second call for sites, to be considered for inclusion for development, redevelopment and/or protection in the RLDP.
Candidate Site Assessment Methodology (Updated July 2023)	Sets out the methodology used to assess candidate sites as part of the RLDP process.
Candidate Sites High-level Assessment (Updated July 2023)	Sets out a high-level assessment of Candidate sites submitted during the Second Call for Candidate Sites, based on a site's compatibility with the Preferred Strategy, insurmountable constraints to development of a site, site size threshold and site viability.
Candidate Sites Assessment Report (<u>Updated</u> , October 2024 ⁴⁵)	Sets out the findings of the Candidate Site Assessment process for the consideration of land for development and protection in the RLDP. It provides an overview of the candidate site assessment process from the Second Call for Candidate Sites to the proposed Deposit Plan allocations and identifies potential sites that are suitable for allocation within the RLDP, as well as those that are not considered suitable for allocation.



Appendix 2: RLDP Key Stages

Key Stages	Timescales	Additional Details
Delivery Agreement – establishes timetable for key stages of the plan preparation and approach to community engagement.	4-week consultation 21 st March – 18 th April 2018.	
	First revision March 2020	Amended to reflect the delays incurred up to the Preferred Strategy stage as a result of the pre-election period preceding the December 2019 General Election, the additional time and work needed to inform the Preferred Strategy and delays associated with joint working with neighbouring local authorities on joint evidence base work.
	Second revision October 2020	Update to reflect unavoidable delays relating to the Covid-19 pandemic, the review of the Issues, Vision, Objectives and Evidence Base, and publication of 2018-based population projections.
	Third Revision December 2022	Updated to reflect revised timescales following the decision to embark on a new Preferred Strategy.
	Fourth Revision, October 2024	Updated to reflect revised timescales given slippage incurred in relation to the preparation of the Deposit Plan.
Issues, Vision & Objectives- Identifies the key issues, challenges and drivers facing the County and sets out the vision and objectives for the RLDP	Consultation January – February 2019	
	Reviewed and amended June 2019.	Updated to reflect relevant feedback from targeted engagement process and the Council's declaration of a climate emergency in May 2019.
	Review undertaken in June 2020 incorporated into the RLDP Review of Issues, Vision and Objectives and Evidence Base in light of Covid 19 (September 2020	Review concluded that a number of issues and objectives are now considered to have increased emphasis and importance in light of Covid-19, consistent with the priorities identified in the Welsh Government Building Better Places document published in July 2020.



	approved by Council October 2020).	
	Updated December 2022	Minor updates to reflect latest position.
Growth and Spatial Options – sets out a number of alternative growth and spatial strategy options for the RLDP having regard to the Plan’s evidence base and policy aspirations.	Non-statutory consultation for four-week period July – August 2019.	Undertaken based on WG 2014-based population and household projections.
	Growth & Spatial Options (December 2020)- Non-statutory consultation on updated options paper January – February 2021	Updated to take account of the 2018-based population and household projections.
	Progressing Monmouthshire’s RLDP Council Report – 27 th September 2022	Approval of the proposed growth and spatial options for progressing the RLDP, having regard to a number of challenges that have arisen including the Welsh Government objection to the Preferred Strategy (June 2021) and nutrient, phosphate -water quality issues in the Rivers Wye and Usk.
Preferred Strategy (alongside the Integrated Sustainability Appraisal (ISA) – first of the statutory consultation stages, providing the strategic direction for the development and use of land for the Plan period 2018-2033. It also identifies how much growth is needed and the broad locations of where this growth is likely to be.	Preferred Strategy (March 2020) – Issued for six-week consultation 9 th March 2020 – 22 nd April 2020.	
	20 th July 2020 – notice of cessation of the Preferred Strategy Consultation due to Covid-19.	Following advice issued in a letter from the Minister for Housing and Local Government (7 th July 2020), the decision was made to cease the RLDP Preferred Strategy consultation. The letter also required Local Planning Authorities to undertake an assessment of the RLDP evidence base, strategy and policies in terms of sensitivity to the consequences of the Covid-19 pandemic before progressing with Plan preparation.



	Preferred Strategy (June 2021) – Issued for eight-week consultation 5 th July 2021 – 31 st August 2021.	Updated to take account of 2018 population projections and reviewed in light of Covid-19.
	Preferred Strategy (Dec 2022)	Updated to have regard to the Welsh Government objection on the Preferred Strategy June 2021 and nutrient, phosphate water quality issues in the Rivers Wye and Usk.
	Preferred Strategy Update (October 2023) (non-statutory stage)	Post-consultation key updates to the December 2022 Preferred Strategy as the basis for the ongoing preparation of the Deposit Plan – endorsed by Council 26 th October 2023. These key updates included the change in stance to phosphates enabling the identification of a strategic site in Monmouth, the change of the strategic site allocation in Chepstow, an increase in the flexibility allowance and enhancing the sustainability credentials/energy efficiency of new homes to net zero carbon.



Appendix 3: Regional Strategic Partnerships

Monmouthshire is a border county in a strategic location, a “Gateway to Wales”. Our County benefits from its involvement in regional economic partnerships including the Cardiff Capital Region City Deal, The Western Gateway and Marches Forward. Participation in these partnerships enable us to exploit areas of mutual benefit and added value, increase investment prospects, showcase best practice by building strong networks and identify opportunities to share services where it is cost effective.

Cardiff Capital Region City Deal

The Cardiff Capital Region (CCR) City Deal involves UK Government, Welsh Government and the ten regional Southeast Wales Authorities and will transition into the Southeast Wales Corporate Joint Committee (CJC) in March 2024. Its purpose is to build on the region’s sectoral strengths, high skill base and three successful universities. The CCR City Deal seeks to accelerate economic growth and productivity through a series of considered targeted investments in skills, infrastructure, innovation-led scalable projects, businesses, and priority industry sectors including Compound Semi-Conductors and MedTech. It has brought a number of benefits to Monmouthshire, including:

- Partner member for the £50M Innovation Investment Fund;
- Shareholder in CCR Energy Ltd i.e., part ownership of the former Aberthaw Power Station which is being re-purposed as a green energy park;
- Lead partner in the deployment of c£4M InFuSe programme
- Co-agent on the Challenge Fund Food Security project (£2.4M) with Cardiff Council
- Circa £2M funds (debt finance) to Creo Medical – creating 40 high value jobs
- Recipient of c£1.5M funds for Metro Plus Scheme at Severn Tunnel Junction leveraging match contributions from the Local Transport Fund
- ULEV monies for roll-out of CCR Electric Vehicle Charging facilities.

The Western Gateway

The Western Gateway is a pan regional partnership for South Wales and Western England involving Local Authorities, City Regions, Local Enterprise Partnerships, UK and Welsh Governments. The purpose of the strategic partnership is to promote and maximise economic growth across South Wales and the West of England to create jobs, boost prosperity and support the world-renowned universities and businesses of the region.

This Gateway Partnership has set out the following ambitions:

- ‘Net Zero’ - Working to become the UK’s first Green Energy Super Cluster by capitalising on the area’s significant natural assets in solar, tidal, marine, and wind and leading capabilities in hydrogen, nuclear and industrial decarbonisation.
- ‘Supporting Innovation’ - Connecting the area’s highly innovative sectoral clusters in Advanced Engineering, Creative Industries, Digital Connectivity (mobile telecommunications) and Data Solutions (businesses that create wealth from data such as fintech and space) to create a super-cluster with the scale to compete on the global stage.
- ‘Connecting Communities’ - Mapping the area’s strategic transport plans to identify where there are gaps and use the information to help highlight where we need better connections that provide better transport and digital links to unlock ‘net zero’ potential.



- Investment – utilising its advantage of being a global gateway, the Partnership wishes to attract inward investment and grow exports by £4 billion.

Marches Forward Partnership

‘Marches Forward’ is a unique strategic cross border partnership between neighbouring local authorities in Herefordshire, Powys, Monmouthshire and Shropshire. Its key aims are:

- To tackle cross border shared interests, drive the best deal for our geography and boost investment into the region;
- To establish areas where there is mutual benefit and added value;
- To focus on the economy and green growth with other shared interests to include transport and digital transformation nature, energy and climate change, health, housing and skills, food, rural development and the visitor economy.

The Partnership provides a flexible umbrella framework for joint working which supports local service delivery, based around how people and places function, rather than being confined within organisational or geographical boundaries. It enables us to harness the unique value of our cross-border location, supporting a shared understanding of ‘life on the borders’ as a focus for strategic joint working and to unlock additional investment into the area.

The priority themes of the Marches Forward Partnership are to work jointly as follows:

- Nature, Energy and Climate Adaptation.
- Transport and Digital Transformation.
- Health, Housing and Skills.
- Food, Rural Development and the Economy.



Appendix 4: Legislative and Policy Context

The RLDP has been prepared in the context of relevant national legislation and plans, policies and strategies at the national, regional and local level, details of which are set out below. Other topic specific legislation or policy documents are also referenced throughout the RLDP, where relevant.

Legislative Context	
Well-being of Future Generations Act (Wales) 2015	The Wellbeing of Future Generations Act focuses on improving the economic, social, environmental and cultural well-being of Wales. It sets the framework for improving the well-being of Wales by ensuring that sustainable development is at the heart of government and public bodies. The Act is underpinned by seven well-being goals and sets out five ways of working needed for public bodies to achieve these goals.
Part 6 of the Planning and Compulsory Purchase Act 2004	This provides for a system of local development plans in Wales.
Planning (Wales) Act 2015	Sets out a series of legislative changes to deliver reform of the planning system in Wales, including strengthening the Plan-led approach to planning. The Act also introduces a legal basis for the preparation of a National Development Framework (NDF) and Strategic Development Plans (SDP).
Environment (Wales) Act 2016	Provides the legislation needed to plan and manage Wales' natural resources in a more proactive, sustainable and joined up way, providing an iterative framework which ensures that managing Wales' natural resources sustainably will be a core consideration in decision-making.
Active Travel (Wales) Act 2013	Seeks to instil a lasting transformation of how developments are planned to incorporate walking and cycling infrastructure from the outset as well as encouraging long term behavioural change. Makes provision for the mapping of active travel routes and related facilities in connection with Active Travel Network Maps.
A More Equal Wales - The Socio-economic Duty Equality Act 2010 (2021)	Supports the common purpose and ways of working put in place through the Well-being of Future Generations Act (Wales) 2015. Requires specified public bodies to consider how their decisions might help to reduce the inequalities associated with socio-economic disadvantage.



The Town and Country Planning (Local Development Plans, Wales) Regulations 2005 (as amended 2015)	The regulations establish a system for local development plan (LDPs) in Wales. These regulations prescribe the form and content of LDPs along with the procedures for LDP preparation.
Environmental Assessment of Plans and Programmes (Wales) Regulations 2004	These transpose into law the EU Strategic Environmental Assessment Directive in Wales. They set the procedures that must be followed and the information that must be contained in the Integrated Sustainability Assessment.
Conservation of Habitats and Species Regulations 2017 (as amended)	The need for an assessment of impacts on European sites is set out in the Conservation of Habitats and Species Regulations 2017 (as amended). To establish whether the integrity of any European sites will be affected, competent authorities must undertake a Habitats Regulations Assessment of the plan or project in question, including an Appropriate Assessment if necessary, before approving it.
National Policy Context	
Future Wales – The National Plan 2040 (Welsh Government, February 2021)	Published in February 2021, Future Wales is the National Development Framework for Wales and sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs, with a requirement for SDPs and LDPs to be in general conformity with Future Wales. It focusses on land use issues of national significance, setting out 11 outcomes which collectively are a statement of where the Welsh Government want Wales to be in 20 years' time.
Planning Policy Wales Edition 12 (Feb 2024)	Sets out the land use planning policies and overarching sustainable development goals for Wales. PPW12 secures a presumption in favour of sustainable development and considers a Plan-led approach to be the most effective means of securing sustainable development through the planning system. A strong focus on promoting placemaking is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities. The latest iteration of PPW (ed 12) incorporates further clarification in relation Green Infrastructure and securing net benefit for biodiversity through the application of the step-wise approach.
Technical Advice Notes (TANs) and Minerals Technical Advice Notes (MTANs)	PPW is supported by Technical Advice Notes (TANs) and Minerals Technical Advice Notes (MTANs). They provide additional clarification on land use planning policies on a topic/issue basis and should be taken into account in the preparation of development plans.



Welsh National Marine Plan (2019)	Sits alongside Future Wales in identifying opportunities and guiding development both inshore and offshore. Contains plans and policies which will support the Welsh Government vision for clean, healthy, safe and diverse seas, guide future sustainable development and support the growth of marine space and natural resources ('blue growth'). Ensuring that coastal areas are planned in a socially, environmentally, culturally and economically sustainable way.
Llwybr Newydd: the Wales Transport Strategy 2021	Sets out the vision for how the transport system can help deliver the priorities for Wales and create a more prosperous, green and equal society. To achieve this vision it sets out three priorities that will improve health, tackle poverty and open the transport system to all, in particular for those without access to a car and those living in rural areas. This is supported by nine mini-plans explaining how these priorities will be delivered for different transport modes and sectors.
Local Development Plans Manual – Edition 3 March 2020	The Local Development Plans Manual contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are effective and deliverable.
Prosperity for All: A Low Carbon Wales, 2019	Prosperity for All: A Low Carbon Wales is a plan to achieve an 80% reduction of carbon emissions against a 1990 baseline by 2050. The plan is a collection of 100 policies and proposals that will help Wales meet its 2016 to 2020 carbon budget and 2020 emission reduction targets. It also sets out Welsh Government's commitment to respond to the impacts from climate change.
Regional Policy Context	
Strategic Development Plan for South East Wales	The preparation of Strategic Development Plans (SDP) is intended to provide a regional spatial framework for the future development and use of land within a defined region. This will allow larger than local issues such as housing demand, search areas for strategic employment sites and supporting transport infrastructure, which cut across a number of local planning authorities, to be considered and planned for in an integrated and comprehensive way. Monmouthshire is part of the South East Wales region.
Cardiff Capital Region (CCR) City Deal	Cardiff Capital Region comprises ten local authorities across the South East Wales region, including Monmouthshire, who are working collaboratively on projects and plans for the area. The authorities have entered into a City Deal to fund projects aimed at boosting the competitiveness of the region over the next 20 years. The CCR City Deal seeks to accelerate economic growth and productivity through a series of targeted



	investment in skills, infrastructure, innovation-led projects, businesses and priority industry sectors including compound semi-conductors and MedTech.
Cardiff Capital Region (CCR) Industrial and Economic Growth Plan	The CCR Growth Plan's two objectives are to boost competitiveness and tackle inequalities throughout the region by working collaboratively with public and private stakeholders within the CCR and with its neighbouring authorities.
Cardiff Capital Region (CCR) Strategic Business Plan and Wider Investment Fund	The purpose of this Business Plan is to establish policies that will attract new investment, improve connectivity, and develop the region's skills and education. It proposes a Strategic Sites Programme to address challenges facing the CCR relating to a shortage of good quality employment sites and premises.
The Western Gateway	The Western Gateway is a pan regional partnership for South Wales and Western England involving Local Authorities, West of England Combined Authority, City Regions, Local Enterprise Partnerships, UK and Welsh Governments. Its purpose is to promote and maximise economic growth across South Wales and the West of England to create jobs, boost prosperity and support the universities and businesses for the region. The Gateway Partnership has set the following ambitions: Net Zero; Support Innovation; Connecting Communities; and Investment.
Marches Forward Partnership	'Marches Forward' is a strategic cross border partnership between neighbouring local authorities in Herefordshire, Powys, Monmouthshire and Shropshire. Its priority themes are to work jointly on the following: nature, energy and climate adaption; transport and digital transformation; health, housing and skills; and food, rural development and the economy.
South-East Wales Regional Transport Plan	The Local Government and Elections (Wales) Act 2021 transferred the duty to develop a Transport Plan to the new Corporate Joint Committees (CJCs) in Wales. MCC is a member of the south east Wales CJC, which has the responsibility of preparing the Regional Transport Plan (RTP). The RTP will describe the key transport challenges and opportunities relevant to the region and set out policies and interventions for the local authorities to deliver in the five year period 2025 to 2030, as well as medium and longer term aspirations up to 2050.
South-East Wales Metro	The South Wales Metro will be an integrated network of bus, rail and walking and cycling routes that will improve connectivity, facilitating sustainable travel across south Wales. Improvements to Severn Tunnel Junction station, increased metro services along the Chepstow line, a new station at Magor and Undy and rail frequency enhancements are amongst the long term priorities of the South Wales Metro programme.



South-East Wales Area Statement	The South East Wales Area Statement area covers the local authorities of Blaenau Gwent, Caerphilly, Monmouthshire, Newport and Torfaen. It outlines the key challenges facing the locality, what we can all do to meet those challenges and how we can better manage our natural resources. In the South East a landscape scale approach has been taken to producing the Area Statement, considering where and why we want to build ecosystem resilience in terms of the special and distinctive landscape areas of South East Wales. The Statement covers four themes – Linking Our Landscapes; Climate Ready Gwent; Healthy Active Connected; Ways of Working.
Shoreline Management Plan (SMPs)	Shoreline Management Plans (SMPs) set out a strategic approach for managing the coastline from coastal flooding and erosion risks. In some areas there is a need to continue to defend the coastline from flooding and erosion. In other areas, sections of coast will be allowed to evolve naturally to adapt to changing environmental conditions. Monmouthshire's coastline is within the Severn Estuary Coastal Group (Shoreline Management Plan 19).
Gwent Public Services Board (PSB) Well-Being Plan for Gwent (2023)	The five separate Public Service Boards (PSBs) in the Gwent region (Blaenau Gwent, Caerphilly, Newport, Monmouthshire and Torfaen) have joined together to form the Gwent PSB. The Well-being Plan sets out what the PSB could do over the next five years to tackle the social, economic, environmental and cultural issues which can affect well-being in Gwent. The Plan contains two main objectives; to create a fairer, more equitable and inclusive Gwent for all and a climate-ready Gwent, where our environment is valued and protected, benefitting our well-being now and for future generations.
Neighbouring Local Planning Authorities: Joint Working and Collaboration	As a border County adjoins both Welsh and English Local Authorities. Monmouthshire is committed to working collaboratively with its neighbouring authorities. As part of collaboration with neighbouring authorities, regard has been given to national guidance which requires consideration of a collaborative approach to the site selection process to promote the development of previously developed land and to the development of a joint evidence base.
Regional Assessment of Future Growth and Migration for the Cardiff Capital Region (2024)	This report undertakes a regional assessment of future growth and migration for the Cardiff Capital Region (CCR). It aims to review how each LPA could contribute towards increasing the number of jobs across the region by 2040 and how the increase in jobs corresponds with projected growth in LPAs, the region and Future Wales 2040. It reviews the migration assumptions underpinning the proposed level of population/jobs growth



	and the potential implications of the spatial distribution of jobs and people on travel patterns. The study provides a policy-off approach to the assessment of potential growth in the region. As such, it sits alongside and complements RDLP evidence prepared by each authority in the region. It is not intended to replace or supersede the detailed consideration of growth potential prepared by individual authorities to inform the RLDP process.
Minerals Regional Technical Statement – 2nd Review for South Wales (September 2020) & Welsh Government RTS Clarification Letter – 11th November 2021	Minerals Technical Advice Note 1 (2004) requires the preparation of Regional Technical Statements (RTS) for the areas covered by both the South Wales and North Wales Regional Aggregates Working Parties (RAWPs). A revised RTS – 2 nd Review for South Wales was published in September 2020 with an accompanying Welsh Government Clarification Letter published November 2021. These make recommendations for the apportionments necessary to ensure an adequate supply of crushed rock, including the nationally recommended minimum provision of 7 and 10 years, are available for the entire duration of the RLDP.
The South East Wales Waste Planning Report – 2018- 2019 (published 2020)	PPW11 and TAN 21: Waste, establish regional monitoring arrangements to inform the preparation of LDPs and assist in the determination of planning applications. The report assesses the need for additional landfill capacity and waste management facilities at a regional level.
Local Policy Context	
The Monmouthshire Well-being Plan (Public Service Board) February 2018 and Well-Being Plan Annual Report 2022	In May 2018 the Monmouthshire Well-being Plan was adopted by the Public Service Board (PSB), which is made up of public bodies such as Aneurin Bevan university Health Board, Gwent Police, MCC and South Wales Fire and Rescue Service. The Plan sets out what public services will work on together to address issues that matter to local communities. In 2022, the fourth annual report was published, reporting on the progress towards delivering the objectives of the Well-being Plan. The Monmouthshire Well-Being plan set the direction until 2023 when a new Gwent wide well-being plan was agreed as noted above.
Monmouthshire County Council Taking Monmouthshire Forward – Community and Corporate Plan, 2022-2028	The Monmouthshire County Council Community and Corporate Plan sets out the ambition for the Council and the county of Monmouthshire. It establishes the Council’s purpose is for Monmouthshire to be “a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life”. It sets out the objectives and values that will be adhered to and the actions needed to meet this purpose.
Monmouthshire County Council	In 2019 MCC declared a climate emergency. Since that date, the Council had published a climate emergency action plan, including an update in 2021 increasing the focus on the nature emergency. In 2022 the Council



Climate and Nature Emergency Strategy May 2024	declared a Motion for the Rivers and Ocean with a view to try and improve water quality in our rivers. This strategy aims to tie together the focus on all these areas of work and forms a high level strategy under which four actions plans sit, addressing Council Emissions, Nature Recovery, Rivers and Ocean and Communities and Climate.
Monmouthshire County Council Vision Monmouthshire 2040: Our Economic Growth and Ambition Statement (November 2019)	This statement identifies some of the challenges facing Monmouthshire that need to be addressed to strengthen its economy so that it can provide for future generations. A key aim is to attract investment and funding which will generate the right conditions for an 'inclusive economy' - one that is equitable, sustainable, stable, participatory and growing.
Monmouthshire County Council Inward Investment Prospectus 2020: Growing your Business in Monmouthshire	The prospectus builds on Vision Monmouthshire 2040 with the aim of attracting businesses to grow in Monmouthshire. It identifies some key focus areas that should be prioritised and advocates the provision of B use class employment land and a network of quality sites with varied characteristics in a mix of private and public ownership.
Monmouthshire County Council Economy, Employment & Skills Strategy (EESS) (2023)	The EESS sets out the Council's aspirations to foster a diverse, fairer, greener and circular economy, generating sustainable employment growth and creating conditions for shared prosperity. It focuses on four key priority themes: Place – A vibrant, greener Monmouthshire; Enterprise – A thriving ambitious Monmouthshire; People – A fairer, more successful Monmouthshire; and Infrastructure – A well connected Monmouthshire attracting business investment. This Strategy, together with the RLDP and Local Transport Strategy, will support sustainable economic growth/job creation through a range of mechanisms and interventions.
Monmouthshire Local Transport Strategy	A new Local Transport Strategy (LTSP) has been produced to accompany the RLDP. The Strategy establishes a strategic framework for the development of the transport network in Monmouthshire. It identifies the key transport issues relevant to the County, the high-level interventions needed to address these and the specific priorities for Monmouthshire. Its aim is to facilitate and support the development of a modern, accessible, integrated and sustainable transport system, which increases opportunity, promotes prosperity for all and protects the environment; where walking, cycling, public transport and sustainable freight provide real travel alternatives.
Active Travel Network Maps (ATNMs)	In line with the Active Travel Act 2013 and the Welsh Government Travel Act Guidance 2021, the Council has produced Active Travel Network Maps (ATNMs) identifying the walking, cycling and wheeling routes required to



	create fully integrated networks. Proposed new developments are required to have regard to ATMNs and provide additional linkages where appropriate.
Green Infrastructure (GI) Strategy <u>(2019-2024)</u>	The GI Strategy sets out Monmouthshire’s approach to the delivery of green infrastructure in the County. It promotes an integrated and joined up approach to delivering GI that takes into account the needs of Monmouthshire’s communities, environment and economy.
Climate and Nature Emergency Action Plan (May 2024)	In May 2024 the Climate and Nature Emergency Strategy was published to update and combine previous strategies and better reflect the Community and Corporate Plan. The updated overarching strategy is underpinned by four work streams and action plans: Council Emissions, Nature Recovery, Rivers and Ocean and Communities and Climate.



Appendix 5: Regional Collaboration and Linkages with Neighbouring Local Authorities

The Plan has been prepared with regard to and where appropriate in co-operation with neighbouring authorities, in accordance with the tests of soundness as set out in the Development Plans Manual. Future Wales 2040 has brought further requirements to embrace regional planning and cross boundary working with neighbouring Local Authorities. The Council has therefore had regular and close contact with neighbouring LPAs and the wider South East Wales region, as well as English border authorities in preparing the RLDP.

This requires an understanding of existing and emerging potential linkages, strategies and policies in adjoining areas as well as active engagement in their development. Suitable consultation processes are in place to ensure that the existing and evolving planning policy context of neighbouring LPAs has been considered in the preparation of the RLDP, as well as regional collaboration through various regional groups.

In accordance with the requirements of soundness Test 1 'Does the plan fit? the Council must be able to demonstrate that the RLDP is consistent with other plans, (i.e. is it compatible with the plans of neighbouring LPAs? and has the LPA demonstrated it has exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base?). Monmouthshire adjoins 8 other LPA areas, all of which are at varying stages of their development plan production and are required to engage with the Council as part of their development plan preparation. As such, MCC has worked in collaboration with neighbouring LPAs throughout the different stages of the RLDP preparation process which has included engagement meetings to discuss and review the different stages of respective development plans—see ~~Table X~~ below. Considering the different timelines for the preparation of these local development plan, all neighbouring LPAs agreed that joint plans were not possible/appropriate. However, regional collaboration has enabled joint working, constructive discussions and shared information/experience between the LPAs which has minimised the risk of conflicting strategies/policy frameworks and an appropriate level of collaboration.

At the regional level, collaboration between the ~~10-11~~ LPAs in South East Wales takes place via various regional groups including South East Wales Strategic Planning Group (SEWSPG), South East Wales Planning Officer Society (SEWPOS) and South Wales Regional Aggregates Working Party (SWRARWP). Of note, through SEWSPG the LPAs have been working collaboratively on the preparation of a joint evidence base to inform RLDPs and the emerging SDP, details of which are set out in Table ~~12~~ below. SEWSPG/SEWPOS also facilitates the preparation and submission of joint responses to key consultation documents, including those published by Welsh Government. This demonstrates an appropriate level of collaboration at the regional level to inform the local development plan process, prior to formal regional collaboration on the preparation of the South East Wales SDP.

Table 1 sets out the regional collaboration work which has been undertaken and, where appropriate, has informed the RLDP process to date.



Table 1: Status of LDPs within neighbouring Local Planning Authorities

Local Authority	Current Adopted LDP	RLDP Plan Period	Context
Newport	2011-2026	~~2021-2036~~ Commenced preparation of a RLDP. The Preferred Strategy was consulted upon in 2023.	Newport is situated to the south west of Monmouthshire and acts as an important service and employment centre, in particular for the Severnside area of Monmouthshire, given the close proximity and good transport links between the settlements. Newport's Preferred Strategy seeks to prioritise the redevelopment and regeneration of land in the urban area, including the continued regeneration of the former Llanwern Steelworks at Glan Llyn and the former Whitehead Works, as well as edge of settlement development at appropriate locations on the edge of the urban area. The Council are proposing a mixed strategy of brown and greenfield sites. This is due to not enough brownfield land to meet their growth and there is therefore a need to develop some greenfield sites, some which have been identified towards the east of Newport's settlement near the M4 and A48 transport network. Monmouthshire collaborated with Newport and discussed whether we are able to utilise any their brownfield land to accommodate any of Monmouthshire's growth over the Plan period. However, it was concluded that Newport has no surplus brownfield land within the authority to accommodate growth from elsewhere. Monmouthshire will continue to work collaboratively with Newport as we progress with our respective RLDPs to ensure that any cross boundary issues are fully considered.
Blaenau Gwent	2006-2021	~~2018-2033~~ Commenced preparation of the RLDP. The	Blaenau Gwent has a small portion of county bordering the northwest of Monmouthshire in close proximity to Monmouthshire's primary settlement of Abergavenny. Blaenau Gwent's Preferred Strategy seeks to focus the growth based on the sustainable settlement hierarchy with the majority of development directed to their principal settlement of



Local Authority	Current Adopted LDP	RLDP Plan Period	Context
		~~Preferred Strategy was consulted upon in 2020.~~	~~Ebbw Vale, and remaining growth directed to main settlements in the Heads of the Valleys Area, maximising the use of brownfield land and ensuring development is located in more viable areas.~~ ~~Regard has been given to Blaenau Gwent's Preferred Strategy, however, it does not propose significant development in close proximity to Monmouthshire's border and therefore does not appear to generate any cross border issues.~~ ~~Monmouthshire will continue to work collaboratively with Blaenau Gwent as we progress with our respective RLDPs to ensure that any cross boundary issues are fully considered.~~
Torfaen	~~2013—2021~~	~~2022—2037~~ Commenced preparation of the RLDP. Currently preparing the Preferred Strategy, with consultation expected in 2024.	~~Torfaen adjoins the western boundary of Monmouthshire, with the urban centre of Cwmbran providing a service centre for some of the western part of Monmouthshire, such as Little Mill, Penperlleni and Usk.~~ ~~Torfaen's Preferred Strategy is currently being prepared and it is therefore not known where new growth will be directed. Under the current adopted plan Mamhilad is identified for 1,700 homes and employment use. Given its proximity to the western parts of Monmouthshire this proposal may bring benefits of an expanding residential market and employment prospects.~~ ~~Monmouthshire will continue to work collaboratively with Torfaen as we progress with our respective RLDPs to ensure that any cross boundary issues are fully considered.~~
Powys	~~2011-2026~~	~~2022—2037~~ Commenced preparation of the	~~Powys lies to the north west of Monmouthshire, however, the area adjoining Monmouthshire forms part of the BBNP and it is therefore under the National Park planning authority's jurisdiction. In view of this, development plan proposals in Powys are unlikely to generate any~~



Local Authority	Current Adopted LDP	RLDP Plan Period	Context
		~~RLDP. Currently preparing the Preferred Strategy with consultation is expected August-October 2024.~~	~~significant cross-border issues. The Council however will continue to be involved in Powys's LDP process through stakeholder engagement and wider consultation process.~~
~~Bannau Brycheiniog National Park (BBNP)~~	~~2007-2022~~	~~First RLDP withdrawn. New DA expected April 2025~~	~~Bannau Brycheiniog National Park (BBNP) is located to the north western area of Monmouthshire with some of Monmouthshire's settlements, namely Govilon and Gilwern, falling within Monmouthshire's the BBNP planning area. The BBNP's boundary lies to the north and west above the Primary Settlement of Abergavenny and Llanfoist. Abergavenny and Llanfoist are therefore recognised for their role in serving the south eastern areas of the National Park.~~ ~~BBNP's RLDP (2018-2033) was withdrawn in June 2024. A new Delivery Agreement is expected by April 2025. As such, it is not known where new growth will be directed, albeit within the National Park known for its special landscape quality, growth is traditionally low. As identified within the current plan and Future Wales 20240, Brecon is key settlement for regional growth.~~ ~~Monmouthshire will continue to work collaboratively with BBNP as we progress with our respective RLDPs to ensure that any cross-boundary issues are fully considered.~~
~~Cardiff~~	~~2006-2026~~	~~2021-2036 Commenced preparation of the RLDP. The Preferred Strategy~~	~~Cardiff, as the capital city of Wales is, and will remain a key strategic settlement of the south-east Wales region, and due to the good transport links and close proximity with Monmouthshire acts as an important service and employment centre for Monmouthshire's residents.~~ ~~Cardiff's Preferred Strategy, which indicates a large land bank (21,400 homes) seeks to prioritise the redevelopment and regeneration of land in the urban area. All new allocations proposed are currently allocated within the existing LDP (and therefore effectively rolled forward).~~



Local Authority	Current Adopted LDP	RLDP Plan Period	Context
		~~was consulted upon in 2023.~~	~~Monmouthshire will continue to work collaboratively with Cardiff as we progress our respective RLDPs.~~
~~Forest of Dean (FoD)~~	~~2018-2026~~	~~2021-2041~~ ~~Commenced preparation of the Local Development Plan. The Preferred Option was consulted upon in 2022, with consultation on the Draft (Deposit) Plan in summer 2024.~~	~~The Forest of Dean adjoins the eastern boundary of Monmouthshire, in close proximity to the settlement of Chepstow.~~ ~~FoD's Draft Plan 2024 indicates strategic growth in the settlement of Lydney, which is located in close proximity to Chepstow connected by the A48 Trunk road. As part of the consultation for this growth Monmouthshire has been working with FoD LPA to ensure cross boundary issues, including transport and air quality, are fully considered and addressed.~~ ~~Monmouthshire will continue to work collaboratively with the Forest of Dean as we progress with our respective RLDPs to ensure that any cross boundary issues are fully considered.~~
~~South Gloucestershire~~	~~2006-2027~~	~~2025-2040~~ ~~Commenced preparation of the Local Development Plan. Currently preparing for the Preferred Spatial Strategy consultation. The~~	~~South Gloucestershire lies to the east of Monmouthshire linked by the Severn Bridge crossings. The current adopted Plan recognises the importance of the South Glos Severnside area as a strategically important location for employment uses, however, the focus for new growth is the Bristol north fringe and the east fringe areas. Accordingly, the planned growth does not create any significant cross boundary planning issues for Monmouthshire.~~ ~~South Gloucestershire's Preferred Spatial Strategy is currently being prepared and it is therefore not known where new future growth will be directed.~~



Local Authority	Current Adopted LDP	RLDP Plan Period	Context
		~~DA sets out that this is expected in 2024.~~	~~Monmouthshire will continue to work collaboratively with the South Gloucestershire as we progress with our respective RLDPs to ensure that any cross boundary issues are fully considered.~~
Bristol	~~2006—2026~~	~~2025—2040~~ ~~Commenced preparation of the Local Plan review. The Plan review has been submitted for examination in April 2024.~~	~~As with Cardiff, Bristol acts as a key employment service centre for Monmouthshire residents. High levels of out commuting from the County to Bristol are evident as well as Bristol resident relocating to Monmouthshire to live. This has been exacerbated with the abolishment of the Severn Bridge Tolls. A Key Focus of Bristol's Plan is to deliver a thriving economy and as such Bristol is likely to remain a key employment and service area for Monmouthshire.~~ ~~Monmouthshire will continue to work collaboratively with Bristol as we progress our respective local development plans.~~
Herefordshire	~~2011-2031~~	~~2021-2041~~ ~~Commenced preparation of the Local Plan review. Consultation on the Draft revised Plan took place in Spring 2024.~~	~~Herefordshire is situated to the north of Monmouthshire in close proximity to the settlement of Monmouth. Under the current adopted plan the nearest settlement to Monmouth, Ross-on-Wye, has been identified for 900 homes and employment use. Given its proximity to Monmouth this proposal may bring benefits of an expanding residential market and employment prospects.~~ ~~Monmouthshire will continue to work collaboratively with Herefordshire as we progress with our respective RLDPs to ensure that any cross boundary issues are fully considered~~



Table 12: Regional Collaboration as part of the RLDP Preparation Process

Regional Joint Work		LPAs	Purpose
Sustainable Settlement Assessment Methodology December 2022		SEWSPG	Developed a standardised methodology with the Sustainable Settlement Appraisal Paper to ensure consistency when assessing the sustainability of settlements across the region.
Regional Strategic Flood Consequences Assessment (Stage 1) November 2022		SEWSPG	Regional strategic flooding study to undertake a broad assessment of broad assessment of potential flood risks across the entire study area from all sources of flooding. The study identifies areas at potential high risk from flooding, as well as providing details of historical flood events and any details of any flood risk management structure or procedures present.
Green Wedge Methodology, February 2023		SEWSPG	Study to develop a standardised methodology for the identification and justification of green wedge designations in future LDPs.
Regional Assessment of Future Growth and Migration for the Cardiff Capital Region, July 2024		SEWSPG /SEWPOS	This study aims to review how each LPA could contribute towards increasing the number of jobs across the region by 2040 and how the increase in jobs corresponds with projected growth in LPAs, the region and Future Wales 2040. The study provides a policy-off approach to the assessment of potential growth in the region. As such, it sits alongside and complements RDLP evidence prepared by each authority in the region. It is not intended to replace or supersede the detailed consideration of growth potential prepared by individual authorities to inform the RLDP process.
SEWSPG Joint Working		SEWSPG	SEWSPG joint working is ongoing and includes: Viability toolkit Regional Gypsy Traveller Transit Sites Study



Appendix 6: RLDP Issues

Full details are set out in the Issues, Visions and Objectives Paper (Updated September 2024). The table below provides an extract of the issues facing the County and how the RLDP can influence these issues. The RLDP issues have been reviewed and updated throughout the RLDP process, as appropriate. The issues have been grouped in accordance 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. This allows for the appreciation of social, economic and environmental matters to be embedded into the Plan.

A Prosperous Wales (Well-being Goal 1)

Employment & Economy

Issue

Issue 1 - There has been a slow uptake of employment land in the past. There is subsequently a need to consider whether existing available land is suitably located and fit for purpose. There is also a need to consider potential future demand for employment land along with Council aspirations for innovation across Monmouthshire and regional partnerships including the Cardiff Capital Region City Deal (CCRCD), Marches Forward Partnership and The Western Gateway. Opportunities associated with such partnership working include economic investment/innovation and transport and digital connectivity.

Issue 2 - While unemployment is low there is a net-outflow of commuters, both levels of out commuting and distances travelled to work are relatively high. There is a need to provide support for inward investment and local employment growth/opportunities to reduce the need to travel to work.

Issue 3 - Wage levels available for local jobs are lower than the average for Wales and the UK. Evidence continues to suggest that the income for economically active women who both live and work within the County is significantly lower than that of men within the same category. This coupled with high property prices makes it difficult for young people and future generations to live and work locally. Additional employment opportunities for young people are required to help reduce the numbers of this age group leaving the County.

Issue 4 - 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.

Issue 5 - The increasingly ageing population and shrinking working age population is limiting employment growth within Monmouthshire and social sustainability of communities. This is exacerbated by limited job opportunities and affordable housing availability.



Issue 6 - There is a need to sustain and regenerate the County's rural economy. There is current uncertainty regarding the impact of Brexit on agricultural subsidies.

Issue 7 - Higher levels of those in employment work at home compared to the Welsh average (2021 Census). Efficient digital infrastructure is essential to support home working and the general connectivity of the County's rural areas and to support economic growth.

Issue 8 - The role of high streets is changing due to out of town retail such as Cribbs Causeway, the increase in internet shopping, changing shopping habits (e.g. top-up grocery shopping), austerity, business rates and the cost of living crisis. As a result, vacancy rates in some of the County's town centres have increased. There is a leakage of expenditure out of the County and a need to protect and restore the vitality and viability of the County's town and local centres.

Issue 9 - 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. In 2022 2.34 million visitors came to Monmouthshire, having an overall economic impact of £285 million. Staying visitors generate a higher economic impact than day visitors at £216 million in 2022 compared to £140 million in 2021 (Monmouthshire STEAM Report August 2023) highlighting the continued need for visitor accommodation. Changes relating to second homes and proposals for a tourist tax in Wales could affect this sector.

How can the RLDP influence these Issues?

A(i) The RLDP encourages a vibrant economy within the County, specifically by ensuring that sufficient employment sites are suitably located in attractive, accessible and sustainable locations and are of an appropriate size and type to meet the needs of the market/key employment/growth sectors, including, through support of start-up and growing businesses to help diversify the economy.

A(ii) The RLDP aims to ensure that there is a portfolio of sites available which is appropriate to market conditions and the needs of the Monmouthshire economy along with the wider Cardiff Capital Region. Consideration can be given to using CPO powers to ensure sites come forward.

A(iii) The RLDP ensures that, wherever possible, jobs and homes are located in close proximity to each other to provide greater opportunity for people to work and live locally. The RLDP will also ensure a range and choice of homes are available, in new developments, particularly where there is a need for affordable housing, to assist in regaining a balanced population.

A(iv) The RLDP takes a role in strengthening the local economy, ensuring an appropriate economic base to enable people to live and work in the County.



A(v) The RLDP contains policies that support the diversification of the rural economy.

A(vi) The RLDP helps to address digital exclusion by seeking to support the improvement of rural broadband and delivery of high speed connections.

A(vii) The RLDP contains policies that protect the vitality and viability of existing town centres, providing additional retail, commercial and social development opportunities where appropriate, including in relation to the regeneration of Caldicot and Usk, and ensures that the distribution of development supports these main centres in order to retain retail expenditure.

A(viii) The RLDP has reviewed the towns' primary shopping frontages (PSF) and related policies to have regard to the evolving role of the high street as a centre for a variety of retail, leisure and community uses. Sustainably located and well-connected development can support town centres.

A(ix) The RLDP contains policies that encourage tourism development while at the same time ensuring that the natural and built heritage that attracts visitors to the area is preserved and enhanced.

A Resilient Wales (Well-being Goal 2)

Air

Issue

Issue 10 - While air pollution is not a major problem throughout Monmouthshire, it can cause significant problems for people's health and there are localised problems in Chepstow and Usk, each having an Air Quality Management Area. The greatest problems associated with air quality in the County are caused by vehicle emissions.

How can the RLDP influence these Issues?

B(i) The RLDP seeks to minimise any polluting effects that might arise from new development in the County by ensuring it is sustainably located and well-connected to amenities. This can support modal shift to reduce the usage of private vehicles and to allow for increased walking, cycling and use of public transport. It also takes measures to ensure that the location of new development does not worsen conditions in existing Air Quality Management Areas or result in new ones. It supports the provision of ultra-low emission vehicle charging infrastructure.



Green Infrastructure, Biodiversity & Landscape

Issue

Issue 11 - Monmouthshire is renowned for its beautiful landscapes and major biodiversity resources including River SACs. The best of these assets should be protected, managed and enhanced for future generations.

Issue 12 - There is a need to improve 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. GI is also beneficial to human well-being.

How can the RLDP influence these Issues?

C(i) The RLDP ensures that new development is sustainable, does not cause harm to international, national and locally protected sites and species and, that where appropriate, necessary mitigation measures are taken to avoid any such adverse effects. The River Wye and River Usk water bodies within the County are currently experiencing water quality issues, specifically in relation to phosphate levels. The RLDP places a requirement for development to achieve [phosphate-nutrient](#) neutrality or betterment in the River Usk and River Wye.

C(ii) The RLDP must ensure biodiversity is considered in any development in order to protect any interest on the site and delivers Net Biodiversity Benefit.

C(iii) An Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment have been produced alongside the RLDP to ensure that any cumulative effects of development in Monmouthshire and adjoining areas does not result in harm to internationally designated nature conservation sites.

C(iv) The RLDP contains policies to protect and enhance the green and blue infrastructure networks across the County.

Flooding

Issue

Issue 13 - Parts of the County are vulnerable to flooding. Climate change is likely to increase the risk of flooding, so mitigating climate change and ensuring building resilience is crucial.



How can the RLDP influence these Issues?

D(i) The RLDP ensures new built development is located away from flood risk areas and has a role to play in terms of reducing the risk from present day flood risk, as well as in relation to climate change adaptation and resilience. The provision of green open spaces and SUDs drainage features help reduce the risk of flooding.

Minerals & Waste

Issue

Issue 14 - 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.

Issue 15 - Mineral 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.

How can the RLDP influence these Issues?

E(i) The RLDP identifies sites that are appropriate for waste management or disposal facilities to meet local or regional requirements.

E(ii) The RLDP ensures that mineral resources are safeguarded and exploited in a sustainable fashion that also enables Monmouthshire to meet its obligation to make a contribution to the requirements of the South Wales region.

Land

Issue

Issue 16 - There are limited opportunities for brownfield development within the County's existing urban areas.

Issue 17 - 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 brownfield development and development on lower grades of agricultural land (i.e. Grade 3b, 4 and 5). Welsh Government clarification of policy priorities of protecting BMV land over renewable energy development has had implications in the findings of the Renewable Energy Assessment.



How can the RLDP influence these Issues?

F(i) The RLDP will seek to prioritise the use of previously developed land where opportunities arise.

F(ii) The RLDP seeks to protect best and most versatile agricultural land whilst at the same time recognising that this will not always be possible where there is an overriding need for development.

A Healthier Wales (Well-being Goal 3)

Human Health

Issue

Issue 18 - While Monmouthshire performs relatively well on indicators relating to health, there is a need to promote opportunities for healthy living particularly in the context of an ageing population.

Issue 19 - While an ageing population brings many opportunities, it also brings challenges, increases in the number of people living with long term conditions can create pressures on existing health care provision.

Issue 20 - On the whole Monmouthshire's residents have good access to public open space, however, there are deficiencies in many of the County's communities in relation to community and formal recreational facilities. This can contribute to rural isolation in certain areas.

Issue 21 - Obesity is a growing problem throughout Wales. Although obesity rates in Monmouthshire are below the Welsh average consideration should be given to promoting healthy lifestyles.

How can the RLDP influence these Issues?

G(i) The RLDP can assist in creating a healthier Monmouthshire by ensuring sufficient policies are in place to support the provision of blue and green infrastructure and retention and/or improvement of the existing resource.

G(ii) The RLDP provides policies to ensure health care provision is supported.

G(iii) The RLDP helps ensure the provision of public open space and recreation facilities are protected by designating Areas of Amenity Importance as well as requiring new development to make a contribution to the provision of additional/improved facilities.



A More Equal Wales (Well-being Goal 4)

Population

Issue

Issue 22 - Monmouthshire is a predominantly 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).

Issue 23 - The population of Monmouthshire at the time of the 2021 census was 92,961 an increase of 1.8% since 2011, a slower rate of growth than seen previously over previous census periods, although still higher than the Welsh average at 1.4%. This growth is being fuelled by in-migration.

Issue 24 - Monmouthshire has a significantly higher proportion of older age groups (65+) and lower proportion of young adults (16 – 44) compared to the Welsh average, the sharpest decline of which is in the working age population. The relative absence of young adults is often linked to the affordability of housing across the County and has an impact on future prospects of economic growth.

How can the RLDP influence these Issues?

H(i) The RLDP must decide on the level of growth appropriate for Monmouthshire and the spatial distribution of this growth between different urban and rural communities to address the challenges we face (including demography and affordability), balancing the greater sustainability of urban settlements with the difficulties of maintaining services in rural areas.

H(ii) There is a need to achieve a more balanced population structure to ensure there is a sufficient population of working aged people to support the Monmouthshire economy and to provide more opportunities for young people to both to stay within and move to the area. Due to the County's population shrinking due to more deaths than births, inward migration is essential to ensure communities are socially and economically sustainable. The RLDP plays a role in strengthening the local economy, ensuring an appropriate economic base to enable people to live and work in the County and ensuring that demand for homes is satisfied by providing good quality affordable homes for those who need them.

H(iii) The RLDP can help to address issues surrounding the ageing population through facilitating the provision of accessible services supported by connective infrastructure to meet local population growth needs.



A Wales of Cohesive Communities (Well-being Goal 5)

Housing

Issue

Issue 25 - Average house prices in the County are high at £400,496 when compared to the Welsh average of £238,871 (Hometrack, May 2024)⁴⁷. The most significant increases have been experienced in recent years.

Issue 26 - House prices are also high in relation to earnings and there is a pressing need for additional affordable housing in the County in both urban and rural areas to assist in ensuring a balanced population.

Issue 27 - 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.

Issue 28 - There is limited scope for significant or long-term expansion of the existing urban areas within the County due to a mix of physical, environmental and policy constraints.

How can the RLDP influence these Issues?

I(i) The RLDP affects the amount of housing to be provided by both deciding on overall levels of growth/spatial options and by setting thresholds and proportions to determine the amount of this residential development that is affordable. It also helps ensure a range and choice of homes are available in new developments and influences the type, tenure and nature of housing built within the County.

I(ii) The RLDP will have to resolve the amount of housing to be built in rural areas, balancing the need to sustain rural settlements by supporting services and enabling people to remain in their communities with the need to protect the countryside and ensure sustainable patterns of development.

I(iii) The RLDP enables provision of urgently needed affordable housing within exemplar, mixed, sustainable and well-connected places.

⁴⁷ Based on sales and valuations over six month period October 2023 – March 2024. Sales only over same period related to £360,465 for Monmouthshire and £230,710 for Wales. Data accessed on 13/05/2024.



Infrastructure

Issue

Issue 29 - Poor access to community facilities and declining local service provision is a particular issue for rural communities.

Issue 30 - Limited public transport, particularly in rural areas, makes it harder to access jobs, services and facilities, which could be exacerbated by rising fuel prices. There are nevertheless future opportunities for investment in public transport through the Cardiff Capital Region City Deal and advances in technology.

Issue 31 - There is a need to ensure that adequate physical, digital and social infrastructure is provided to support new development. This includes broadband infrastructure, the provision of sufficient water and sewerage infrastructure, transport infrastructure and active travel to support non-car modes of travel.

How can the RLDP influence these Issues?

J(i) The RLDP allocates land for housing and employment in rural areas in an attempt to sustain existing rural community facilities and services, weighing this against the need to avoid unsustainable travel patterns.

J(ii) The RLDP helps ensure adequate provision of infrastructure to serve new development and contains policies to enable improvements or enhancements for existing development, e.g. provision of ultra-low emission vehicles (ULEV) charging, broadband connectivity and renewable energy.

J(iii) The RLDP contains the policy framework to support the priorities of the local transport strategy.

A Wales of Vibrant Culture & Thriving Welsh Language (Well-being Goal 6)

Cultural Heritage

Issue

Issue 32 - Monmouthshire has a significant built heritage resource in terms of Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, Historic Landscapes and Archaeologically Sensitive Areas that, together with their settings, require protection and enhancement.



Issue 33 - There is a need to protect, promote and enhance the best of our landscape and heritage which are an important part of our culture and play a key role in tourism and economic growth, along with providing support for the Welsh Language to ensure it is safeguarded and supported.

Issue 34 - The distinctive settlement pattern of Monmouthshire relates to historic towns and villages and their relationship with the surrounding rural areas. There has nevertheless been substantial suburban expansion in the South of the County, particularly adjacent to the M4 corridor. This area continues to receive further pressure for growth following the removal of the Severn Bridge Tolls in 2018 and the ambitions and opportunities associated with regional partnerships such as the Cardiff Capital Region City Deal (CCRC), Marches Forward Partnership and The Western Gateway, which include economic investment/innovation and transport and digital connectivity.

How can the RLDP influence these Issues?

K(i) The RLDP contains measures to preserve and enhance the built heritage and best of the historic environment of Monmouthshire.

K(ii) The RLDP helps protect, promote and enhance the best of our landscape and heritage which are an important part of our culture and plays a key role in tourism and economic growth, along with providing support for the Welsh Language to ensure it is safeguarded and supported.

K(iii) Community involvement provides an opportunity to seek views on how Welsh language and culture interact with RLDP policies and proposals. The future of the Welsh language depends 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 planning system can contribute to the future well-being of the Welsh language by creating conditions for well-paid employment opportunities and a range of quality housing options resulting in sustainable communities. Planning policies must not seek to control housing occupancy on linguistic grounds⁴⁸.

K(iv) The RLDP plays a key role in promoting good quality sustainable design that enables new development and future growth to respect and enhance the existing distinctive character of Monmouthshire.

⁴⁸ Technical Advice Note 20 paragraphs 1.7.3, 2.2 and 2.6.4
Appendices



Landscape

Issue

Issue 35 - Monmouthshire has a rich and diverse landscape that brings wider benefits to the local economy particularly through tourism and health and well-being. Monmouthshire as a whole incorporates parts of the Wye Valley National Landscape (AONB), the Bannau Brycheiniog National Park (BBNP) and the Blaenavon Industrial Landscape World Heritage Site.

How can the RLDP influence these Issues?

L(i) The RLDP seeks to protect high quality landscapes throughout the County, paying particular attention to those contained in the Wye Valley National Landscape (AONB), the Blaenavon World Heritage Site and in the setting of the Bannau Brycheiniog National Park (BBNP).

A Globally Responsible Wales (Well-being Goal 7)

Climatic Factors

Issue

Issue 36 - The volume of traffic in the County continues to increase (StatsWales, July 2024). There is a pattern of relatively long travel to work distances, high levels of car ownership and reliance on the private car.

Issue 37 - Small Scale and Local Authority wide Renewable Energy schemes are generally supported across Monmouthshire.

Issue 38 - Monmouthshire's rurality, limited public transport, high levels of car ownership and the subsequent reliance on the private car, combined with high energy consumption and waste management can all contribute to carbon emissions. MCC recognises that we are in a climate and nature emergency and has committed to strive to limit the increase in global temperatures to 1.5°C.



How can the RLDP influence these Issues?

M(i) Concerns about climate change require that efforts are made to reduce the reliance on the private car and the consequent impact of carbon dioxide emissions. The RLDP provides for appropriate development that promotes a safe, efficient, accessible and sustainable transport system providing opportunities for walking and cycling and encourages active travel in order to support carbon reduction. The RLDP provides a mix of employment and housing allocations with the aim of reducing the need to travel, acknowledging however that the reasons why people live where they do is complex.

M(ii) A renewable energy assessment has been completed. The RLDP provides a positive policy framework to support renewable energy schemes.

M(iii) The RLDP considers ways to support carbon reduction through a variety of measures including the use of renewable energy, the design and location of new development, the requirement for all new homes to be net zero carbon, 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 and Blue Infrastructure. Proposals will be considered against our commitment to strive to limit the increase in global temperatures to 1.5°C.



Appendix 7: Housing Supply Components

Housing Supply Component	Number of Homes	Notes
Housing Provision	6,210	RLDP Housing Requirement – 5,400 +15% flexibility allowance. Please note that due to a further monitoring update to reflect the 2024/25 monitoring period, the housing provision figure provided for is 6,203.
Less Commitments		
2018 – ~~245~~	2, ~~539~~ ~~220~~	Comprises ~~1,780~~ ~~2,045~~ homes on large sites and ~~494~~ ~~35~~ homes on small sites.
Existing Land Supply Commitments	~~601~~ ~~798~~	Sites have only been included if construction is already underway or they have planning permission as at 01/04/202 ~~5~~ ~~4~~ and they are expected to come forward during the Plan period.
Less Allowances		
Windfall Allowance (>10)	~~200~~ ~~30~~	The windfall allowance is based on the number of homes estimated to be achievable on sites included within the Housing Potential Study. An allowance of ~~200~~ ~~30~~ homes is included. Windfalls for the first ~~75~~ years of the plan are included within the completions (2018-202 ~~5~~ ~~4~~). Windfalls with current permissions are included in the existing commitments. To avoid double counting the first 5 years of the remaining plan period are excluded from the calculations (202 ~~5~~ ~~4~~ -20 ~~29~~ ~~30~~)
Small Site Allowance (<10)	~~558~~ ~~657~~	A 15% reduction has been applied to the 10-year average for the remaining Plan period to reflect considerations including a reduction in the trend in recent years, fewer infill/conversion opportunities and the impact phosphate mitigation measures have had on planning applications.
Allocations		
LDP Rollover Allocations	175	Rollover Allocations are Adopted LDP large sites which do not currently benefit from planning permission, but there is evidence to demonstrate deliverability. Three sites make up the 'rollover' allocations component.
New Allocations	2,130	New allocations identified in the RLDP.



Total Allocations Provision	2,305	Rollover Allocations and New RLDP Allocations.



Appendix 8: Infrastructure Delivery Plan

Schedule of Infrastructure Projects

Land to the East of Abergavenny

Policy HA1: Land to the East of Abergavenny			
Site Area	Allocation Type	Total Homes	Phasing Tranche
Total Site: Circa 35.9ha	Strategic Mixed-Use Development including: Residential Mixed Use Commercial Hub Park & Ride B Use Class Uses	Total Homes: 500 Open Market: 250 Affordable Homes: 250	Years 11 to 15
Site Description			
The site is located on the eastern edge of Abergavenny and is bounded by the A465 and railway line to its western boundary and the footslopes of the Ysgyryd Fach (Little Skirrid) to the east. Development here will expand the built-up area of the town beyond the railway line and A465 which currently form a hard development boundary to the town. The site will form a well-connected mixed-use urban expansion to Abergavenny.			
Key site issues and constraints		Key policy requirements	
- Integration of the site with Abergavenny and identifying and implementing connection crossings across the railway line and the A465. - Access and junction arrangements on to the A465. - Development to reflect character of historic Abergavenny and Abergavenny Conservation Area and respect surrounding landscape		50% affordable homes on site. - Net zero carbon homes. - Minimum of 1ha B1 Use Class uses. - Neighbourhood centre. - Green infrastructure. - Sustainable transport/Active travel - Park and ride facility serving Abergavenny Railway Station.	



- and views including Bannau Brycheiniog National Park (BBNP), Usk Valley and Blaenavon Industrial Landscape World Heritage site.
- The site is also within the River Usk phosphorus sensitive catchment area.

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/delivery period	Notes
Active Travel Routes to include: To/from the site to the Railway Station and Abergavenny.	TBC	Developer/ Welsh Government/ Transport for Wales/ Network Rail	Developer/ Welsh Government/ SEWTRA/ Transport for Wales/ Network Rail	Prior to first occupation	To be delivered in accordance with the submitted connectivity strategy, Transport Assessment and Masterplan and informed by the WelTAG Abergavenny East Severance study. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: - A465 reconfiguration to provide safe and accessible crossings. - Means of access and appropriate crossings over the railway line. - Off-site highway infrastructure improvements as necessary including, emergency secondary	TBC	Developer/ Welsh Government/ Transport for Wales/ Network Rail	Developer/ Welsh Government/ SEWTRA/ Transport for Wales/ Network Rail	TBC	Details to be determined through Transport Assessment and Masterplan and informed by the WelTAG Abergavenny East Severance study.



access onto Garth Road and accesses and junction onto the A465.					
Public transport financial contributions.	Circa £1,250,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Network Rail financial contributions	TBC	Developer	Network Rail	TBC	Financial contributions may be required towards improvements at Abergavenny Station. To be determined at the planning application stage.
Education – Primary and Secondary Schools	TBC	Developer	Developer	TBC	Education suggests there is currently capacity in both primary and secondary schools within the area. This will be reviewed at the planning application stage to determine whether any costs are required. There may also be a need for school transport costs, the cost of which will be determined at the planning application stage.
Green Infrastructure	TBC GI to be provided on-site as part of detailed	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and



	masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).				gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1	Developer	Monmouthshire County Council.	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1.



	Committed sum TBC, if necessary				This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	A neighbourhood play area, local equipped play area and open space to be provided on site. Indicative cost of local equipped play area based on current requirements circa £85,000 + committed sum of circa £95,000. Indicative cost of neighbourhood play area based on current requirements circa £160,000 + committed sum of circa £190,000.	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a committed sum will be required. This is to be calculated at the time of the



	Off-site contributions may be required in accordance with the standards set out in Policy CI2. Commuted sum TBC (see notes).				planning application based on the layout and amount of open space.
Allotments	TBC	Developer	Developer	TBC	On site provision to be considered. Details to be determined at the planning application stage.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	Hydraulic Modelling Assessment required for water supply network and public sewerage network.	Developer DCWW to fund any necessary phosphate infrastructure requirements	Hydraulic Modelling Assessment (HMA) to be funded by Developer. DCWW to deliver any necessary phosphate infrastructure requirements	TBC HMA at planning application stage.	DCWW note there are no issues with foul flows being accommodated for this site at the Llanfoist WwTW. Hydraulic Modelling Assessment required to ensure there is no detriment to existing customers supply and that there is sufficient hydraulic capacity to accommodate the site. If any works are required these would be developer funded via the requisition provisions of the Water Industry Act 1991.



					DCWW has confirmed upgrades to the Llanfoist WwTW to include phosphate stripping capability in AMP 8 2025-2030. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.
Electricity – undergrounding of high voltage cables	Circa £1.6 million	Developer	Developer	TBC	Diversion of existing high voltage overhead cables is required along with other necessary works to facilitate development.

Key supporting information to include:

- Illustrative Masterplan.
- Ecological Assessments.
- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Transport Assessment including Active Travel links and public transport enhancement arrangements.
- Connectivity Strategy setting out the number, location, form and delivery of connectivity points between the site and Abergavenny across the A465 and railway line.
- Drainage Strategy and TAN15 compliance statement.
- Noise Assessment.
- Air Quality Assessment.



- Hydraulic Modelling Assessment.
- Utilities Study.
- Agricultural Land Classification Assessment.
- Archaeological Desk Based Assessment
- Geoenvironmental and geotechnical desk study.
- Lidar Data.

Further reports/surveys as necessary to accompany planning application.

Land to the East of Caldicot/North of Portskewett

Policy HA2: Land to the East of Caldicot/North of Portskewett

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 64ha	Strategic Mixed-Use Development including: Residential Primary School Mixed use Local Centre B1 Use Class Employment Strategic public open space	Total Homes: 770 Open Market Homes: 385 Affordable Homes: 385	Years 6 to 15

Site Description

The site is located to the north-east of Caldicot adjacent to the Crick Road, Portskewett site, to the south of a Council owned solar farm. The site includes previously developed land comprising a commercial equestrian centre, with much of the remainder being greenfield Council-owned land.



Key site issues and constraints			Key policy requirements		
• Location to the north of Caldicot Castle Scheduled Ancient Monument, the Caldicot Castle Country Park, Conservation Area and Area of Amenity Importance – no built development to take place in these areas. • Crick Road must be incorporated into the site as an active street frontage providing cohesion and a gateway for the development as a whole. • Proximity to Neddern Brook wetlands SSSI. • Site is located within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site, financial contributions may therefore be required as part of a mitigation strategy.			• 50% affordable homes on site. • Net zero carbon homes. • Minimum of 1ha B1 Use Class uses. • Primary School. • Local centre. • Sustainable transport/Active travel • Green infrastructure.		
Key Infrastructure requirements (including broad costs where known):					
Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes to include: • A route to Caldicot Town Centre. • Connection to the former-~~MoD~~ <u>MOD</u> railway cycle and walking route.	TBC	Developer / Public funding opportunities	Developer	Prior to first occupation	To be delivered in accordance with the submitted Transport Assessment and Masterplan which will be informed by the Caldicot Links WelTAG study. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.



Highways and Sustainable Travel to include: • Access points on to Crick Road. • Access points on to B4245. • Speed limit revisions on Crick Road. • Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £1,925,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools	Primary School required on site estimated cost circa £13 million	Welsh Government / Monmouthshire County Council / Developer – S106 contribution and Land contribution	Monmouthshire County Council	TBC	Primary School required to be provided on site. Location within the site and delivery timescale to be determined through Masterplanning. Land and S106 contributions to be provided by developer, cost of which to be determined. MCC Education suggests there is currently capacity in secondary schools in the locality. This will be reviewed at the



					planning application stage to determine whether any costs are required.
Green Infrastructure	TBC GI to be provided on-site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to	Developer	Monmouthshire County Council.	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required



	be provided on site as part of detailed master planning in accordance with policy NR1 Committed sum TBC, if necessary				compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Severn Estuary European Marine Site – financial contribution	TBC	Developer	Monmouthshire County Council.	TBC	Site is located in the 12.6km core recreational catchment zone for the Severn Estuary European Marine Site, a financial contribution may be required as part of the mitigation strategy for the protected site to reduce recreational pressure on the features of the Estuary.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	A local equipped play area and open space to be provided on site. Indicative cost of local equipped play area based on current	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~ children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail.



	requirements circa £85,000 + committed sum of circa £95,000. Off-site contribution required towards play provision at Caldicot Castle (Based on current indicative cost circa £775,000). Further off-site contributions may be required in accordance with the standards set out in Policy CI2. Commutated sum TBC (see notes).				Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.
Allotments	TBC	Developer	Developer	TBC	On site provision to be considered. Details to be determined at the planning application stage.



Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	Hydraulic Modelling Assessment required for water supply network and public sewerage network.	Developer	Hydraulic Modelling Assessment (HMA) to be funded by Developer.	HMA at planning application stage.	DCWW note there are no issues with foul flows being accommodated for this site at the Newport Nash WwTW. Hydraulic Modelling Assessment required to ensure there is no detriment to existing customers supply and that there is sufficient hydraulic capacity to accommodate the site. If any works are required these would be developer funded via the requisition provisions of the Water Industry Act 1991.

Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Agricultural Land Classification Report.
- Ecology Assessments.
- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Flood Consequences Assessment & Drainage Report.
- Relevant Heritage Assessments.
- Highways and Transport Assessments.
- Environmental Health Assessments including Air Quality and Noise.
- National Grid feasibility study.
- Hydraulic Modelling Assessment.

Further reports/surveys as necessary to accompany planning application.



Mounton Road, Chepstow

Policy HA3: Mounton Road, Chepstow

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 12.8ha	Strategic Mixed Use development including: Residential Commercial uses such as Class C1 Hotel and Class C2 Residential care home	Total Homes: 146 Open Market Homes: 73 Affordable Homes: 73	Years 6 to 15
Site Description			
Land at Mounton Road is located off the western edge of Chepstow's existing settlement boundary, west of the A466 (St Lawrence Road), north of the A48 and south of the highway Mounton Road			
Key site issues and constraints		Key policy requirements	
- Location in close proximity to Chepstow's air quality management area (AQMA) at Hardwick Hill and the potential effects of increased vehicular movement on the Highbeech Roundabout. - Location in close proximity to the setting of the Wye Valley National Landscape (AONB) and Mathern's Conservation Area. The site is within the parkland setting of Grade II Listed St Lawrence House. There are groups of mature woodland and mature hedgerows which contain several important natural ecological habitats. - Location within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site, financial contributions may therefore be required as part of a mitigation strategy.		50% affordable homes on site. - Net zero carbon homes. - Commercial uses such as Class C1 Hotel and Class C2 Residential care home. - Green infrastructure. - Sustainable transport/Active travel	



Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: • Access point on to A466. • Highbeeche Roundabout-improvements. • Speed limit revisions along A466 • Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC Land to be safeguarded on site for Highbeeche Roundabout.	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning. No specific contribution identified for Highbeeche Roundabout improvements, land to be safeguarded to futureproof and provide opportunity for improvements if deemed necessary.
Public transport financial contributions.	Circa £365,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.



Education – Primary and Secondary Schools.	TBC	Developer	Developer	TBC	MCC Education suggests there is currently capacity in both primary and secondary schools in the locality. This will be reviewed at the planning application stage to determine whether any costs are required.
Green Infrastructure.	TBC GI to be provided on-site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible.



	Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1 Commuted sum TBC, if necessary				Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Severn Estuary European Marine Site – financial contribution	TBC	Developer	Monmouthshire County Council	TBC	Site is located in the 12.6km core recreational catchment zone for the Severn Estuary European Marine Site, a financial contribution may be required as part of the mitigation strategy for the protected site to reduce recreational pressure on the features of the Estuary.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	TBC A local equipped play area and open space to be provided on site. Indicative cost of local equipped play area based	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail.



	on current requirements circa £85,000 + committed sum of circa £95,000. Off-site contributions may be required in accordance with the standards set out in Policy CI2. Commuted sum TBC (see notes).				Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.
Allotments	TBC	Developer	Developer	TBC	On site provision to be considered. Details to be determined at the planning application stage.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	Hydraulic Modelling Assessment required for water supply network.	Developer	Hydraulic Modelling Assessment (HMA) to be funded by Developer.	HMA at planning application stage.	DCWW note there are no issues with foul flows being accommodated for this site at the Newport Nash WwTW. Hydraulic Modelling Assessment required to ensure there is no detriment to existing customers supply and that there is sufficient hydraulic capacity to accommodate the site. If any works are required these would be developer funded via the requisition provisions of the Water Industry Act 1991.



Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Agricultural Land Classification Report.
- Ecology Assessments.
- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Archaeology and Heritage Assessments.
- Flood Consequence Assessment and Drainage Strategy.
- Highway and Transport Assessments.
- Environmental Health Assessments including Air Quality.
- National Grid feasibility study.
- Hydraulic Modelling Assessment

Further reports/surveys as necessary to accompany planning application.

Leasbrook, Monmouth

Policy HA4: Leasbrook, Monmouth

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 11ha	Residential	Total Homes: 270 Open Market Homes: 135 Affordable Homes: 135	Years 6 to 15

Site Description

Leasbrook is located on the edge of Monmouth north of Dixon Road. The site is located adjacent existing development at Dixon Close and Hereford Road, including Haberdashers' Monmouth Schools playing pitches to the west and agricultural land to the east and north.



Key site issues and constraints	Key policy requirements
- Flooding on entrance of site. - Close proximity to a Wye Valley and Forest of Dean bat SAC, located within the Core Sustenance Zone and immediately adjacent to the Juvenile Sustenance Zone. - Adjacent Conservation Area and Lower Wye Valley Landscape of Historic Interest. - Site is located within the River Wye phosphorus catchment area.	50% affordable homes on site. - Net zero carbon homes. - Green infrastructure. - Sustainable transport/Active travel

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes to include: MCC-M25A(DL).	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: - Access point on to A466 Dixon Road. - Emergency access point – A466 Hereford Road. - Off-site highway infrastructure contributions as necessary including, local	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.



and strategic highway network improvements.					
Public transport financial contributions.	Circa £675,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools	Circa £838,071	Developer	Developer	TBC	MCC Education suggests there is currently capacity in primary schools within the locality. Additional provision required for 57 x secondary school pupils at Monmouth Comprehensive School. This sum and costs are indicative and will be reviewed at the planning application stage.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. -The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current



					cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1 Commutated sum TBC, if necessary	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Wye Valley & Forest of Dean Bat Sites SAC Juvenile Sustenance Zone	Woodland planting to be incorporated within blue line of ownership. Commutated sum TBC (see notes).	Developer	Developer	TBC	Woodland buffer planting with well-designed public access to be provided, maintained, monitored and managed on the eastern edge of the site (in the blue line of ownership) to protect the Greater Horseshoe Bat Juvenile Sustenance Zone. A commuted sum will be required if the woodland planting is adopted by MCC, this will be considered at the time of the planning application.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.



Recreation and Open Space	TBC New neighbourhood play area and open space to be provided on site. Indicative cost of neighbourhood play area based on current requirements circa £160,000 + committed sum of circa £190,000. Off-site contributions may be required in accordance with the standards set out in Policy CI2. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~<u>children's</u> play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.
Allotments	TBC	Developer	Developer	TBC	On site provision to be considered. Details to be determined at the planning application stage.



Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	Hydraulic Modelling Assessment required for water supply network and public sewerage network.	Developer	Hydraulic Modelling Assessment (HMA) to be funded by Developer.	TBC HMA at planning application stage.	DCWW note there are no issues with foul flows being accommodated for this site at the Monmouth WwTW. Hydraulic Modelling Assessment required to ensure there is no detriment to existing customers supply and that there is sufficient hydraulic capacity to accommodate the site. If any works are required these would be developer funded via the requisition provisions of the Water Industry Act 1991. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.
Key supporting information to include:					
• Masterplan. • Viability Assessment.					



- Agricultural Land Classification Report.
- Ecology Assessments.
- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Flood Consequences Assessment & Drainage Report.
- Highways and Transport Assessments.
- National Grid feasibility study.
- Hydraulic Modelling Assessment.

Further reports/surveys as necessary to accompany planning application.

Land at Penlanlas Farm, Abergavenny

Policy HA5: Land at Penlanlas Farm, Abergavenny			
Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 6.17ha	Residential	Total Homes: 100 Open Market Homes: 50 Affordable Homes: 50	Years 6 to 15
Site Description			
Land at Penlanlas Farm is located to the north west of Abergavenny adjacent the Bannau Brycheiniog National Park (BBNP) eastern boundary. The site is bounded to the east and south by residential properties with Old Hereford Road to the west and an electrical substation and agricultural land to the north.			
Key site issues and constraints		Key policy requirements	
• Positioned within the landscape setting of Bannau Brycheiniog National Park (BBNP). • Site is located within the River Usk phosphorus catchment area.		• 50% affordable homes on site. • Net zero carbon homes. • Green infrastructure.	



- Sustainable transport/Active travel

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: • Access point on to Old Hereford Road • Old Hereford Road- speed limit revisions • Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £250,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.



Education – Primary and Secondary Schools.	TBC	Developer	Developer	TBC	MCC Education suggests there is currently capacity in both primary and secondary schools in the locality. This will be reviewed at the planning application stage to determine whether any costs are required.
Green Infrastructure.	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.



	Committed sum TBC, if necessary				
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	TBC Open space to be provided on site. Off-site contribution towards improvements to existing play provision at Underhill Crescent Playing Field (Based on current indicative cost circa £101,000). Further off-site contributions	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~ children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a committed sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.



	may be required in accordance with the standards set out in Policy CI2. Commuted sum TBC (see notes).				
Allotments	TBC	Developer	Developer	TBC	On site provision to be considered. Details to be determined at the planning application stage.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	N/A	N/A	N/A	TBC	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Llanfoist WwTW. <u>Hydraulic Modelling Assessment required to determine the point of connection to the water network.</u> DCWW has confirmed upgrades to the Llanfoist WwTW to include phosphate stripping capability in AMP 8 2025-2030. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development



proposal will need to be in accordance with the Environmental Permit issued by NRW.

Key supporting information to include:

- Illustrative Masterplan.
- Transport Assessment including active travel links and public transport enhancements.
- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Ecological Assessment.
- Flood Consequence Assessment and Drainage Strategy.
- Environmental Health Assessments including Air Quality, Noise Assessment and Land Contamination Strategy.
- National Grid Feasibility Study.
- Agricultural Land Classification Report.
- Archaeological and Heritage Assessment.

Further reports/surveys as necessary to accompany planning application.

Land at Rockfield Road, Monmouth

Policy HA6: Land at Rockfield Road, Monmouth

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 1.5ha	Residential	Total Homes: 60 Open Market Homes: 30 Affordable Homes: 30	Years 11 to 15



Site Description

Land at Rockfield Road is located on the north-western edge of Monmouth. This site is located adjacent to a residential site on Rockfield Road with extant planning permission for 70 homes and sits neatly within a gap between this permitted site to the east and existing residential development to the south and west.

Key site issues and constraints	Key policy requirements
• Adjacent public footpath must be linked into the site to provide connectivity. • Green buffer on the edge of the site must be retained to minimise any potential landscape impact on the wider surroundings. • Site is located within the River Wye phosphorus catchment area.	• 50% affordable homes on site. • Net zero carbon homes. • Sustainable transport/Active travel • Green infrastructure.

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: • Off-site highway infrastructure	TBC	Developer	Developer	TBC	Details to be considered through Transport Assessment and determined at the planning application stage.



contributions as necessary including, local and strategic highway network improvements.					
Public transport financial contributions.	Circa £150,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools	Circa £191,139	Developer	Developer	TBC	MCC Education suggests there is currently capacity in primary schools within the locality. Additional provision required for 13 x secondary school pupils at Monmouth Comprehensive School. This sum and costs are indicative and will be reviewed at the planning application stage.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage.



					Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1 Commutated sum TBC, if necessary	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Recreation and Open Space	Off-site contribution towards existing play provision at Rockfield Estate central open space (Based on current indicative cost circa £60,000).	Developer	Developer / Monmouthshire County Council	TBC	Recreation and Open Space includes ~~childrens~~ children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Recreation Open Space is provided as part of the adjacent site and therefore no provision on site and a subsequent need for off-site contributions.



	Further off-site contributions may be required in accordance with the standards set out in CI2. Commuted sum TBC (see notes).				If a commuted sum is required this is to be calculated at the time of the planning application based on the layout and amount of open space.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Allotments	TBC	Developer	Developer	TBC	On site provision to be considered. Details to be determined at the planning application stage.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	N/A	N/A	N/A	TBC	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Monmouth WwTW. <u>Hydraulic Modelling Assessment required to determine the point of connection to the water network.</u> DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. The impact of development on



water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.

Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Agricultural Land Classification Report.
- Ecology Assessments.
- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Flooding Assessment & Drainage Report.
- Relevant Heritage Assessments.
- Highways and Transport Assessments.
- National Grid feasibility study.

Further reports/surveys as necessary to accompany planning application.

Land at Drewen Farm, Monmouth

Policy HA7: Land at Drewen Farm, Monmouth



Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 6.6ha	Residential	Total Homes: 110 Open Market Homes: 55 Affordable Homes: 55	Years 6 to 15

Site Description

Land at Drewen Farm wraps around the Kingswood Gate site located to the south and west, with Watery Lane to the east and agricultural land to the north. It forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate.

Key site issues and constraints	Key policy requirements
- Public footpath links to Watery Lane are essential. - Green buffer in and around the site must be retained to minimise any potential impact on ecology and landscape. - Adjacent to a SINC. Additional GI connectivity and buffers required between built development and the SINC. - Site is located within the River Wye phosphorus catchment area.	50% affordable homes on site. - Net zero carbon homes. - Sustainable transport/Active travel - Green infrastructure.

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes to include: Links into adjacent Kingswood Gate site.	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.



Highways and Sustainable Travel to include: Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £275,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools.	Circa £338,169	Developer	Developer	TBC	MCC Education suggests there is currently capacity in primary schools within the locality. Additional provision required for 23 x secondary school pupils at Monmouth Comprehensive School. This sum and costs are indicative and will be reviewed at the planning application stage.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1.	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail.



	Commuted sum TBC (see notes).				The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1 Commuted sum TBC, if necessary	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	TBC Open space to be provided on site.	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies.



	Off-site contribution towards existing play provision at Rockfield central open space (Based on current indicative cost circa £111,000). Further off-site contributions may be required in accordance with the standards set out in Policy CI2. Commuted sum TBC (see notes).				Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.
Allotments	TBC	Developer	Developer	TBC	On site provision to be considered. Details to be determined at the planning application stage.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	Hydraulic Modelling Assessment required for water supply network	Developer	Hydraulic Modelling Assessment (HMA) to be	TBC HMA at planning	DCWW note there are no issues with foul flows being accommodated for this site at the Monmouth WwTW. Hydraulic Modelling Assessment required to ensure there is no detriment to existing customers supply and that there is sufficient hydraulic capacity



	and public sewerage network.		funded by Developer.	application stage.	to accommodate the site. If any works are required these would be developer funded via the requisition provisions of the Water Industry Act 1991. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.
Key supporting information to include: • Masterplan. • Viability Assessment. • Agricultural Land Classification Report. • Ecology Assessments. • Green Infrastructure and Landscape Assessments. • Green Infrastructure Statement. • Flooding Assessment & Drainage Report. • Relevant Heritage Assessments. • Highways and Transport Assessments. • National Grid feasibility study. • Hydraulic Modelling Assessment. Further reports/surveys as necessary to accompany planning application.					



Tudor Road, Monmouth

Policy HA8: Tudor Road, Monmouth

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 2.1ha	Residential	Total Homes: 50 Open Market Homes: 25 Affordable Homes: 25	Years 6 to 10

Site Description

The Tudor Road site is located on the eastern side of Wyesham in Monmouth. Existing residential properties are located to the south and west of the site with agricultural land to the north and east. The site is located adjacent to the Wye Valley National Landscape (AONB).

Key site issues and constraints	Key policy requirements
- Linear hedgerow feature to be retained due to importance with foraging and commuting bats associated with the Wye Valley and Forest of Dean Bat Sites SAC. - Adjacent to the Wye Valley National Landscape (AONB). - Re-engineering of the existing Tudor Road junction is required, providing access to 7-19 Tudor Road along with relocation of the associated residents' off-street parking. - Overland water flows from land above site, management of these flows must be incorporated into the scheme. - Site is located within the River Wye phosphorus catchment area.	50% affordable homes on site. - Net zero carbon homes. - Sustainable transport/Active travel - Green infrastructure.

Key Infrastructure requirements (including broad costs where known):



Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes to include: Links to nearby Active Travel route MCC-M14A.	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £125,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools.	Circa £161,733	Developer	Developer	TBC	MCC Education suggests there is currently capacity in primary schools within the locality. Additional provision required for 11 x secondary school pupils at Monmouth Comprehensive School. This sum and costs are indicative and will be reviewed at the planning application stage.



Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home – details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.



	Commuted sum TBC, if necessary				
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	TBC Allotment and open space to be provided on site. Off-site contribution towards improvements to existing provision at Tudor Road (Based on current indicative cost circa £50,000). Further off-site contributions may be required in accordance with the	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.



	standards set out in Policy CI2. Committed sum TBC (see notes).				
Allotments	TBC	Developer	Developer	TBC	On site provision to be considered. Details to be determined at the planning application stage.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	N/A	N/A	N/A	TBC	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Monmouth WwTW. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.

Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Ecology Assessments.



- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Flooding Assessment & Drainage Report.
- Highways and Transport Assessments.
- National Grid feasibility study.

Further reports/surveys as necessary to accompany planning application.

Land at former ~~MeD~~ MOD, Caerwent

Policy HA9: Land at former ~~MeD~~ MOD land, Caerwent

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 4.2ha	Mixed-Use Residential Commercial B1	Total Homes: 40 Open Market Homes: 20 Affordable Homes: 20	Years 6 to 10
Site Description			
Land at the former Ministry of Defence Site is a brownfield site on the north-eastern edge of Caerwent, north of the A48. The site is surrounded by agricultural land with two farms either side of the site. There is an existing large derelict red brick building and other utilitarian buildings within the site.			
Key site issues and constraints		Key policy requirements	
• The site which has been unoccupied for several years has been neglected and as such has regenerating scrubland/overgrown vegetation within the site and along the boundary with the A48. Protected and priority species and habitats have been identified within the site including a maternity roost for lesser horseshoe bats.		• 50% affordable homes on site. • Net zero carbon homes. • Sustainable transport/Active travel • Green infrastructure.	



- Location within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site, financial contributions may therefore be required as part of a mitigation strategy.

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: • Access onto A48 • Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £100,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.



Education – Primary and Secondary Schools.	TBC	Developer	Developer	TBC	MCC Education suggests there is currently capacity in both primary and secondary schools in the locality. This will be reviewed at the planning application stage to determine whether any costs are required. There may also be a need for school transport costs, the cost of which also to be determined at the planning application stage.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to	Developer	Developer/ Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net



	be provided on site as part of detailed master planning in accordance with policy NR1 Commuted sum TBC, if necessary				benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development. Of note here is the lesser horseshoe maternity roost that will need to be retained and managed in perpetuity by the developer.
Severn Estuary European Marine Site – financial contribution	TBC	Developer	Monmouthshire County Council	TBC	Site is located in the 12.6km core recreational catchment zone for the Severn Estuary European Marine Site, a financial contribution may be required as part of the mitigation strategy for the protected site to reduce recreational pressure on the features of the Estuary.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	TBC Allotment and open space to be provided on site.	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail.



	Off-site contribution towards existing play area at Lawrence Crescent (Based on current indicative cost circa £40,000). Further off-site contributions may be required in accordance with the standards set out in Policy CI2. Commutated sum TBC (see notes).				Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.



Water Supply/Sewerage	TBC	Developer	Developer	TBC	DCWW note there are no issues with water supply network being accommodated for this site at the Caerwent WwTW. The foul flows would however overload the Caerwent WwTW and there are no reinforcement works proposed within the current AMP7. As such, for this site to progress then it will be necessary for a Developer Impact Assessment to be undertaken on the WwTW which will conclude any reinforcement works required.
Key supporting information to include:					
• Masterplan. • Viability Assessment. • Ecology Assessments. • Green Infrastructure and Landscape Assessments. • Green Infrastructure Statement. • Flooding and Drainage Assessments. • Highways and Transport Assessments. • Environmental Health Assessments. • National Grid feasibility study. • Hydraulic Modelling Assessment. Further reports/surveys as necessary to accompany planning application.					

Land south of Monmouth Road, Raglan

Policy HA10: Land south of Monmouth Road, Raglan



Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 4.5ha	Residential	Total Homes: 54 Open Market Homes: 27 Affordable Homes: 27	Years 6 to 15

Site Description

Land south of Monmouth Road, Raglan is located to the south-east of Raglan. on the eastern edge of Raglan. The site borders Raglan Conservation Area located to the south of Raglan Castle. The site benefits from less than 15 minutes walking time to Raglan's centre, with other key services and facilities including a school in closer proximity.

Key site issues and constraints	Key policy requirements
- Located within the setting of Raglan Castle Scheduled Ancient Monument and Grade 1 Building and Raglan Castle Registered Historic Park and Garden. - The site is located adjacent to Raglan Conservation Area. - Site is located within the River Usk phosphorus catchment area.	50% affordable homes on site. - Net zero carbon homes. - Sustainable transport/Active travel - Green infrastructure.

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application



					stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: • Access point on to Monmouth Road. • Emergency Access Point – Station Road. • Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £135,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools.	Circa £176,436	Developer	Developer	TBC	MCC Education suggests there is currently capacity in primary schools within the locality. Additional provision required for 12 x secondary school pupils at Monmouth Comprehensive School. This sum and costs are indicative and will be reviewed at the planning application stage.



Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1 Commuted sum TBC, if necessary	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.



Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	TBC New local equipped play area and open space to be provided on site. Indicative cost of local equipped play area based on current requirements circa £85,000 + committed sum of circa £95,000. Off-site contributions may be required in accordance with the standards set	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a committed sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.



	out in Policy CI2. Committed sum TBC (see notes).				
Allotments	TBC	Developer	Developer	TBC	On site provision to be considered. Details to be determined at the planning application stage.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	N/A	N/A	N/A	N/A	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Raglan WwTW. From a phosphorus perspective, NRW have completed the Environmental Permit review process and this proposal would be accommodated within the existing capacity of the permit.

Key supporting information to include:

- Heritage Assessment
- Agricultural Land Classification Report
- Flood Consequence Assessment and Drainage Strategy
- Transport Assessment including Active Travel links and public transport enhancements.
- Utilities Note



- Ecological Assessments.
- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Environmental Health Assessments including Noise Assessment, Land Contamination Strategy and Air Quality Assessment.

Further reports/surveys as necessary to accompany planning application.

Land east of Burrium Gate, Usk

Policy HA11: Land east of Burrium Gate, Usk

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 2.6ha	Residential	Total Homes: 40 Open Market Homes: 20 Affordable Homes: 20	Years 6 to 10

Site Description

Land east of Burrium Gate is located at the eastern edge of Usk, north of Monmouth Road. To the west and south of the site are existing residential properties with agricultural fields to the north and east.

Key site issues and constraints	Key policy requirements
• Proximity to Usk's air quality management area (AQMA). • The site's impact on overland drainage flow. • Site is located within the River Usk phosphorus catchment area.	• 50% affordable homes on site. • Net zero carbon homes. • Green infrastructure. • Sustainable transport/Active travel

Key Infrastructure requirements (including broad costs where known):



Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: • Access point onto Monmouth Road. • Speed limit revisions on Monmouth Road • Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £100,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools.	Circa £117,624	Developer	Developer	TBC	MCC Education suggests there is currently capacity in primary schools within the locality.



					Additional provision required for 8 x secondary school pupils at Monmouth Comprehensive School. This sum and costs are indicative and will be reviewed at the planning application stage.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or



	provided on site as part of detailed master planning in accordance with policy NR1 Commuted sum TBC, if necessary				net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	Open space to be provided on site. Off-site contribution towards improvements to existing play area at Castle Oaks (Based on current indicative cost circa £40,000). Further off-site contributions may be required in accordance with	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and



	the standards set out in Policy CI2. Commuted sum TBC (see notes).				therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage following details relating to a scheme for the management of overland flows from adjacent land.
Water Supply/Sewerage	N/A	N/A	N/A	TBC	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Usk WwTW provided development takes place after March 2025. From a phosphorus perspective, NRW have completed the Environmental Permit review process and this proposal would be accommodated within the existing capacity of the permit.

Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Agricultural Land Classification Report.
- Ecological Assessments.
- Green Infrastructure and Landscape Assessments.



- Green Infrastructure Statement.
- Archaeology and Heritage Assessments.
- Flooding and Drainage Assessments.
- Highway and Transport Assessments.
- Environmental Health Assessments including Air Quality.
- National Grid feasibility study.

Further reports/surveys as necessary to accompany planning application.

Land west of ~~Trem yr Ysgol~~ Trem Yr Ysgol, Penperlleni

Policy HA12: Land west of Trem yr Ysgol, Penperlleni

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 3.4ha	Residential	Total Homes: 42 Open Market Homes: 21 Affordable Homes: 21	Years 11 to 15
Site Description			
Land west of ~~Trem yr Ysgol~~ Trem Yr Ysgol is located on the south-western edge of Penperlleni. An existing residential development is located to the east of the site with agricultural land to the south and west. The A4042 is located to the north of the site with agricultural land beyond in the backdrop of the Bannau Brycheiniog National Park (BBNP).			
Key site issues and constraints		Key policy requirements	
• The site is bounded by the Ffynnon Ddu watercourse along the eastern and southern boundaries. • The site is also within the River Usk phosphorus sensitive catchment area.		• 50% affordable homes on site. • Net zero carbon homes. • Sustainable transport/Active travel • Green infrastructure.	



Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment.
Public transport financial contributions.	Circa £105,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools.	TBC	Developer	Developer	TBC	MCC Education suggests there is currently capacity in both the primary and secondary schools in the locality.



					This will be reviewed at the planning application stage to determine whether any costs are required.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Committed sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a committed sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible.



	Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1 Commuted sum TBC, if necessary				Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	Open space to be provided on site. Off-site contributions towards improvements to existing play area at Goytre playing field (Based on current indicative cost circa £42,000).	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site.



	Further off-site contributions may be required in accordance with the standards set out in Policy CI2. Commuted sum TBC (see notes).				The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	N/A	N/A	N/A	N/A	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Goytre WwTW. From a Phosphorus perspective NRW have completed the Environmental Permit review process and this proposal would be accommodated within the existing capacity of the permit.

Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Agricultural Land Classification Report.
- Ecological Assessments.
- Green Infrastructure and Landscape Assessments.



- Green Infrastructure Statement.
- Archaeology and Heritage Assessments.
- Flooding and Drainage Assessments.
- Highway and Transport Assessments.
- Environmental Health Assessments.
- National Grid feasibility study.

Further reports/surveys as necessary to accompany planning application .

Land adjacent to Piercefield Public House, St. Arvans

Policy HA13: Land adjacent to Piercefield Public House, St. Arvans

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 1.1ha	Residential	Total Homes: 16 Open Market Homes: 8 Affordable Homes: 8	Years 6 to 10
Site Description			
Land adjacent to Piercefield Public House is located to the southern edge of St Arvans, west of the A466. Residential development and the public house are located to the north of the site with agricultural land to the south and west. The site is located within the Wye Valley National Landscape (AONB).			
Key site issues and constraints		Key policy requirements	
• Located within the Wye Valley National Landscape (AONB). • The site is within the Otter Hole Regionally Important Geodiversity Sites (RIGS).		• 50% affordable homes on site. • Net zero carbon homes. • Sustainable transport/Active travel as appropriate. • Green infrastructure.	



- Site is located within 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine site, financial contributions may therefore be required as part of a mitigation strategy.

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £40,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.



Education – Primary and Secondary Schools.	TBC	Developer	Developer	TBC	MCC Education suggests there is currently capacity in both the primary and secondary schools in the locality. This will be reviewed at the planning application stage to determine whether any costs are required.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Committed sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a committed sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net



	as part of detailed master planning in accordance with policy NR1 Commuted sum TBC, if necessary				benefit and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Severn Estuary European Marine Site – financial contribution	TBC	Developer	Monmouthshire County Council	TBC	Site is located in the 12.6km core recreational catchment zone for the Severn Estuary European Marine Site, a financial contribution may be required as part of the mitigation strategy for the protected site to reduce recreational pressure on the features of the Estuary.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	TBC Open space to be provided on site. Off-site contribution towards existing play area at King George V playing	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~ children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision



	field (Based on current indicative cost circa £16,000). Further off-site contributions may be required in accordance with the standards set out in Policy CI2. Commuted sum TBC (see notes).				is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage
Water Supply/Sewerage	N/A	N/A	N/A	N/A	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Nash WwTW.

Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Agricultural Land Classification Report.
- Ecological Assessments.
- Green Infrastructure and Landscape Assessments.



- Green Infrastructure Statement.
- Archaeology and Heritage Assessments.
- Flooding and Drainage Assessments.
- Highway and Transport Assessments.
- Environmental Health Assessments.
- National Grid feasibility study.

Further reports/surveys as necessary to accompany planning application

Land at Churchfields, Devauden

Policy HA14: Land at Churchfields, Devauden

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 1ha	Residential	Total Homes: 20 Open Market Homes: 10 Affordable Homes: 10	Years 11 to 15
Site Description			
Land at Churchfields is located on the western edge of Devauden adjacent to existing residential development. Agricultural land is located to the north, west and south of the site. The site is located within the National Landscape Wye Valley (AONB).			
Key site issues and constraints		Key policy requirements	
• Located within the Wye Valley National Landscape (AONB). • The site is also within the River Usk phosphorus sensitive catchment area.		• 50% affordable homes on site. • Net zero carbon homes. • Sustainable transport/Active travel as appropriate. • Green infrastructure.	



Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £50,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools.	TBC	Developer	Developer	TBC	<u>Education suggests there are capacity issues in some year groups in the catchment primary school so may need to attend alternative schools in the cluster but quantum of children not sufficient to increase capacity</u>



					<u>and therefore no contribution currently required. MCC Education suggests there is currently capacity in secondary schools in the locality.</u> ~~MCC Education suggests there is currently capacity in both the primary and secondary schools in the locality. This will be reviewed at the planning application stage to determine whether any costs are required.~~
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and



	Net Benefit for biodiversity to be provided on site as part of detailed master planning in accordance with policy NR1 Commuted sum TBC, if necessary				associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	Open space to be provided on site. Off-site contribution towards improvement of existing play area adjacent to Hood Memorial Hall (Based on current indicative cost circa £20,000).	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be



	Further off-site contributions may be required in accordance with the standards set out in Policy CI2. Commuted sum TBC (see notes).				calculated at the time of the planning application based on the layout and amount of open space.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage
Water Supply/Sewerage	TBC	DCWW	DCWW	TBC	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Devauden WwTW. From a phosphorus perspective a scheme to ensure the proposal can be accommodated within the existing capacity of the permit must be undertaken. Development cannot be consented until a detailed scheme showing compliance with the environmental permit has been agreed with NRW and DCWW.

Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Agricultural Land Classification Report.
- Ecological Assessments.
- Green Infrastructure and Landscape Assessments.



- Green Infrastructure Statement.
- Archaeology and Heritage Assessments.
- Flooding and Drainage Assessments.
- Highway and Transport Assessments.
- Environmental Health Assessments.
- National Grid feasibility study.

Further reports/surveys as necessary to accompany planning application

Land east of Little Mill

Policy HA15: Land east of Little Mill

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 1.68ha	Residential	Total Homes: 20 Open Market Homes: 10 Affordable Homes: 10	Years 6 to 10
Site Description			
Land east of Little Mill is located to the north of the A472 on the eastern side of the village. The site has residential development to the west, separated by a development access road and agricultural land to the north and east.			
Key site issues and constraints		Key policy requirements	
• The site is within the Usk Glacier Terminal Moraine Regionally Important Geodiversity Site (RIGS) • A 225mm foul sewer crosses the site. • Site is located within the River Usk phosphorus catchment area.		• 50% affordable homes on site. • Net zero carbon homes. • Sustainable transport/Active travel as appropriate. • Green infrastructure.	



- The site is adjacent to a former sawmill, that may have resulted in contamination of the land.

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £50,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.



Education – Primary and Secondary Schools.	TBC	Developer	Developer	TBC	MCC Education suggests there is currently capacity in both the primary and secondary schools in the locality. This will be reviewed at the planning application stage to determine whether any costs are required.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit



	as part of detailed master planning in accordance with policy NR1 Committed sum TBC, if necessary				and associated monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	Open space to be provided on site. Off-site contributions towards existing play provision in the village (Based on current indicative cost circa £20,000). Further off-site contributions may be required in accordance with the standards set out in Policy CI2.	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~ children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a committed sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.



	Committed sum TBC (see notes).				
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage following details relating to a scheme for the management of overland flows from adjacent land.
Water Supply/Sewerage	TBC	Developer	Developer	TBC	DCWW note there are no issues with water supply network being accommodated for this site at the Little Mill WwTW. The Little Mill WwTW however currently has limited capacity to accommodate foul flows, a Developer Impact Assessment may need to be undertaken on the WwTW which will conclude any reinforcement works required. From a phosphorus perspective, NRW have completed the Environmental Permit review process and this proposal would be accommodated within the existing capacity of the permit.
Key supporting information to include:					
• Masterplan. • Viability Assessment. • Agricultural Land Classification Report. • Ecological Assessments. • Green Infrastructure and Landscape Assessments.					



- Green Infrastructure Statement.
- Flooding and Drainage Assessments.
- Relevant Heritage Assessments.
- Highways and Transport Assessments.
- Environmental Health Assessments including Air Quality and Noise

Further reports/surveys as necessary to accompany planning application.



Land north of Little Mill

Policy **HA16 – Land north of Little Mill**

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 0.87ha	Residential	Total Homes: 15 Open Market Homes: 7 Affordable Homes: 8	Years 6 to 10
Site Description			
The site is situated at the northern edge of Little Mill. Residential development borders the southern edge of the site, with a railway line to the north-west and grazing land to the north and east. This allocation is a continuation of an Adopted LDP allocation for 60% affordable homes.			
Key site issues and constraints		Key policy requirements	
- The site is within the Usk Glacial Terminal Moraine Regionally Important Geodiversity Site (RIGS). - Public footpath along the site's eastern boundary. - Noise and vibration mitigation measures required due to the site's proximity to the adjacent railway line. - Site is located within the River Usk phosphorus catchment area.		Site has planning permission for 15 homes, 60% of which are affordable homes in accordance with the LDP allocation.	



Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Education – Primary and Secondary Schools.	TBC	Developer	Developer	N/A	Education suggests there is currently capacity in both primary and secondary schools within the area. No costs required.
Green Infrastructure	To be incorporated into site.	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site.
Water Supply/Sewerage	N/A	N/A	N/A	N/A	DCWW note there are no issues with foul flows or the water supply network being accommodated for this site at the Little Mill WwTW. From a phosphorus perspective, NRW have completed the Environmental Permit review process and this proposal would be accommodated within the existing capacity of the permit.

Key supporting information submitted as part of planning application:

- Geotechnical and Geo-environmental Report
- Tree Constraints Plan
- Arboricultural Method Statement
- LVIA
- Landscaping Plan
- Landscape Specification and Management Plan



- Green Infrastructure Assets and Opportunities Plans
- GI Management Plan
- Transport Statement
- Flood Assessment and Drainage Strategy
- Ecological Assessments
- Acoustic Report
- Thermal Comfort Analysis

Land adjacent to Llanellen Court Farm, Llanellen

Policy HA17: Land adjacent to Llanellen Court Farm, Llanellen

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 1.56ha	Residential	Total Homes: 26 Open Market Homes: 13 Affordable Homes: 13	Years 11 to 15
Site Description			
The site is located adjacent Llanellen Court Farm, to the north-west of the A4042. Existing residential development is located to the north of the site with agricultural land to the west and east.			
Key site issues and constraints		Key policy requirements	
• Protect, buffer and maintain existing TPO trees and other trees and hedgerows. The creation of accessible pedestrian access to the bus stop on Elm Drive, a shared-use path to link to the Monmouthshire and Brecon Canal and exploration of better links to the village centre. • Site is located within the River Usk phosphorus catchment area.		• 50% affordable homes on site. • Net zero carbon homes. • Sustainable transport/Active travel as appropriate. • Green infrastructure.	



Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £65,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.
Education – Primary and Secondary Schools.	TBC	Developer	Developer	TBC	Education suggests there is no capacity in catchment primary school so would need to attend alternative schools in the cluster but quantum of children not sufficient to increase capacity and therefore no



					contribution currently required. MCC Education suggests there is currently capacity in secondary schools in the locality. This will be reviewed at the planning application stage to determine whether any costs are required.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. PPW12 Chapter 6 indicates mitigation ratios for individual tree, hedgerow and woodland loss. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to be provided on site as part of	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated monitoring, management and maintenance in accordance with policy NR1.



	detailed master planning in accordance with policy NR1 Committed sum TBC, if necessary				This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Recreation and Open Space	Open space to be provided on site. Off-site contribution towards existing play area at Owain Glyndwr playing field (Based on current indicative cost circa £26,000). Further off-site contributions may be required	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~<u>children's</u> play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail. Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a committed sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.



	in accordance with the standards set out in Policy CI2. Committed sum TBC (see notes).				
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.
Water Supply/Sewerage	N/A	N/A	N/A	N/A	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Llanellen WwTW. From a phosphorus perspective, NRW have completed the Environmental Permit review process and this proposal would be accommodated within the existing capacity of the permit.

Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Ecological Assessments.
- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Agricultural Land Classification Report.
- Archaeological Desk-Based Assessment.
- Drainage Strategy Report.



- Highways and Transport Assessments.
- Tree Survey and Protection Plan.
- Noise Assessment (TAN11 - BS4142 type assessment).
- Land Contamination Strategy.
- National Grid Feasibility Study.

Further reports/surveys as necessary to accompany planning application.

Land west of Redd Landes, Shirenewton

Policy HA18 Land west of Redd Landes, Shirenewton:

Site Area	Allocation Type	Total Homes	Phasing Tranche
Circa 1.76ha	Residential	Total Homes: 26 Open Market Homes: 13 Affordable Homes: 13	Years 6 to 10
Site Description			
Land west of Redd Landes is located on the western edge of Shirenewton with existing residential properties to the east and agricultural land to the north and west. The site is located opposite a recreation ground, play area and recreation hall.			
Key site issues and constraints		Key policy requirements	
• Additional hedgerow and tree planting required to boundaries to respond to its edge of settlement location. • Connections to the road frontage on the eastern part of the site to provide ease of access to the recreation hall and grounds. • Site is located within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site, financial		• 50% affordable homes on site. • Net zero carbon homes. • Sustainable transport/Active travel as appropriate. • Green infrastructure.	



contributions may therefore be required as part of a mitigation strategy.

Key Infrastructure requirements (including broad costs where known):

Infrastructure requirements	Estimated cost	Funding sources	Delivery body	Phasing/ delivery period	Notes
Active Travel Routes	TBC	Developer	Developer	Prior to first occupation	Details to be determined through Transport Assessment and Masterplanning. Internal layout and active travel routes within the site will be determined at the planning application stage in collaboration with active travel colleagues.
Highways and Sustainable Travel to include: Off-site highway infrastructure contributions as necessary including, local and strategic highway network improvements.	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Public transport financial contributions.	Circa £65,000	Developer	Regional and local bus providers	TBC	Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage.



Education – Primary and Secondary Schools.	TBC	Developer	Developer	TBC	Education suggests there are capacity issues in some year groups in the catchment primary school so may need to attend alternative schools in the cluster but quantum of children not sufficient to increase capacity and therefore no contribution currently required. MCC Education suggests there is currently capacity in secondary schools in the locality. This will be reviewed at the planning application stage to determine whether any costs are required.
Green Infrastructure	TBC GI to be incorporated into site as part of detailed masterplanning of the site in accordance with Policy GI1. Commuted sum TBC (see notes).	Developer	Developer / Monmouthshire County Council.	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. See policies GI1 and CI2 for further detail. The Council's preference is for GI is to be adopted by MCC a commuted sum will therefore apply – details to be determined at the planning application stage. Net biodiversity benefits e.g. bird/bat boxes to be provided on every home at the current cost of £100 per home. Further details to be determined at the planning application stage.
Nature Recovery	TBC Net Benefit for biodiversity to	Developer	Monmouthshire County Council	TBC	To be provided on site, as far as is possible. Net Benefit for biodiversity relating to any loss or degradation and required compensation or net benefit and associated



	be provided on site as part of detailed master planning in accordance with policy NR1 Committed sum TBC, if necessary				monitoring, management and maintenance in accordance with policy NR1. This is additional to the requirements outlined under GI as it relates directly to existing ecological interests impacted by development.
Public Right of Way enhancements and connections	TBC	Developer	Developer	TBC	Details to be determined through Transport Assessment and Masterplanning.
Severn Estuary European Marine Site – financial contribution	TBC	Developer	Monmouthshire County Council	TBC	Site is located in the 12.6km core recreational catchment zone for the Severn Estuary European Marine Site, a financial contribution may be required as part of the mitigation strategy for the protected site to reduce recreational pressure on the features of the Estuary.
Recreation and Open Space	Open space to be provided on site. Off-site contribution towards improvements	Developer	Developer / Monmouthshire County Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. Recreation and Open Space includes ~~childrens~~children's play areas, formal pitches and other outdoor sports, see Policy CI2 for further detail.



	at existing play area at Shirenewton Playing Field (Based on current indicative cost circa £26,000). Further off-site contributions may be required in accordance with the standards set out in Policy CI2. Commuted sum TBC (see notes).				Off-site contributions only required if sufficient public open space, play areas and adult recreation provision is not included within the site. The Council's preference is for Recreation and Open Space to be adopted by MCC and therefore a commuted sum will be required. This is to be calculated at the time of the planning application based on the layout and amount of open space.
Drainage	TBC	Developer	Developer	TBC	Details to be determined at the planning application stage.



Water Supply/Sewerage	N/A	N/A	N/A	N/A	DCWW note there are no issues with water supply network or foul flows being accommodated for this site at the Newport Nash WwTW. <u>Hydraulic Modelling Assessment required to determine the point of connection to the water network.</u>
Water mains – traversing the site	TBC	Developer	Developer	TBC	A diversion or easement may be required to protect any water mains traversing the site. Details to be determined at the planning application stage once further investigation has taken place.

Key supporting information to include:

- Masterplan.
- Viability Assessment.
- Ecological Assessments.
- Green Infrastructure and Landscape Assessments.
- Green Infrastructure Statement.
- Flooding Assessment & Drainage Report.
- Highways and Transport Assessments.
- National Grid feasibility study.

Further reports/surveys as necessary to accompany planning application.

Appendix 9: Housing Trajectory

Table 1: The Timing and Phasing of Allocations (2018-2033)

Settlement Tier	CS Ref	RLDP Policy Ref	Site Name	Total Site Capacity	Planning Application Details where applicable	Time lag to construction start in			Phasing of Development (2018-33) (Base Date 1st April 2024)																			Units phased beyond the plan period	
						Time period for pre-application discussions/ PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions To Date	U/C (units also incl. in phasing)	Actual Completions						Estimated Completions												
											2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033+9mth			
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	15+9 mths			
Abergavenny (Tier 1)(Primary)	CS0213 & part CS0293	HA1	Land to the East of Abergavenny	500		6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	70	90	90	90	90	70	0		
Abergavenny (Tier 1)(Primary)	CS0094	HA5	Land at Penlanlas Farm	100		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	50	50	0	0	0	0	0	0		
Chepstow (Tier 1)(Primary)	CS0165	HA3	Land at Moun-ton Road	146		4 months	9 months	6 months	0	0	0	0	0	0	0	0	0	0	0	50	50	46	0	0	0	0	0		
Monmouth (Tier 1)(Primary)	CS0076	HA6	Land at Rockfield Road	60		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	40	20	0	0	0	0	0		
Monmouth (Tier 1)(Primary)	CS0270	HA4	Land at Leasbrook	270		6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	25	50	50	50	50	45	0	0		
Monmouth (Tier 1)(Primary)	CS0277	HA7	Land at Drewen Farm*	110	PAC ended 6th September.	4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	10	50	50	0	0	0	0	0	0		
Monmouth (Tier 1)(Primary)	CS0189	HA8	Tudor Road, Wyesham*	50	DM/2024/00557 - 50 affordable dwellings under consideration.	4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0		
Severnside (Tier 1)(Primary)	CS0087 &CS025	HA2	Caldicot East	770		6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	75	125	125	125	125	125	70	0		
Severnside (Tier 1)(Primary)	CS0009	HA9	Land at Former MoD, Caerwent	40		4 months	9 months	8 months	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0		
Raglan (Tier 2)(Secondary)	CS0183	HA10	South of Monmouth Rd, Raglan	54		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	40	14	0	0	0	0	0	0		
Usk (Tier 2)(Secondary)	CS0113	HA11	Land East of Burrium Gate, Usk	40		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	10	30	0	0	0	0	0	0	0		
Penperlleni (Tier 2)(Secondary)	CS0037	HA12	Land West of Trem yr Ysgol, Penperlleni	42		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	30	12	0	0	0	0	0	0		
St Arvans (Tier 3)(Main Rural)	CS0077	HA13	Land adj, Piercefield Pub, St Arvans	16		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0		
Devauden (Tier 3)(Main Rural)	CS0214	HA14	Land at Churchfields, Devauden	20		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0		
Little Mill (Tier 3)(Main Rural)	CS0016	HA15	Land East Little Mill	20		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	5	15	0	0	0	0	0	0	0		
Little Mill (Tier 3)(Main Rural)	CS0241	HA16	Land North of Little Mill*	15	DM/2020/01438 - 15 units resolution to approve subject to signing of S106.	2 months	Granted	6 months	0	0	0	0	0	0	0	0	0	5	10	0	0	0	0	0	0	0	0		
Llanellen (Tier 3)(Main Rural)	CS0027	HA17	Land adjacent Llanellen Court Farm, Llanellen	26		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	10	16	0	0	0	0	0		
Shirenewton (Tier 3)(Main Rural)	CS0232	HA18	Land west of Redd Landes, Shirenewton	26		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	7	19	0	0	0	0	0	0	0		
Widewater (Tier 3)(Main Rural)	CS0233	HA19	Land west of Redd Landes, Widewater	26		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	30	67	440	461	341	281	275	270	140	0		



Settlement Tier	CS Ref	RLDP Polic y Ref	Site Name	Total Site Capac ity	Planning Application Details where applicable	Time lag to construction start in			Phasing of Development (2018-33) (Base Date 1st April 2024)																						
						Time period for pre-application discussions/ PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Compl etions To Date	U/C (units also incl. in phasing)	Actual Completions						Estimated Completions														Units phased beyond the plan period
											2018/ 19	2019 /20	2020 /21	202 1/22	202 2/23	202 3/24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 +9mth					
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	15+9 mths					
Abergavenny (Tier 1)(Primary)	CS0213 & part CS0293	HA1	Land to the East of Abergavenny	500		6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	70	90	90	90	90	70	0				
Abergavenny (Tier 1)(Primary)	CS0094	HA5	Land at Penlanlas Farm	100		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	50	50	0	0	0	0	0	0				
Chepstow (Tier 1)(Primary)	CS0165	HA3	Land at Moun-ton Road	146		4 months	9 months	6 months	0	0	0	0	0	0	0	0	0	0	0	50	50	46	0	0	0	0	0				
Monmouth (Tier 1)(Primary)	CS0076	HA6	Land at Rockfield Road	60		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	40	20	0	0	0	0	0				
Monmouth (Tier 1)(Primary)	CS0270	HA4	Land at Leasbrook	270		6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	25	50	50	50	50	45	0	0				
Monmouth (Tier 1)(Primary)	CS0277	HA7	Land at Drewen Farm*	110	DM/2024/01295 pending consideration	4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	10	50	50	0	0	0	0	0	0				
Monmouth (Tier 1)(Primary)	CS0189	HA8	Tudor Road, Wyesham*	50	DM/2024/00557 - 50 affordable dwellings approved 26/03/25.	4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0				
Severnside (Tier 1)(Primary)	CS0087 &CS0251	HA2	Land to the East of Caldicot / North of Portskewett	770		6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	130	135	135	135	135	100	0				
Severnside (Tier 1)(Primary)	CS0009	HA9	Land at Former MOD, Caerwent	40		4 months	9 months	8 months	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0				
Raglan (Tier 2)(Secondary)	CS0183	HA10	South of Monmouth Rd	54		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	40	14	0	0	0	0	0	0				
Usk (Tier 2)(Secondary)	CS0113	HA11	Land East of Burrium Gate	40		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	10	30	0	0	0	0	0	0	0				
Penperlleni (Tier 2)(Secondary)	CS0037	HA12	Land West of Trem yr Ysgol	42		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	30	12	0	0	0	0	0	0				
St Arvans (Tier 3)(Main Rural)	CS0077	HA13	Land adj, Piercefield Pub	16		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0				
Devauden (Tier 3)(Main Rural)	CS0214	HA14	Land at Churchfields	20		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0				
Little Mill (Tier 3)(Main Rural)	CS0016	HA15	Land East Little Mill	20		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	5	15	0	0	0	0	0	0	0				
Little Mill (Tier 3)(Main Rural)	CS0241	HA16	Land North of Little Mill*	15	DM/2020/01438 - 15 units approved 17/09/2024.	2 months	Granted	6 months	0	0	0	0	0	0	0	0	0	5	10	0	0	0	0	0	0	0	0				
Llanellen (Tier 3)(Main Rural)	CS0027	HA17	Land adjacent Llanellen Court Farm	26		4 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	10	16	0	0	0	0	0				
Shirenewton (Tier 3)(Main Rural)	CS0232	HA18	Land west of Redd Landes	26		2 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	7	19	0	0	0	0	0	0	0				
*Rollover Site									0	0	0	0	0	0	0	0	0	30	67	365	476	361	291	275	270	170	0				

Table 2: The Timing and Phasing of Sites with Planning Permission (2018-2033)

Settlement Tier	Planning Application	Site Name	Total Capacity	Phasing of Development (2018-33) (Base Date 1st April 2024)																		
				Completions To Date	U/C (units also incl. in phasing)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 +9mths	Units excluded from housing figures
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	15+9mths	
Abergavenny (Tier 1) (Primary)	DC/2014/01360	Deri Farm	250	250	0	32	68	83	51	16	0	0	0	0	0	0	0	0	0	0	0	0
Abergavenny (Tier 1) (Primary)		Goed Glas	51	51	0	0	32	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abergavenny (Tier 1) (Primary)	DC/2014/01015	Mulberry House	27	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	20
Abergavenny (Tier 1) (Primary)		The Hill	44	44	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abergavenny (Tier 1) (Primary)		Magistrate's Court	47	47	0	0	0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abergavenny (Tier 1) (Primary)		Brecon Road	24	24	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Llanfoist (Tier 1) (Primary)	DM/2019/00346	Grove Farm	106	77	0	0	0	0	6	31	40	29	0	0	0	0	0	0	0	0	0	0
Chepstow (Tier 1) (Primary)	DM/2019/00001	Fairfield Mabey	373	317	51	0	0	18	88	97	114	56	0	0	0	0	0	0	0	0	0	0
Chepstow (Tier 1) (Primary)	DC/2009/00910	Osborn International	161	44	25	35	0	0	4	0	0	25	0	0	0	0	0	0	0	0	0	92
Monmouth (Tier 1) (Primary)	DM/2019/02054	Hillcrest Road, Wyesham	11	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0
Monmouth (Tier 1) (Primary)		Wonastow Road (TW)	166	166	0	81	30	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monmouth (Tier 1) (Primary)		Wonastow Road (Barratt/DW)	174	174	0	64	44	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monmouth (Tier 1) (Primary)	DC/2017/00539	West of Rockfield Road	70	0	0	0	0	0	0	0	0	0	0	35	35	0	0	0	0	0	0	0
Severnside (Tier 1) (Primary)		Brookside, Caldicot	25	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Severnside (Tier 1) (Primary)		Former White Hart Inn, Caldicot	16	16	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Severnside (Tier 1) (Primary)		Church Road, Caldicot	130	115	15	0	0	0	44	40	31	15	0	0	0	0	0	0	0	0	0	0
Severnside (Tier 1) (Primary)		Ifton Manor, Rogiet	14	14	0	0	0	12	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Severnside (Tier 1) (Primary)		Old Shipyard, Sudbrook	46	46	0	0	0	22	24	0	0	0	0	0	0	0	0	0	0	0	0	0
Severnside (Tier 1) (Primary)		Sudbrook Paper Mill	210	210	0	33	61	28	41	45	0	0	0	0	0	0	0	0	0	0	0	0
Severnside (Tier 1) (Primary)	DM/2018/01 606	Rockfield Farm (Phase 1), Undy	144	144	0	0	16	41	49	38	0	0	0	0	0	0	0	0	0	0	0	0
Severnside (Tier 10) (Primary)	DM/2021/00 357	Rockfield Farm (Remainder , Undy	120	0	0	0	0	0	0	0	0	20	35	35	30	0	0	0	0	0	0	0
Severnside (Tier 1) (Primary)	DM/2019/01 041	Crick Road, Portskewet	269	14	35	0	0	0	0	0	14	50	50	50	50	50	5	0	0	0	0	0
Severnside (Tier 1) (Primary)	DM/2022/01 042	Land at Vinegar Hill, Undy	142	23	49	0	0	0	0	0	23	40	40	39	0	0	0	0	0	0	0	0
Severnside (Tier 1) (Primary)	DM/2023/01 030	Land to North Caldicot School	46	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0
Penperlleni (Tier 2) (Secondary)		South of Usk Road	25	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penperlleni (Tier 2) (Secondary)		South of Usk Road	40	40	0	39	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Raglan (Tier 2) (Secondary)	DM/2021/02 070	Land at Chepstow Rd, Raglan	38	0	0	0	0	0	0	0	0	10	28	0	0	0	0	0	0	0	0	0
Usk (Tier 2) (Secondary)		Cwrt Burrium, Usk	7	7	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
Shirenewton (Tier 3) (Main Rural)		(North of Minor Rd) Shirenewto n	5	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shirenewton (Tier 3) (Main Rural)	DM/2018/02 066	(South of Minor Rd)	11	0	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0



		Shirenewton																			
Cross Ash (Tier 4) (Minor Rural)	DC/2017/01335	Land adj Cross Ash Garage	6	0	6	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
Devauden (Tier 3)(Main Rural)	DM/2018/01741	Land at Well Lane, Devauden	15	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0
Dingestow (Tier 3) (Main Rural)		Land south east Dingestow	15	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0
Llanishen (Tier 4) (Minor Rural)	DM/2019/02053	R/O Carpenters Arms, Llanishen	8	0	8	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0
Small Site Completions						84	104	81	45	61	58										
Total Completions						443	356	419	361	343	298	259	210	159	115	50	5	0	0	0	112

Grey cells represent completed
sites/years



Settlement Tier	Planning Application	Site Name	Total Capacity	Phasing of Development (2018-33) (Base Date 1st April 2025)																		
				Completions To Date	U/C (units also incl. in phasing)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 +9mths	Units excluded from housing figures
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	15+9mths	
Abergavenny (Tier 1)(Primary)	DC/2014/01360	Deri Farm	250	250	0	32	68	83	51	16	0	0	0	0	0	0	0	0	0	0	0	0
Abergavenny (Tier 1)(Primary)		Goed Glas	51	51	0	0	32	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abergavenny (Tier 1)(Primary)	DC/2014/01015	Mulberry House	27	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	20
Abergavenny (Tier 1)(Primary)		The Hill	44	44	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abergavenny (Tier 1)(Primary)		Magistrates Court	47	47	0	0	0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abergavenny (Tier 1)(Primary)		Brecon Road	24	24	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Llanfoist (Tier 1)(Primary)	DM/2019/00346	Grove Farm	106	89	17	0	0	0	6	31	40	12	17	0	0	0	0	0	0	0	0	0
Chepstow (Tier 1)(Primary)	DM/2019/00001	Fairfield Mabey	373	373	0	0	0	18	88	97	114	56	0	0	0	0	0	0	0	0	0	0
Chepstow (Tier 1)(Primary)	DM/2024/00422	Fairfield Mabey (Commercial Land)	46	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0
Chepstow (Tier 1)(Primary)	DC/2009/00910	Osborn International	161	44	25	35	0	0	4	0	0	25	0	0	0	0	0	0	0	0	0	92
Chepstow (Tier 1)(Primary)	DM/2022/00848	Boverton House Day Centre	15	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0
Monmouth (Tier 1)(Primary)	DM/2019/02054	Hillcrest Road, Wyesham	11	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0
Monmouth (Tier 1)(Primary)		Wonastow Road (TW)	166	166	0	81	30	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monmouth (Tier 1)(Primary)		Wonastow Road (Barratt/DW)	174	174	0	64	44	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monmouth (Tier 1)(Primary)	DC/2017/00539	West of Rockfield Road	70	0	0	0	0	0	0	0	0	0	0	35	35	0	0	0	0	0	0	0
Severnside (Tier 1)(Primary)		Brookside, Caldicot	25	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Severnside (Tier 1)(Primary)		Former White Hart Inn, Caldicot	16	16	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Severnside (Tier 1)(Primary)	DM/2023/01030	Land North of Caldicot School	46	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0



Sevenside (Tier 1)(Primary)		Church Road, Caldicot	130	115	15	0	0	0	44	40	31	15	0	0	0	0	0	0	0	0	0	0
Sevenside (Tier 1)(Primary)		Ifton Manor, Rogiet	14	14	0	0	0	12	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Sevenside (Tier 1)(Primary)		Old Shipyard, Sudbrook	46	46	0	0	0	22	24	0	0	0	0	0	0	0	0	0	0	0	0	0
Sevenside (Tier 1)(Primary)		Sudbrook Paper Mill	210	210	0	33	61	28	41	45	0	0	0	0	0	0	0	0	0	0	0	0
Sevenside (Tier 1)(Primary)	DM/2018/01606	Rockfield Farm (Phase 1), Undy	144	144	0	0	16	41	49	38	0	0	0	0	0	0	0	0	0	0	0	0
Sevenside (Tier 1)(Primary)	DM/2021/00357	Rockfield Farm (Remainder), Undy	120	0	0	0	0	0	0	0	0	0	20	35	35	30	0	0	0	0	0	0
Sevenside (Tier 1)(Primary)	DM/2019/01041	Crick Road, Portskewett	269	87	0	0	0	0	0	14	73	50	50	50	32	0	0	0	0	0	0	0
Sevenside (Tier 1)(Primary)	DM/2022/01042	Land at Vinegar Hill, Undy	142	89	0	0	0	0	0	23	66	40	13	0	0	0	0	0	0	0	0	0
Penperlleni (Tier 2)(Secondary)		South of Usk Road	25	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penperlleni (Tier 2)(Secondary)		South of Usk Road	40	40	0	39	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Raglan (Tier 2)(Secondary)	DM/2021/02070	Land at Chepstow Rd, Raglan	38	35	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0
Usk (Tier 2)(Secondary)		Cwrt Burrium, Usk	7	7	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
Shirenewton (Tier 3)(Main Rural)		(North of Minor Rd) Shirenewton	5	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shirenewton (Tier 3)(Main Rural)	DM/2018/02066	(South of Minor Rd) Shirenewton	11	0	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0
Cross Ash (Tier 4)(Minor Rural)	DC/2017/01335	Land adj Cross Ash Garage	6	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	0
Devauden (Tier 3)(Main Rural)	DM/2018/01741	Land at Well Lane, Devauden	15	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0
Dingestow (Tier 3)(Main Rural)		Land south east Dingestow	15	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Llanishen (Tier 4)(Minor Rural)	DM/2019/02053	R/O Carpenters Arms, Llanishen	8	0	8	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0
Small Site Completions						84	104	81	45	61	58	61										
Grey cells represent completed sites/years						Total Completions	443	356	419	361	343	298	319	286	133	120	62	0	0	0	0	112

Table 3: Anticipated Annual Build Rate Calculation

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	15+9mths
Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033+9mths
Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Total Housing Provision	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210
Total RLDP Housing Requirement	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400
Actual recorded completions on large sites during year	359	252	338	316	282	240	0	0	0	0	0	0	0	0	0	0
Actual recorded completions on small sites during year	84	104	81	45	61	58	0	0	0	0	0	0	0	0	0	0
Anticipated completions on allocated sites during year	0	0	0	0	0	0	0	30	67	440	461	341	281	275	270	140
Anticipated land bank completions during year	0	0	0	0	0	0	259	210	159	115	50	5	0	0	0	0
Anticipated completions large windfall during year*	0	0	0	0	0	0	0	0	0	0	0	52	52	52	52	22
Anticipated completions small windfall sites during year	0	0	0	0	0	0	68	68	68	68	68	68	68	68	68	45
Total completions (E+F+G+H+I+J)	443	356	419	361	343	298	327	308	294	623	579	466	401	395	390	207
Anticipated Annual Build Rate - total anticipated annual completions (G+H+I+J) adjusted with X% adjustment factor to future completions. The adjustment factor is not applied to any actual completions recorded in rows E & F.							259	244	233	494	459	370	318	313	309	164
Total projected cumulative completions	443	799	1218	1579	1922	2220	2547	2855	3149	3772	4351	4817	5218	5613	6003	6210
Remaining housing completions (housing requirement minus projected completions by year)	4957	4601	4182	3821	3478	3180	2921	2676	2443	1949	1490	1121	803	489	180	16

*No double counting of large windfalls as the next five years of completions are already assumed to be in the land bank

**As per page 126 of the DPM there is a small margin of error due to rounding up/down issues once the adjustment factor is applied.

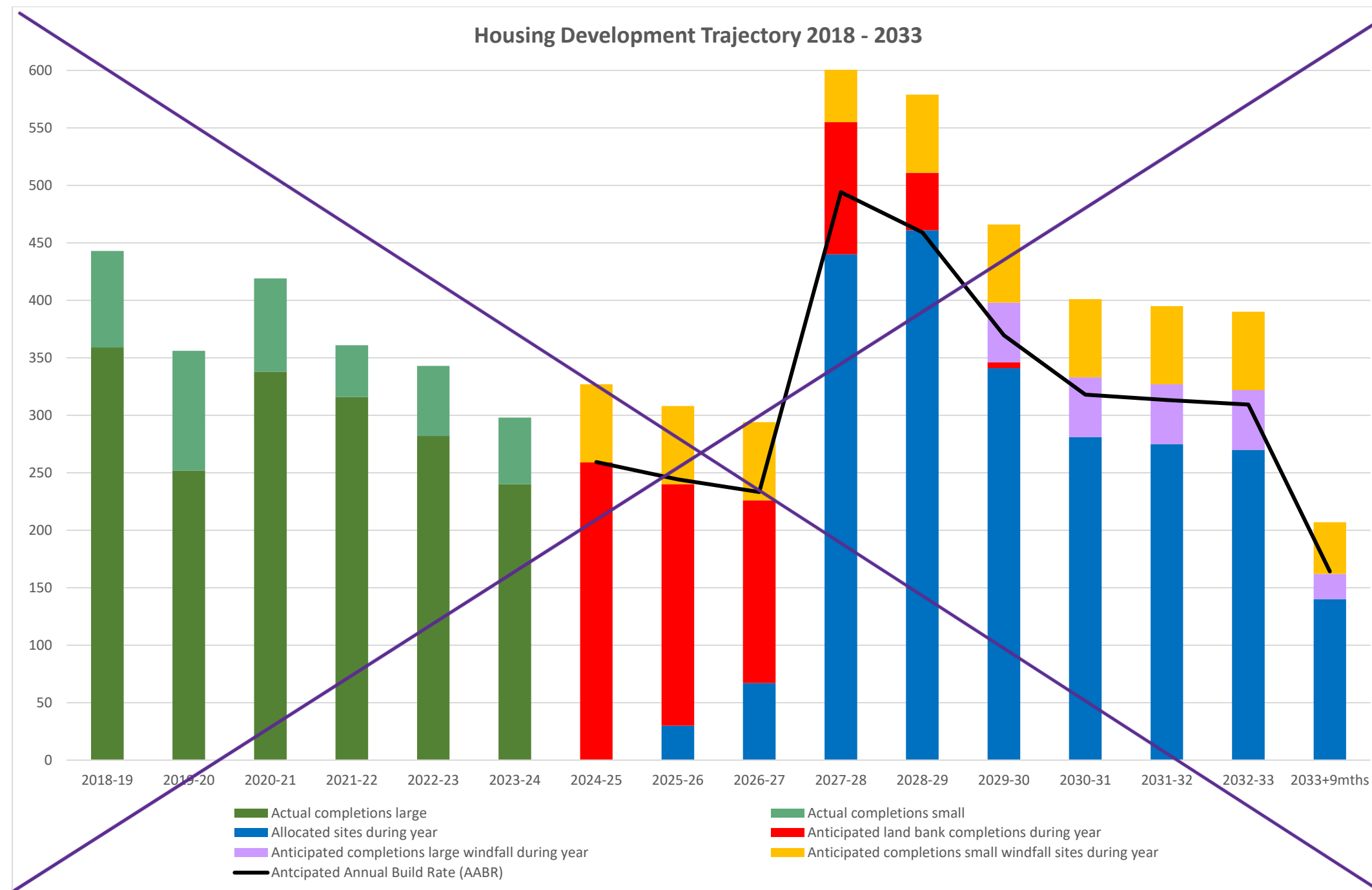


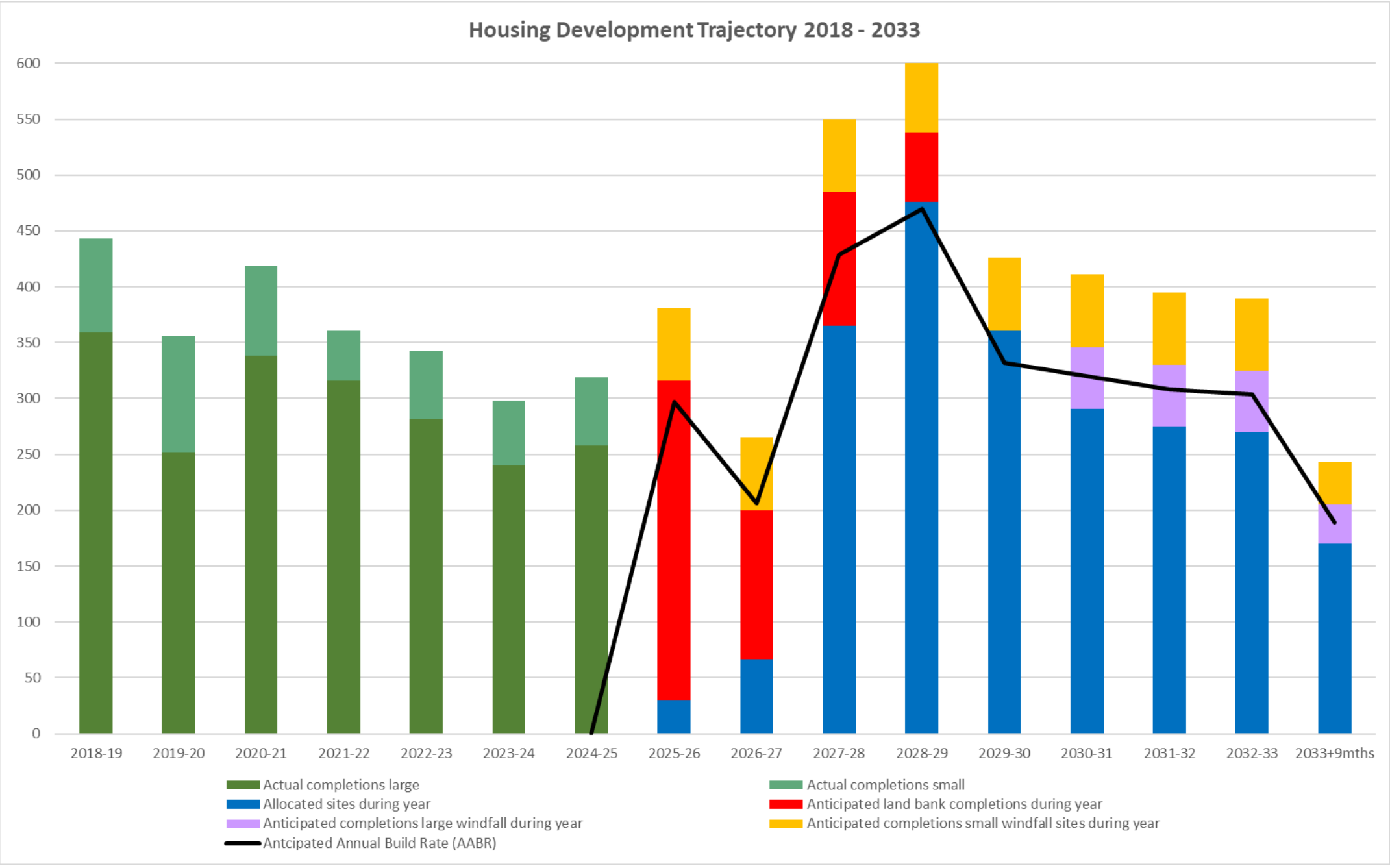
	LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	15+9mths
A	Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033+9mths
B	Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
C	Total Housing Provision	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210	6210
D	Total RLDP Housing Requirement	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400
E	Actual recorded completions on large sites during year	359	252	338	316	282	240	258	0	0	0	0	0	0	0	0	0
F	Actual recorded completions on small sites during year	84	104	81	45	61	58	61	0	0	0	0	0	0	0	0	0
G	Anticipated completions on allocated sites during year	0	0	0	0	0	0	0	30	67	365	476	361	291	275	270	170
H	Anticipated land bank completions during year	0	0	0	0	0	0	0	286	133	120	62	0	0	0	0	0
I	Anticipated completions large windfall during year*	0	0	0	0	0	0	0	0	0	0	0	0	55	55	55	35
J	Anticipated completions small windfall sites during year	0	0	0	0	0	0	0	65	65	65	65	65	65	65	65	38
K	Total completions (E+F+G+H+I+J)	443	356	419	361	343	298	319	381	265	550	603	426	411	395	390	243
L	Anticipated Annual Build Rate - total anticipated annual completions (G+H+I+J) adjusted with X% adjustment factor to future completions. The adjustment factor is not applied to any actual completions recorded in rows E & F.								297	207	429	470	332	320	308	304	189
M	Total projected cumulative completions	443	799	1218	1579	1922	2220	2539	2920	3185	3735	4338	4764	5175	5570	5960	6203
N**	Remaining housing completions (housing requirement minus projected completions by year)	4957	4601	4182	3821	3478	3180	2861	2564	2358	1929	1459	1127	807	499	195	5

*No double counting of large windfalls as the next five years of completions are already assumed to be in the land bank

**As per page 126 of the DPM there is a small margin of error due to rounding up/down issues once the adjustment factor is applied.

Figure 1: Housing Development Trajectory 2018 - 2033







Appendix 10: Employment Land Schedule

Employment Site		Available Land (ha)	Phasing		
			Short 18/19 – 22/23	Medium 23/24 – 27/28	Long 28/29 – 32/33
Industrial and Business Sites					
EA1a	Land at Nantgavenny Business Park, Abergavenny	0.59		0.59	
EA1b	Poultry Units, Rockfield Road, Monmouth	1.3		1.3	
EA1c	Land north of Wonastow Road, Monmouth	4.5			4.5
EA1d	Newhouse Farm (South of M48), Chepstow	2.5		2.5	
EA1e	Land adjoining Oak Grove Farm, Caldicot	6		6	
EA1f	Quay Point, Magor	14			13.76
EA1g	Rockfield Farm, Undy	3.2		3.2	
EA1h	Gwent Euro Park, Magor	7		7	
EA1i	Raglan Enterprise Park, Raglan	1.5		1.5	
EA1j	Land West of Raglan	4.5			4.5
Identified Mixed Use Sites					
EA1k	Land to the East of Abergavenny	1			1
EA1l	Land at Former ~~MeD~~ MOD Site, Caerwent	1			1
EA1m	Land to the East of Caldicot	1			1
Total			45.85ha		



Appendix 11: Supplementary Planning Guidance Schedule

The RLDP will be supported by Supplementary Planning Guidance (SPG) to cover a range of policy areas, including those set out below, which will be prepared following adoption of the RLDP. A number of existing SPGs which were prepared to support the adopted LDP will be updated as relevant to reflect and support the updated RLDP policy framework. This list is not exhaustive.

SPG Topic	Timescale
Planning Obligations	Within 12 months of adoption
Affordable Housing	Within 12 months of adoption
Placemaking and Design	Within 12 months of adoption
Net Zero Carbon Homes	Within 12 months of adoption
Rural Conversions to Residential and Tourism Use	Within 12 months of adoption
Replacement Dwellings in the Open Countryside and Extension of Rural Dwellings	Within 12 months of adoption
Conversion of Agricultural Buildings Design Guide	Within 12 months of adoption
Sustainable Tourism	Within 12 months of adoption
Primary Shopping Frontages	Within 12 months of adoption
Green Infrastructure	Within 12 months of adoption
Trees, Woodland and Hedgerows	Within 12 months of adoption
Nature Recovery and Geodiversity	Within 12 months of adoption
Severn Estuary European Marine Site: Recreational Disturbance	Within 12 months of adoption
Dark Skies and Lighting	Within 12 months of adoption



Appendix 12: Glossary of terms

Adopted Plan	The final version of the RLDP.
Adoption	The final stage of Local Development Plan preparation where the RLDP becomes the statutory development plan for the area it covers.
Affordable Housing	Housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.
Annual Monitoring Report (AMR)	A yearly report to monitor the effectiveness of the RLDP and ultimately determines whether any revisions to the Plan are necessary. It assesses the extent to which the RLDP strategy and objectives are being achieved and whether the RLDP policies are functioning effectively.
Area of Outstanding Natural Beauty (AONB)	An Area of Outstanding Natural Beauty (AONB) is designated for conservation due to its significant landscape value. In Monmouthshire the Wye Valley National Landscape is designated as an AONB.
Baseline	A description of the present state of an area.
Blue Infrastructure	Blue infrastructure is an element of GI and refers to water features, including ponds, lakes, streams, rivers and storm water provision, swales, rain gardens, wetlands and canals and their banks
Brownfield Site	See definition for Previously Developed Land.
Candidate Site	A site nominated by an individual with an interest in land (i.e. landowner, developer, agent or member of the public) to be considered for inclusion in the RLDP. All Candidate Sites will be assessed for suitability for inclusion as potential allocations.
Central Shopping and Commercial Area (CSCA)	Central Shopping and Commercial Areas (CSCA) are designated through the RLDP as retail and commercial centres. There are CSCAs in Monmouthshire in Abergavenny, Caldicot, Chepstow, Monmouth, Magor and Usk.
Community	People living in a defined geographical area, or who share other interests and therefore form communities of interest.
Conservation Area	An area designated by the LPA which is of a special architectural or historic interest that the distinctive character or appearance of which is desirable to preserve or enhance. There are 31 Conservations in Monmouthshire.
Consultation	A formal process in which comments are invited on a particular topic or draft document usually within a defined time period.



Council	Monmouthshire County Council (excluding for planning purposes the Brecon Beacons National Park administrative area that falls within Monmouthshire).
Delivery Agreement (DA)	A document comprising the local planning authority's timetable for the preparation of a Local Development Plan, together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.
Deposit Plan	This is a full draft of the RLDP which undergoes a formal consultation period prior to it being submitted to the Welsh Government for public examination.
Development Plans Manual (DPM)	The Development Plans Manual, 'The Manual', is an online reference document for practitioners who are responsible for, or contribute to, the preparation and implementation of development plans. It contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are effective and deliverable and contribute to placemaking, as defined in national policy set out in Planning Policy Wales (PPW).
Engagement	A proactive process that seeks to encourage the involvement and participation of the community and other groups in the decision making process.
Evidence Base	Information and data that provides the basis for the preparation of the RLDP vision, objectives, policies and proposals and justifies the soundness of the policy approach of the RLDP.
Examination	The examination involves public examination of the Deposit RLDP, the Deposit representations, the report of consultation, evidence base/background documents and the Integrated Sustainability Appraisal Report. This is carried out by the PEDW on behalf of the Welsh Government.
<u>Exemplar Development</u>	<u>Exemplar development relates to development of a high standard. It relates to more than just good design, it considers social, economic, environmental and cultural aspects as well as physical appearance.</u>
Green Infrastructure (GI)	Green infrastructure (GI) is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. GI functions at landscape, local and smaller scales and can include entire ecosystems, GI networks, local parks, natural green spaces, fields, woodland, allotments, verges and SUDs.
<u>Green Infrastructure (GI) Assessments</u>	<u>Green Infrastructure (GI) Assessments include up-to-date inventories and maps of existing GI and ecological assets and networks prepared by the Council. The assessments include MCC's GI Strategy, MCC's GI Supplementary Planning Guidance and Local Nature Recovery Action Plans (NRAPs).</u>



<u>Green Infrastructure (GI) Statement</u>	<u>Green Infrastructure Statements are to be prepared by developers/applicants to support their development proposals as set out in Policy GI1 – Green Infrastructure. The statement will be proportionate to the scale, nature and complexity of the development proposed.</u>
Habitat Regulations Assessment (HRA)	Habitats Regulations Assessment (HRA) relates to the assessment of the impacts of a Plan (or project) against the nature conservation objectives of European designated sites for any likely significant effects. HRA also ascertains whether the proposed Plan would adversely affect the integrity of the site.
Indicator	A measure of variables over time, often used to measure progress in the achievement of objectives, targets and policies.
Infrastructure Delivery Plan (IDP)	The Infrastructure Delivery Plan (IDP) identifies key infrastructure needed to support the development of sites allocated within the plan.
Inspector's Report	The Report prepared by an independent Inspector who examines the RLDP. The Inspector's Report contains recommendations on the content of the final RLDP and is binding upon the Council. The Council must adopt the RLDP in the manner directed by the Inspector.
Local Development Plan (LDP)	A land use plan which includes a vision, strategy, area wide policies for development types, land allocations, and policies and proposals for key areas of change and protection. Allocations and certain policies are shown geographically on the Proposals Map forming part of the Plan. The LDP is a statutory development plan that each local planning authority area is required to produce in Wales.
Local Nature Reserve (LNR)	Local Nature Reserves (LNR) are non-statutory local nature conservation designations and relate to areas of natural heritage of local importance.
Local Planning Authority (LPA)	In the case of Monmouthshire, this is Monmouthshire County Council (excluding the Brecon Beacons National Park administrative area where the local planning authority is the National Park).
Monmouthshire County Council (MCC)	This is the name of the Local Planning Authority preparing the RLDP.
National Nature Reserve (NNR)	National Nature Reserves (NNR) are statutory national nature conservation designations relating to wildlife, habitats and geological features of special interest.
<u>Nutrients</u>	<u>Captures all possible water quality attributes which SAC rivers are assessed against, including phosphates.</u>
Objective	A statement of what is intended, specifying the desired direction of change in trends.



Partners	Other local authority departments and statutory bodies where the RLDP will help to deliver some of the objectives of their strategies. Partners may be expected to contribute in the formulation of relevant parts of the Plan.
Plan Period	The period of time the plan is in effect, after which it no longer ceases to provide the planning policy framework for a given area, the Monmouthshire RLDP covers the plan period of 2018 – 2033.
Planning and Environment Decisions Wales (PEDW)	PEDW are an independent body who will be responsible for the formal examination of the RLDP.
Planning Policy Wales (PPW)	Planning policy guidance for Wales produced by the Welsh Government is set out in this document
Preferred Strategy	This sets out the broad strategic direction for the RLDP. This includes the preferred level of growth along with the spatial strategy for distributing the growth. It also includes the vision, issues and objectives of the Plan.
Previously Developed Land	Previously developed land is also known as brownfield land and generally relates to land that is or has been occupied by a permanent structure and associated fixed surface infrastructure. A full definition of previously developed land is provided in PPW including exclusions.
Primary Shopping Frontages (PSF)	Primary Shopping Frontages (PSF) are designated in the RLDP to cover areas in the County's main town centres where retail uses (Use Class A1) predominate. These are located in Abergavenny, Caldicot, Chepstow and Monmouth.
Public Right of Way (PROW)	Paths that the public have a right to pass such as footpaths, bridleways and byways.
Ramsar Site	A Ramsar Site is a wetland of international importance and a statutory international nature conservation designation.
Replacement Local Development Plan (RLDP)	The Replacement Local Development Plan replaces the Adopted Local Development Plan for a given area. See Local Development Plan definition for further information.
Representations	Comments received in relation to the RLDP, either in support of, or in opposition to.
Regionally Important Geological/ Geomorphological Sites (RIGs)	Regionally Important Geological/Geomorphological Sites (RIGs) are non-statutory sites selected for their scientific, educational, historical and aesthetic features.
Section 106 Agreement (S106)	A legal agreement between the LPA and applicant/developer to ensure a development is carried out in a certain way and/or monetary contributions



	are collected to support different needs associated with the site. S106 are also known as planning obligations.
Site of Importance for Nature Conservation (SINC)	Site of Importance for Nature Conservation (SINC) are non-statutory local nature conservation designations recognised for their importance for wildlife.
Site of Special Scientific Interest (SSSI)	Sites of Special Scientific Interest (SSSI) are statutory national nature conservation designations protected to safeguard the range, quality and variety of habitats, species and geological features.
Soundness Tests	In order to adopt a RLDP it must be determined to be 'sound' by the Planning Inspector. The Tests of Soundness are set out in the Development Plans Manual (Edition 3, March 2020). There are three tests to make that judgement in relation to the Plan as a whole. A framework for assessing the soundness of LDPs has been developed by the Planning Inspectorate.
Special Area of Conservation (SAC)	Special Areas of Conservation (SAC) are statutory international nature conservation designations protected for a wide range of habitats and species other than birds.
Special Protection Area (SPA)	Special Protection Areas (SPA) are statutory international nature conservation designations and are of importance due to rare or migratory birds and their habitats.
Strategic Environmental Assessment (SEA)	Generic term used internationally to describe environmental assessment as applied to policies, Plans and programmes. The European Strategic Environmental Assessment Directive (2001/42/EC) requires a formal "environmental assessment of certain Plans and programmes, including those in the field of planning and land use".
Strategic Development Plan (SDP)	A Strategic Development Plan is a tool for regional planning to cover cross-boundary issues such as housing and transport. It will be prepared by a Strategic Planning Panel across a region. LPA's must have regard to the SDP when developing their RLDPs.
Supplementary Planning Guidance (SPG)	Provide more detailed or site specific guidance on the application of RLDP Policies. They provide supplementary information in respect of the policies in a LDP. SPG does not form part of the RLDP and is not subject to independent examination.
Integrated Sustainability Appraisal (ISA)	Tool for appraising policies, including LDPs, to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each LPA is required by Section 62(6) of the Act to undertake SA of their Local Development Plan. This form of sustainability appraisal fully incorporates the requirements of the Strategic Environmental Assessment Directive.



Well-being of Future Generations (Wales) Act (2015)	The Well-being of Future Generations (Wales) Act 2015 is legislation that requires public bodies, such as local authorities, to put long term sustainability at the forefront of their thinking to make a difference to lives of people in Wales. Local authorities must work towards the seven well-being goals and enact the five ways of working set out in the Act.