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Monmouthshire Local Development Plan

Preferred Strategy

May 2009



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The Council welcomes your views and comments on the content of this Preferred Strategy.

The closing date for comments is 4.30pm on Friday 17th July 2009.

Please send completed representation forms to: Development Plans Team, Monmouthshire County Council, County Hall, Cwmbran, NP44 2XH

Or Email: developmentplans@monmouthshire.gov.uk

Alternatively, complete the on-line representation form on the Council's website at www.monmouthshire.gov.uk

1. INTRODUCTION

Purpose of the Preferred Strategy

The draft Preferred Strategy is the first formal consultation stage in the local development plan (LDP) process. It builds on the earlier Issues and Vision and Options participation stages, undertaken in August 2008 and December 2008/January 2009, and sets out the overall level of growth, broad locations for development and key areas of change/protection in Monmouthshire.

What is a Local Development Plan?

Monmouthshire County Council is preparing a Local Development Plan, under the new planning system introduced by the Planning and Compulsory Purchase Act 2004. The LDP will set out the Council's vision and objectives for the development and use of land in Monmouthshire (excluding the area within the Brecon Beacons National Park), together with the policies to implement them over a 10 year period to 2021. When adopted, the LDP will constitute the development plan for the area – replacing the existing Monmouthshire Unitary Development Plan (UDP) – and will form the basis for decisions in the determination of planning applications and appeals. The LDP will therefore provide a measure of certainty about what kinds of development will be permitted and where during the plan period.

The aims of the new LDP system are:

- To help deliver sustainable development;
- To guide how and where change will take place, while protecting local diversity and character;
- To reflect local aspirations, based on a vision agreed by the local community and other stakeholders;
- To provide a basis for rational and consistent decisions on planning applications and appeals.

Under the new system, LDPs are intended to be more relevant, inclusive and engaging to local communities, faster to produce and more responsive to change. The LDP will also provide an integrated approach which informs, takes account of and helps deliver a range of other initiatives, including the Community Strategy.

The LDP must be subject to Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) as required by the Planning and Compulsory Purchase Act 2004 and SEA Regulations¹. These are tools to ensure that policies in the LDP reflect sustainable development principles and take into account the significant effects of the plan on the environment. The Council has adopted an integrated approach to appraisal and assessment in

¹ Environmental Assessment of Plans and Programmes (Wales) Regulations 2004

which economic and social issues are considered alongside environmental issues.

The Council is also required to undertake a Habitats Regulations Assessment (HRA) of the LDP². The HRA must determine the likely significant effects of the plan on European Sites of nature conservation importance and if applicable, scope what needs 'appropriate assessment' (AA) and how it will be undertaken.

This Preferred Strategy is accompanied by the Initial Sustainability Appraisal Report and HRA Screening Report.

The SA of the Preferred Strategy has not been fully addressed to date, and as such is being carried out simultaneously with the current consultation stage. The findings of the Initial SA Report and HRA Screening Report will duly inform and/or may result in the Council altering the spatial strategy and therefore revisiting the Preferred Strategy. This may also result in the Council amending the Strategic Policies contained in Section 7 of this document.

What is a Preferred Strategy?

This document represents the first formal stage in the LDP preparation process – known as the pre-deposit LDP which contains the Council's Preferred Strategy for the future development of Monmouthshire.

The draft Preferred Strategy has been prepared in accordance with Regulation 15 of the LDP regulations³ which requires the Council to publish pre-deposit proposals for public inspection and comment.

The pre-deposit proposals should be publicised over a six week period and include⁴:

- The vision
- Strategic aims and objectives
- Strategic spatial options considered
- Preferred spatial strategy
- Key policies and key diagram
- Initial SA Report

The draft Preferred Strategy has been developed following extensive public participation on the key issues/vision and options during 2008 and early 2009. The document sets out the key issues and the Council's broad strategy for addressing these. It shows how key current environmental, economic and social issues/trends affecting the County will be addressed and how the development needs of the County will be met, and includes proposed broad locations for new housing, employment and other strategic requirements.

² Under Part IVa of the Conservation (Natural Habitats, &c.) (Amendment) (England and Wales) Regulations 2007

³ The Town and Country Planning (Local Development Plan) (Wales) Regulations, 2005

⁴ Local Development Plans Wales, WAG, 2005

This draft Preferred Strategy sets out:

- The **national, regional and local policy framework** within which the Preferred Strategy has been prepared and which has informed its approach;
- A **spatial profile** of the County, outlining the area's key environmental, social and economic characteristics within which the Strategy has been prepared;
- The **key trends and issues** facing the County, identified through the SA/ SEA Scoping Report, community and stakeholder involvement and a general review of baseline information;
- The Council's **vision** for the future development of Monmouthshire;
- The Council's **objectives** for delivering sustainable development and for addressing the key trends / issues identified;
- Key **strategic growth and spatial options** that have been considered by the Council in selecting the Preferred Strategy;
- The proposed **Preferred Strategy** (including key diagram);
- Key **strategic policies** for implementing the strategy;

Detailed policies, proposals and site specific land allocations will be derived from the Preferred Strategy once finalised and will be included in the Deposit Plan and appropriate supplementary planning guidance (SPG).

How Can I Get Involved?

The Council welcomes your views and comments on the content of this document. This consultation is an important stage in the preparation of the LDP and offers everyone with an interest in the future development of Monmouthshire an opportunity to influence the plan before the Council finalises its strategic proposals.

The consultation period will run from 4th June to 17th July 2009. The consultation representation form is available on the Council's website at www.monmouthshire.gov.uk and from County Hall Cwmbran, Council libraries and One Stop Shops.

Please send completed representation forms to: Development Plans Team, Regeneration, Environment and Resources Directorate, Monmouthshire County Council, County Hall, Cwmbran, NP44 2XH or email us at: developmentplans@monmouthshire.gov.uk

Alternatively, you can complete the on-line representation form on the Council's website at www.monmouthshire.gov.uk

Representations must be received by **4.30pm on Friday 17th July 2009**. The Council cannot guarantee that representations received after this date will be considered.

What Happens Next?

The Council will consider all representations received and, where appropriate, these will be incorporated into the vision, objectives, strategic policies and strategy to be included in the Deposit LDP. This document will include more detailed policies and land allocations and will be subject to a further public consultation exercise in 2010 before being submitted to the Assembly Government for an examination in public by an inspector appointed by the Assembly Government. The Inspector must determine whether the plan meets the ten tests of soundness set out in guidance issued by the Assembly Government and the Planning Inspectorate. A test of soundness self-assessment relating to the Pre-deposit proposals is attached at Appendix X.

Following the examination, the Inspector will produce a report recommending any changes needed to the LDP and the reasons for the changes. The Inspector's recommendations will be binding and therefore accepted by the Council unless the Assembly Government intervenes.

When adopted, the LDP will replace the existing UDP for Monmouthshire.

If you require any further information on the LDP please contact the Development Plans Team on 01633 644826 or email developmentplans@monmouthshire.gov.uk

2. POLICY FRAMEWORK

In preparing the LDP the Authority must have regard to a range of plans, policies and programmes at the national, regional and local levels. This section identifies the key elements of this policy framework that has informed the Draft Preferred Strategy.

The Scoping Report sets out these policies, plans, programmes and strategies reviewed for the purpose of the SA.

National Policy Context

Sustainable Development

WAG has a duty under the Government of Wales Act 1998 to promote sustainable development in the exercise of its functions. This is translated into action through the Assembly Government's Sustainable Development Scheme – Starting to Live Differently, adopted in 2004 – which stresses that working towards sustainable development means pursuing four broad objectives at the same time:

- Social progress which recognises the needs of everyone;
- Maintenance of high and stable levels of economic growth and employment;
- Effective protection of the environment;
- Prudent use of natural resources.

Under the Planning and Compulsory Purchase Act 2004, local planning authorities are required to undertake their functions with a view to contributing to the achievement of sustainable development.

The Assembly Government's land use policies are set out in Planning Policy Wales (PPW) and Minerals Planning Policy Wales (MPPW). These are supplemented by Technical Advice Notes (TANS), Circulars and Ministerial Interim Planning Policy Statements on topics such as affordable housing and waste. While LDPs must have regard to national policies, they should not repeat them but explain how they apply locally.

Wales Spatial Plan – People, Places, Futures

The Wales Spatial Plan (WSP) was originally adopted by the National Assembly in November 2004 and updated in July 2008.

The WSP provides a framework for the future spatial development of Wales and integrates the spatial aspects of national strategies including social inclusion, economic development, health, transport and environment policy.

It aims to deliver sustainable development through its area strategies in the context of the Assembly Government's statutory sustainable development scheme which is being revised to reflect the One Wales Agenda. The WSP is a material consideration in the preparation of the LDP.

The five guiding themes of the WSP remain:

- Building Sustainable Communities
- Promoting a Sustainable Economy
- Valuing Our Environment
- Achieving Sustainable Accessibility
- Respecting Distinctiveness

Monmouthshire (excluding its National Park segment) is identified as being in the South East Wales Area – The Capital Network. The vision for the area is:

‘An innovative skilled area offering a high quality of life – international yet distinctly Welsh. It will compete internationally by increasing its global visibility through stronger links between the Valleys and the coast and with the UK and the rest of Europe, helping spread prosperity within the area and benefiting other parts of Wales’.

The basic premise is that Cardiff, Newport and the Valleys are interdependent and need to work as a ‘networked city region’ of 1.4 million people if the region is to be competitive on a global scale. The South East Area development framework set out in the WSP Update identifies three areas in the region:

- City/Coast – including the two main cities of Cardiff and Newport ‘as well as smaller distinct communities offering a high quality of life located in rural, coastal locations’. This area extends to Chepstow in the east and includes the M4 Corridor in southern Monmouthshire;
- The Heads of the Valleys;
- Connections Corridor – an area of Mid Valleys and rural areas, ‘increasingly under pressure for economic and housing development spilling out of the cities and city fringes’. This corridor extends into rural Monmouthshire, including Abergavenny and Monmouth.

Fourteen key settlements have been identified in South East Wales ‘as having a critical role to play in the success of the Capital region’. Within Monmouthshire, Abergavenny and Chepstow are identified as ‘key settlements’ which are defined as settlements that ‘*must be successful in their own right and, where appropriate, function as service and employment hubs for surrounding settlements...Key settlements will provide the central framework around which high capacity sustainable transport links will be developed. A wider range of facilities and services, which add to employment opportunities, should be delivered locally within hub settlements to reduce the overall need to travel*’.

The Plan recognises that settlements within the Capital Network do not exist in isolation and that each has an inter-face and inter-relationship with its neighbours. Fundamentally, other important towns in the region can be identified through the LDP process.

The Preferred Strategy must therefore provide a framework which enables the identified key settlements to fulfil their strategic functions over the plan period.

Regional Policy Context

Regional Housing Apportionment

The Welsh Assembly Government (*in Ministerial Interim Planning Policy Statement 01/2006, Housing*) require local planning authorities to collaborate at the regional level to apportion the Assembly Government's population and household projections amongst themselves in order to identify the appropriate level of housing provision to be included in their LDPs.

The Council, as part of the South East Wales Strategic Planning Group (SEWSPG) has undertaken an apportionment of the Assembly Government's latest household projections, which indicate an increase in the number of households in the South East Wales region of 108,900 (+18.6%) between 2003-2021.

In consultation with a range of stakeholders, the SEWSPG has agreed on a provisional distribution of the required housing among the 10 local authorities in the region based on factors such as past house building rates, current land availability and environmental capacity. The apportionment suggests that the Monmouthshire LDP should make provision for a total of 5,250 dwellings over the period 2006-2021 (i.e. 350 dwellings per annum). These figures are not 'set in stone' but represent a working hypothesis to provide the regional context for the preparation of individual LDPs.

South East Wales Regional Waste Plan

The South East Wales Regional Waste Plan (RWP) has been prepared as required by Technical Advice Note (TAN) 21: Waste. The first RWP was issued in 2004 and has subsequently been subject to review, with the First Review of the South East Wales RWP submitted to the Welsh Assembly Government in September 2008.

The RWP provides the long term strategic waste management strategy and land use planning framework for the strategic management of waste and recovery of resources in the South East Wales region. It aims to achieve the 2020 Landfill Directive targets by 2013 principally through recycling and composting and reducing the amount of waste going to landfill.

The Plan requires LDPs to contribute towards addressing the region's waste requirements through the identification of appropriate locations for waste management facilities.

A study is being undertaken to inform how the RWP can be implemented in Monmouthshire through the LDP.

In addition, the Council together with Caerphilly, Cardiff, Newport and the Vale of Glamorgan, is participating in 'Project Gwyrdd' to explore the potential of procuring a joint municipal waste facility capable of accommodating the consortium's waste arisings.

South Wales Regional Aggregates Technical Statement

In accordance with MTAN1: Aggregates, the Welsh Assembly Government commissioned a study to consider the environmental capacity of each local authority in Wales to contribute to aggregate supplies. The findings of this study have been used by the South Wales Regional Aggregates Working Party in the preparation of the Regional Technical Statement for the region, to ensure that an adequate supply of primary aggregates can be maintained taking into account the sustainable objectives of aggregate extraction.

The South Wales Regional Aggregates Technical Statement (RTS) sets out the strategy for the provision of aggregates in the region and a strategic framework for local development plans, informing local planning authorities as to how much aggregate will be required in their LDPs. The South Wales Regional Aggregate Working Party published the RTS in October 2008 and sets out the following recommendations for Monmouthshire.

- On the basis of information on permitted reserves available and in light of MTAN1 policy.....no resource allocation is required at present. However, in preparing Local Development Plans, consideration should be given to whether [guidance to MPAs on apportionment] give rise to any requirements for resource allocations;
- Existing and potential wharves should be identified for protection in the LDP to safeguard marine sand supplies to the area;
- Additional resources of limestone should be investigated and safeguarded for possible future use in the LDP;
- Land based sand and gravel resources need to be safeguarded in the LDP.

Regional Transport Plan

The Transport (Wales) Act 2006 made provision for a new transport planning system that removed the requirement for each local authority to prepare Local Transport Plans and instead, introduced a requirement for Regional Transport Plans (RTPs) to be prepared by the four regional transport consortia in Wales. Monmouthshire is one of 10 authorities in the South East Wales Transport Alliance (Sewta).

Sewta submitted the Final Draft RTP to the Welsh Assembly Government in December 2008. When finalised, the RTP will provide the strategic framework for future transport investment across the region.

The aim of the first RTP is to improve regional transport in South East Wales and help deliver the social, economic and environmental objectives of the Wales Spatial Plan and the Wales Transport Strategy¹.

Sewta sets out a vision of *'a modern accessible, integrated and sustainable transport system for South East Wales which increases opportunity, promotes*

¹ Sewta Regional Transport Plan, Final Draft, December 2008

prosperity for all and protects the environment; where walking, cycling, public transport and sustainable freight provide real travel alternatives'.

The priorities set out in the RTP build on this vision, the role of which is to steer Sewta's activities and investment over the next five years. The priorities are:

- To improve access for all to services, facilities and employment, particularly by walking, cycling and public transport;
- To increase the proportion of trips undertaken by walking, cycling and public transport;
- Minimise demand on the transport system;
- To develop an efficient, safe and reliable transport system with improved transport links between the 14 key settlements in South East Wales and between South East Wales and to the rest of Wales, the UK and Europe;
- To provide a transport system that encourages healthy and active lifestyles;
- To reduce significantly the emission of greenhouse gases and the impact of the transport system on local communities;
- To ensure that developments are accessible by sustainable transport and that sustainable transport/travel planning is an integral component of regeneration schemes;
- To make better use of the existing transport system.

Specific core activities and interventions critical to achieving the vision are:

- Developing innovative walking, cycling and smarter choices programmes;
- Continuing investment in the regional rail system;
- Improving the quality of bus services across the region;
- Developing better public transport integration;
- Making better use of the regional road system.

The Final Draft RTP provides a framework for the LDP and sets out a number of planned projects as identified in Policy S15. These will be given further consideration in the Deposit Plan.

Severn Estuary Strategy

The Severn Estuary Partnership (SEP) incorporates a wide range of interests including national agencies, voluntary bodies and 13 local authorities, including Monmouthshire, and covers a broad area spanning the boundary between Wales and South West England.

Prepared by the SEP in 2001, the Severn Estuary Strategy aims to develop a strategic management framework to guide/support the sustainable development and wise use of the Estuary. The Strategy promotes a series of policies that will lead to more sustainable management practice on the Estuary and addresses the challenge of realistically and sustainably managing competing demands.

The Strategy is one of a number of documents that local planning authorities bordering the Severn Estuary will need to take into account in the preparation of their development plans.

Local Policy Context

Local Authority Plan Rationalisation

As a result of local government plan rationalisation, the Council is required to produce four main strategies, including the LDP. The other strategies are:

- The Community Strategy
- Health Social Care and Well-being Strategy
- Children and Young Persons Plan.

Councils are also able to produce additional plans and strategies as they consider appropriate.

The Community Strategy

Monmouthshire's first Community Strategy 'Our Country, Our Future' was published in August 2004 and has recently been revised to cover the period 2008-2012. The Strategy provides the overarching strategic framework for all other plans and strategies in the Authority.

A number of underpinning policy aims are set out that will run throughout the Authority's work and help determine future priorities and actions:

- Social Justice – working towards a fair and equal society where everyone is treated the same;
- Community Cohesion – to build strong and supportive communities that are able to work together;
- Localisation – ensuring that whenever possible public services are provided close to where people live.

A refreshed vision has been developed following consideration of these policy aims. The vision has been drawn from the LDP with a clear emphasis on prosperity, social inclusion and protecting our environment.

By 2020 Monmouthshire will be a place where:

- *People live in more inclusive, cohesive, prosperous and vibrant communities, both urban and rural, where there is better access to local services, facilities and employment opportunities;*
- *The distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced;*
- *People enjoy more sustainable lifestyles that give them opportunities for healthy activity, reduced reliance on private cars and minimised impact on the global environment.*

The following four key priorities are proposed to address the vision/policy aims for the period 2008-2012:

- Transport /access to services and facilities;
- Affordable and sustainable housing for communities;
- Taking local action in response to climate change;
- More integrated, sustainable and accessible public services.

The vision will be delivered through a number of high level plans and strategies including the LDP. LDPs should express in appropriate land use terms those elements of the Community Strategy that relate to the development and use of land. The LDP will play an important role in assisting the delivery of many of the projects contained in the Strategy.

Health, Social Care and Well-being Strategy 2008-2011

Monmouthshire's second Health, Social Care and Well-being Strategy was published in 2008. Developed in partnership with the Local Health Board and its partners, the Strategy sets out a continued commitment to improve health and well-being in the County.

The document sets out an outcome based approach for protecting and improving health and well-being in Monmouthshire, which has been developed in to six high-level outcomes statements:

- Independence – people are able to choose to live in their own home and are supported by services to do so;
- Health – people improve their health status and are assisted to manage their own health needs;
- Safety – people can expect that services they need will be delivered safely and sensitively and will offer protection when it is needed;
- Control /Confidence – people have increased confidence and they are able to exercise more control over their lives;
- Enjoy and Achieve – people enjoy living in Monmouthshire and can achieve their potential;
- Social Inclusion and Isolation – people will be included and social isolation will be reduced.

Each of the outcome statements are supported by priority outcomes. Regard will be given to these outcomes in developing the LDP policies, including for example encouraging walking and cycling.

Children and Young People's Plan 2008-2011

Covering the period 2008-2011, Monmouthshire's Children and Young People's Plan sets out the targets for the County's children and young people to help them have the best possible start in life and to enjoy happy, healthy lives. The Plan demonstrates how services such as health, the police, schools and voluntary organisations will work together to help those who are vulnerable or in need and sets targets for improvements up to 2011.

The Plan seeks to ensure that all children and young people in Monmouthshire achieve the Welsh Assembly Government's seven core aims by ensuring that young people:

- Have a flying start in life;
- Have a comprehensive range of education and learning opportunities;
- Enjoy best possible health and be free from abuse, victimisation and exploitation;
- Have access to play, leisure, sporting and cultural activities;
- Are listened to, treated with respect and have their race and cultural identity recognised;
- Have a safe home and community which supports physical and emotional well-being;
- Are not disadvantaged by poverty.

Regard will be given to these targets/aims in developing the LDP policies, for example through improving the provision of and access to open space/play facilities.

A Local Housing Strategy for Monmouthshire 2007-2012

The Local Housing Strategy draws together a thematic picture of housing in Monmouthshire and the problems to be addressed. The aims of the Strategy are:

- Health and Well-being – to ensure that housing positively contributes to the health and well-being of people in Monmouthshire;
- A Better Environment – to promote sustainable housing that enhances and protects the environment;
- Stronger and Safer Communities – to make Monmouthshire's homes safer places to live;
- Local Economic Development – for housing activities to contribute to more prosperity in Monmouthshire by developing a more sustainable local economy;
- Lifelong Learning and Experience – to strengthen the role of housing in providing learning and training opportunities and supporting educational success.

In working towards these aims, a number of overarching priorities are set out for the Strategy and partners to tackle. The Strategy focuses on the Local Housing System, Land Use Planning Framework, Affordable Housing, the Private Sector, Housing Management and Community Regeneration and discusses aims in relation to Supporting People, Vulnerable Groups, Energy Efficiency and Sustainable Development.

The availability of land and sites for new housing development is a fundamental element to meeting the aims of the Strategy. The LDP will need to provide sufficient land in sustainable locations for a range of housing needs, including affordable housing, and develop policies that encourage sustainable design.

Local Biodiversity Action Plan 2005

The Local Biodiversity Action Plan for Monmouthshire identifies the most urgent priorities for wildlife conservation in the County. It contains action plans that set objectives and targets for the conservation, protection and enhancement of habitats and species. LDP policies will need to ensure that these species and habitats continue to be protected.

Fresh Directions – Monmouthshire Economic Development Strategy and Action Plan 2004-2008

The Economic Development Strategy sets a fresh direction for economic development in Monmouthshire and as such defines new routes to be pursued. It identifies a vision and a number of objectives to progress economic development in the County, these being:

- To reduce the level of out migration to work;
- To have an adequate supply of land and premises available to meet local needs;
- To support businesses to start up and grow within the County;
- To revitalise our towns;
- To rejuvenate our rural economy;
- To increase tourism;
- To encourage community development;
- To assist in raising the skill level of the workforce.

These objectives have been developed into an action programme split into three parts:

- An agenda for the towns – creating specific roles for our major towns;
- An agenda for rural Monmouthshire – diversification in our rural economy;
- County wide themes – actions to address issues that affect the whole County.

The LDP will have a key role in delivering a number of the Council's economic development objectives. This will include ensuring an adequate supply of land/ premises in appropriate locations to meet the needs of businesses and to support business growth.

The Council is currently in the process of developing a new economic development strategy for Monmouthshire.

Wye Valley AONB Management Plan 2004-2009

Management of the Wye Valley AONB is co-ordinated through the AONB Management Plan. The Plan covering the period 2004-2009 was developed as a requirement of the Countryside and Rights of Way Act 2000 and has been adopted by the four local authorities², including Monmouthshire, the

² Monmouthshire Council, Forest of Dean District Council, Gloucestershire County Council, Herefordshire Council

Countryside Agency, the Countryside Council for Wales and English Nature. A draft Management Plan for the period 2009/14 was published for consultation in November 2008.

The Management Plan sets out the vision and strategic objectives for the area and the priorities for its management. A detailed Action Plan is provided to ensure that the objectives/priorities are implemented. The Plan is intended to provide guidance, strategic objectives and targets to the AONB Joint Advisory Committee, as well as providing guidance to landowners, residents and visitors. It seeks to:

- Conserve and enhance the unique landscape and natural beauty of the AONB;
- Guide change that is sensitive to the area's special qualities and resources;
- Manage the area in a sustainable way;
- Enable present and future generations to appreciate, conserve, understand and enjoy the AONB, whilst integrating the needs of local communities and visitors.

In working towards these aims/priorities, the document addresses the conservation of the landscape, biodiversity and heritage, development planning, sustainable and integrated transport, community development, the rural economy, sustainable tourism, recreation and access and the effective management and governance of the AONB.

The Plan complements a range of plans, strategies and programmes that cover other aspects in the administrative areas covering the Wye Valley AONB. Regard will be given to the Plan's strategic objectives and priorities for the area in developing the LDP proposals and policies.

Regional Collaboration and Linkages with Other Local Authorities

The Authority contributes to regional working through its membership of the South East Wales Strategic Planning Group (SEWSPG), WSP regional meetings, the South East Wales Transport Alliance (Sewta), the South East Wales Regional Waste Group (SEWRWG) and the South East Wales Regional Aggregates Working Party (SEWRAWP). The Authority also has an involvement in cross-border regional consortia, including the Severn Estuary Partnership, Standing Conference on Severnside Local Authorities (SCOSLA) and Wye Valley AONB Joint Area Committee. Involvement in such regional working provides opportunities for discussions on cross-border issues.

In preparing its LDP it is important that the Council has regard to its neighbouring authorities and the wider South East Wales region and English border authorities. The existing and evolving planning policy context of neighbouring authorities has been considered in the preparation of the Preferred Strategy.

Engagement continues with Torfaen, Newport, Brecon Beacons National Park, Powys and Blaenau Gwent through meetings and the wider consultation process. Newport and Blaenau Gwent have adopted Unitary Development Plans (UDP) for their areas. The Brecon Beacons National Park and Powys have not formally adopted their UDPs but have approved their use for development control purposes. Torfaen does not have an adopted UDP in place but has an adopted Structure Plan and Local Plan that provides coverage of the County, although these plans have an end date of 2006.

Existing development plan proposals likely to generate sub-regional/ cross-border issues have been considered and are predominantly focused in Newport. The Newport UDP growth strategy seeks to focus significant residential, business, commercial and leisure development at an eastern expansion area incorporating redundant parts of Llanwern steelworks and land to the north of the steelworks up to the M4. A transport development area is also proposed at the western end of Llanwern. Given the area's proximity to Magor/Undy, this proposal is likely to bring benefits of an expanding residential market and additional employment prospects for the sub-region.

All neighbouring authorities in Wales have commenced preparation of their Local Development Plans and all have a Delivery Agreement in place. Torfaen, Blaenau Gwent and Brecon Beacons National Park have recently consulted on their Preferred Strategies, with deposit plans expected to be published for consultation towards the end of 2009. Monmouthshire Council has been involved in this work through stakeholder engagement and the wider consultation process.

Torfaen's Preferred Strategy seeks to ensure a network of integrated communities, focusing development opportunities in the 2 key settlements of Cwmbran and Pontypool, and to a lesser extent Blaenavon. The Preferred Strategy of Blaenau Gwent places an emphasis on growth and regeneration in the Heads of the Valleys and a regeneration focus in the south of the Borough, with Ebbw Vale as the focus for most of the growth. While regard has been given to these strategies, neither propose significant development in close proximity to Monmouthshire's border and therefore do not appear to generate significant cross-border issues.

The Brecon Beacons National Park Preferred Strategy has significant cross-border issues for Monmouthshire given that part of the County falls within the Park area. As a key settlement in the WSP, it is important that the strategy recognises Abergavenny's role as a main settlement for shopping, services, employment and access to public transport for the south eastern part of the National Park.

There has also been engagement with border English authorities through the development plan consultation process, including the Forest of Dean District Council, Herefordshire and South Gloucestershire Councils, all of which have commenced work on the preparation of their core strategies. Most recently, the Council made observations on the Forest of Dean Core Strategy,

regarding proposals to concentrate development in Lydney which would generate adverse traffic implications for Chepstow.

Because the Council is required to ensure that the LDP is consistent with the LDP strategies of neighbouring authorities in Wales and LDF strategies in border English authorities, the cross boundary issues identified to date within the existing /emerging strategies of these authorities have, where possible, been taken into account during the preparation of Monmouthshire's Preferred Strategy.

Local Development Plan Background Studies

A number of background studies have been commissioned or prepared by the Authority to provide evidence for the emerging Preferred Strategy – these include:

- Urban Housing Potential (July 2008)
- Employment Sites and Premises Review (August 2008)
- Housing Background Paper (October 2008)
- Function and Hierarchy of Settlements (October 2008)
- Recreation and Open Space Study (December 2008)
- Biodiversity Candidate Sites Appraisal (February 2009) to be followed by Habitats Connectivity Study
- Strategic Transport Study (March 2009)
- Strategic Flood Consequences Assessment (ongoing)
- Strategic Landscape Capacity Study (ongoing)
- Waste Management /Disposal Sites Study (ongoing)

Further studies will be commissioned or prepared by the Authority to inform the Deposit Plan.

3. OVERVIEW / PROFILE OF MONMOUTHSHIRE

This section provides a broad introduction to the plan area, outlining the key environmental, social and economic characteristics of Monmouthshire.

Geographical Context

Located in South East Wales, Monmouthshire occupies a strategic position between the major centres in South Wales and the South West of England and the Midlands. The County shares a border with the neighbouring local authorities of Newport, Torfaen, Brecon Beacons National Park in Wales and Gloucestershire, the Forest of Dean and Herefordshire in England, with Severn crossing link to South Gloucestershire.

Monmouthshire covers an area of approximately 85,000 hectares (850 square kilometres) with an estimated population of 88200¹. It is a predominantly rural county with only 45% of the total population living in wards defined as being in urban areas (i.e. with a population of more than 10,000). The main settlements in the County are Abergavenny, Chepstow, Monmouth, Caldicot, Usk and Magor/Undy.

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 is noted for its rural beauty and has a rich and diverse landscape stretching from the coastline of the Gwent Levels in the South of the County, to the uplands of the Brecon Beacons in the north and the picturesque river corridor of the Wye Valley in the east.

Given its location on the border between Wales and England, the County is easily accessible from the rest of Wales by the M4, A40, A449 and A4042 and from England by the M4 and M48 Severn Bridges and the A48, A40 and A465. The good road transport links connect the County to major population centres such as Cardiff, Newport and Bristol.

Monmouthshire is served by a number of both local and national bus routes. The towns of Abergavenny, Chepstow and Monmouth all have bus stations with bus services extending to the surrounding towns and villages and to the sub-region, including Bristol, Cardiff, Gloucester and Newport.

In terms of rail provision, Monmouthshire has four stations, at Caldicot, Chepstow and Severn Tunnel Junction in the south of the County and Abergavenny in the north.

¹ 2007 Mid Year Estimates

Key Environmental Characteristics

As a largely rural county, Monmouthshire has major **landscape resources** and is home to nationally designated landscapes. This includes part of the Wye Valley AONB which is a nationally recognised designation of high quality landscape. Monmouthshire also has four areas designated as Special Landscape Areas (SLA), covering a total area of 40,559ha and accounting for around 55% of the total local planning area within Monmouthshire.

Monmouthshire contains a relatively high proportion of good quality **agricultural land**. It also has a high proportion of farming land – more than double the Welsh average. Approximately three-quarters (78%) of the County's farming land is identified as grassland, which although high is lower than the Welsh average (91%). In contrast, the proportion of land used for crops and horticulture (15%) is significantly higher than the Welsh average (4%).

As a largely rural county, Monmouthshire has major **biodiversity and nature conservation** resources, a number of which are internationally or nationally recognised, these include:

- Severn Estuary Special Protection Area, which has importance for bird conservation, supporting a wide range of nationally and internationally important habitats and species. The Severn Estuary is also designated as a Ramsar Site (Wetland of international importance) and is a candidate Special Area for Conservation (cSAC).
- Four Special Areas for Conservation (SAC) – namely the River Wye, the River Usk, the Wye Valley woodlands and the Wye Valley bat sites.
- 49 nationally designated Sites of Special Scientific Interest (SSSIs) – covering some 2,087 hectares. Most are woodland or grassland sites with others designated for their wetland or geological interest.
- Four National Nature Reserves – Coombe Valley Woods, Fidler's Elbow (woodland), Lady Park Wood and Penhow Woodlands.
- Local Nature Reserve at Cleddon Bog
- Approximately 266 non-statutory Sites of Importance for Nature Conservation (SINCs) in relation to grassland areas. (The SINCs project will extend to the surveying of other sites such as woodlands and watercourses over the duration of the plan period).
- A wide range of species (including rare /protected species) and many important habitats.

The statutory sites cover 6,432 hectares, or 7.6% of the County area, 3,664 ha of which comprises the Severn Estuary SPA.

Monmouthshire has a rich **built heritage and historic environment** which includes:

- 31 Conservation Areas – designated for their special historic or architectural interest, covering some 1,648 ha in total
- 43 Historic Parks and Gardens – identified as having a Special Historic Interest, covering 1,904ha

- 3 Landscapes of Outstanding Historic Interest identified by Cadw within the Monmouthshire area – namely parts of Blaenavon, the Gwent Levels and the Lower Wye Valley.
- Approximately 185 Scheduled Ancient Monuments
- Approximately 2,146 Listed Buildings, of which 2% are Grade I, 10% are Grade II* and 88% are Grade II. Of note, around 176 Listed Buildings have been identified as being at risk.

Given the rural nature of Monmouthshire, the majority of its residents can gain access to the countryside which can have positive effects on health, social progress and general well-being. The quality of this access may however differ. These opportunities are accessible through a network of **public rights of way**, including 1,499km of footpaths, 71km of bridleways and 1.5km of unrestricted Byways. There are four long distance trails in the County as well as one national trail. In addition, there are two national cycle routes within Monmouthshire, both of which run from Chepstow. The landscape and countryside of the County is one of its key assets and brings valuable visitors and tourism activity to the area.

Water quality and quantity are generally good, although there are nine ground water source protection zones in the LDP area that need to be safeguarded from pollution².

In terms of **flooding**, the Environment Agency has identified areas of Monmouthshire which lie within flood plains and are vulnerable to flooding – for example, parts of the Gwent Levels, Monmouth, the Wye Valley, Chepstow, Abergavenny, Llanfoist, Llangybi and Usk. There are however, flood defences within the towns of Chepstow, Monmouth and Usk.

Air quality in Monmouthshire generally meets current standards, although there are two Air Quality Management Areas (AQMA) within the County where objective levels of nitrogen dioxide may be exceeded. These are at Bridge Street in Usk and Hardwick Hill/Mount Pleasant in Chepstow.

Monmouthshire's **greenhouse gas emissions** are predominantly due to industrial /commercial end users (45%), followed by road transport (34%), with the remaining 21% from domestic sources³. In 2004, the County recorded 3.1 domestic tonnes per capita of carbon dioxide – higher than the Welsh average of 2.7.

The Monmouthshire **Contaminated Land** Inspection Strategy has not identified any sites as being contaminated.

Minerals extraction is limited in Monmouthshire, however ensuring a sustainable supply of aggregates is important for the South Wales economy. The County has sufficient reserves to enable it to provide more than its per

² DEFRA 2007

³ DEFRA, 2004

capita contribution to the region although there is a need to balance this against environmental consequences.

There are two recently active limestone quarries in Monmouthshire – the Livox and Ifton Quarries, the former being within the AONB. Additional limestone resources exist in the southern part of the County but the area is generally sensitive in terms of environmental capacity. There are no significant sources of secondary aggregates in the area. Based on either the existing situation or per capita approach, reserves in the County exceed a 15 year requirement.

There are no permitted land based sand and gravel sites in Monmouthshire and there is only one marine sand-dredging site at Bedwin sands. (UDP identifies 14 safeguarding zones within the County).

Household waste arisings in Monmouthshire totalled 49,255 tonnes by 2005/06. Over the seven year period to 2006, the County's household waste generation has grown at an average rate of 3.1% compared with the average of 1.7% in the South East region as a whole.

Monmouthshire has made good progress in the promotion and the recycling and composting of **waste**. In 2006/07, 28% of the County's municipal waste stream was recycled/composted, thereby meeting the Welsh Assembly Government's target of 25%. By 2009/10 the target is to achieve at least 40% recycling/composting, with a minimum of 15% recycled and 15% composted.

There is however, a pressing need to reduce reliance on landfill, particularly as the majority of the County's waste destined for landfill is transported outside the County. Accordingly, the second area of targets to be met is the diversion of waste from landfill in particular green waste – referred to as biodegradable municipal waste (BMW). WAG has set threshold limits for the amount that the County can take to landfill – 29,202 tonnes in 2005/06 reducing annually to 9,500 tonnes in 2020. Given the lack of suitable sites in Monmouthshire, all household/commercial waste collected is disposed to landfill outside the County.

Key Social Characteristics

Monmouthshire County Council's population stood at 88,200 in 2007. The **population** has been increasing steadily, up 6.2% between 1991 and 2001 compared with the Welsh average of 2.4%. There has been a further increase of 3.9% between 2001 and 2007, representing an annual growth rate of about 540 or 0.6%. This increase is wholly attributable to inward migration, with natural change showing negative growth. Chepstow, Rogiet, Monmouth and Magor/Undy have experienced the highest levels of in-migration, while some rural areas have actually experienced out-migration.

The County has a low population density of 1 person per hectare – significantly lower than the South East Wales average of 4.6 persons per

hectare – reflecting the area's rural nature. As would be expected, population densities are highest in the main settlements of Abergavenny, Caldicot, Chepstow, Magor/Undy and Monmouth.

The County has a relatively high proportion of older age groups and a lower proportion of younger adults compared with the UK and Welsh averages.

Average **household size** has continued to decline contributing to an increase in the number of households. The Welsh Assembly Government's household projections anticipate an additional 108,900 households being formed across South East Wales between 2003-2021 (18.6% increase), reflecting the net effect of births, deaths, migration and the trend towards smaller households. The average household size is projected to fall from 2.38 persons to 2.15.

In recent years annual **housing completions** in Monmouthshire have averaged 348 per annum (1999-2008), although there have been significant annual variations ranging from 522 completions in 2001 to 178 in 2006/07.

Of the 2,729 dwellings completed between 2000 and 2007, 11.7% were classed as affordable. However, when considering completions on developments of more than 10 the figure increases to 17%.

Since 2001, 65% of new completions have been located at the four main towns (Abergavenny, Caldicot, Chepstow and Monmouth) and 35% at locations elsewhere in the County. The largest proportion of new completions since 2001 has been in the Monmouth housing market area, while the proportion of total dwellings built in the Caldicot / Chepstow area has reduced over this period.

The 2001 Census reported that 76.2% of households in Monmouthshire were owner occupied – higher than in Wales as a whole.

Compared with the Welsh average, a large proportion (44%) of households in the County live in detached properties while a low proportion (17%) reside in terraced properties.

In the last quarter of 2006, the average **house price** in Monmouthshire stood at £253,000, which represented an increase of 28% from the 2005 position. Income has not been increasing at the same rate, with a median annual salary in the County of £23,033 resulting in an overall house price to income ratio of 8.9. This restricts the ability of those on low incomes to enter the housing market, indicating the relative lack of affordability of housing in Monmouthshire. The recent recession is not thought to have improved the ratio significantly.

The spatial distribution of relative affordability of housing varies throughout the county, with a greater ratio in rural wards, particularly those to the north. In contrast, the ratio is smaller in the more urban southern wards.

The joint Local Housing Market Assessment undertaken for Monmouthshire, Torfaen and Newport for the period 2006-2011 estimates a requirement for the provision of 36.6% affordable housing in the County over this period based on the SEWSPG apportionment. Of which, there is an estimated requirement for 10.7% intermediate housing and 25.9% social housing.

The need for an increased level of affordable housing is further illustrated by the Council's housing waiting list, which stood at 2,658 households at February 2007. This compared to a housing stock of 3,603.

Monmouthshire is generally a prosperous County offering a high quality of life for its residents. This is reflected in the **2008 Welsh Index of Multiple Deprivation** with none of the lower super output areas (LSOA) in Monmouthshire in the most deprived 10% in Wales. The three most deprived LSOAs in Monmouthshire are Cantref (ranked 462 out of 1896 in Wales) and Mardy (ranked 369) both in the north west of the County, and Overmonnow (ranked 546) in the east.

Monmouthshire does however, have higher than average levels of deprivation with regard to access to services (predominantly within rural areas) and environment (predominantly in urban areas). Poor access to community facilities and declining local service provision is an issue for rural communities.

The Monmouthshire Recreation and Open Space Study (2008), shows that the County's main settlements are generally well served by both public open space and informal play spaces, whilst there are deficiencies in other provision. In contrast, there is a deficiency of provision of equipped children's play space.

Monmouthshire has four leisure centres – Abergavenny, Caldicot, Chepstow and Monmouth – offering a variety of facilities including swimming pools, fitness suites, indoor sports halls and outdoor pitches. The Council also owns and manages a number of parks and open spaces. However, again poor access to community facilities and declining local provision is an issue for rural areas.

The **health** of Monmouthshire's population is generally better than the Welsh average, with greater life expectancies and higher proportion of residents classing themselves as being in good health (2001 Census). Fewer residents in the County suffer with a limiting long term illness compared with Wales as a whole.

The rate of reported **crime** in Monmouthshire tends to be lower than for Wales as a whole. Incidences of reported crime in the County follow the same pattern as within Wales, these include violence against the person and crime involving vehicle and other theft.

Monmouthshire has a well **qualified and highly skilled workforce**, with a higher proportion of its working age population qualified to NVQ Level 4 and

above (36.5% in 2007) when compared with Wales as a whole (25.4%) and surrounding authorities in 2007. There is also a significantly lower proportion of its working age population with no qualifications (9.2%) compared with the Wales average (15.4%), although this varies throughout the County with higher levels recorded in urban areas (Green Lane, Dewstow, Lansdown and Overmonnow).

Monmouthshire has one higher educational establishment – Coleg Gwent at Usk which offers courses in farming, horticulture, equestrianism, rural activities and animal care.

Key Economic Characteristics

In 2007, Monmouthshire had a working age population of 51,400 (58.3%), of which 77.4% were in employment – higher than the rates recorded in surrounding authorities and Wales as a whole (71.5%).

Monmouthshire is reliant on the public sector and services for employment. The distribution, hotels and restaurants sector accounts for the largest proportion of jobs (31.5%). Public administration, education and health also accounts for a significant proportion of **jobs** in the County, with 30% of Monmouthshire's jobs in this sector (ABI 2007). There is a higher proportion employed in these sectors (62.5%) compared with Wales as a whole (55.9%). There are fewer jobs in energy /water and manufacturing than there are proportionally in Wales.

The number of people **economically inactive** in the County stood at 10,100 in 2007 which equates to 19.8% of the working population. This is significantly below the Welsh average (24.2%) and those recorded in neighbouring authorities. At February 2009, Monmouthshire had a claimant count unemployment rate of 2.9% - again this is significantly lower than that recorded in both Wales (4.3%) and neighbouring authorities. There are, however, higher pockets of unemployment within parts of the County.

The County had 3,865 **VAT registered businesses** in 2007, half of which are in the property and business services sector and a fifth in the agriculture, forestry and fishing sector. Almost 98% of the County's businesses are classified as small (i.e. up to 49 employees). Over the 12 years to 2006, the County recorded a marginally higher business stock growth (9.2%) than in Wales as a whole (8.1%). Monmouthshire has experienced a growth in eight of eleven sectors, with the greatest increases in the finance and property and business services sectors, while there has been a decline in the number of agricultural and manufacturing businesses.

Jobs in Monmouthshire are characterised by low average wages.

The 2007 Annual Population Survey indicates that 59% of the County's residents work in the area – significantly less than the Welsh average (71%). The remaining 41% of residents work outside of Monmouthshire, indicating

high levels of **out-commuting**. The main areas for out-commuting are Newport (5,000), Cardiff (2,000) and Torfaen (2,000), with a further 5,000 commuting outside Wales, reflecting Monmouthshire's location as a border authority.

Overall, Monmouthshire has a net inflow of 1,900 commuters – with 16,800 commuting out of the Authority to work and 18,700 commuting in. There is significant in-commuting from Newport (3,000), Torfaen (3,000), other Welsh authorities (4,000) and from outside of Wales (5,000). In addition, a relatively high proportion of Monmouthshire's residents travel long distances to work, with a high usage of the private car. Heavy reliance on the private car and limited opportunities for public transport is a particular issue in rural areas.

Notably, 12.9% of the working age population work from home, with the majority of home working concentrated in rural Monmouthshire.

Tourism plays a significant part in the Monmouthshire economy particularly in assisting the diversification of the rural economy. There were nearly two million visitors to the County in 2007, with tourist expenditure amounting to £126m thereby supporting 2,593 jobs⁴. The majority of direct tourist expenditure in the County is accounted for by food and drink, followed by accommodation and shopping.

The Monmouthshire **Employment Sites and Premises Review** (2008), notes that the County has almost 70ha of employment land made up of 17 allocated sites in the Unitary Development Plan. The largest area of land is in Magor (allied to the M4 corridor). There is also a significant proportion in Caldicot, with reasonable amounts in Monmouth and Abergavenny, although Chepstow has very little. However, over 35ha of this land is available at the present time.

Based on an historic take-up rate of 1.95ha/year there is enough land to meet need to 2021. However, this land supply is unbalanced. In view of this, the Review proposes a number of recommendations concerned with balancing the land resource, servicing it and the provision of premises.

Of note, the slow take-up of employment land has led to pressure for such land to be used for other purposes, including housing and retail.

The main **retail centres** in the County are at Abergavenny, Caldicot, Chepstow and Monmouth. There are local centres at Magor, Raglan and Usk and a number of smaller neighbourhood centres in the main towns of Abergavenny, Caldicot, Chepstow and Monmouth.

Over the past 10 years there has been a marked decrease in the amount of floor space accounted for by convenience uses in the central shopping areas of the main towns. There has also been a decline in the amount of vacant floor space over this period. Average footfall in the main retail centres has

⁴ STEAM Report 2007

remained fairly stable over this period, although Abergavenny has experienced a decline since 2000. This indicates that in general the town centres are reasonably healthy.

4. KEY ISSUES, VISION AND OBJECTIVES

Key Issues.

In order to assist in the development of the LDP Vision and Objectives, a number of Key Issues have been identified that are considered to be those most significant for the LDP. Initially, the baseline data that was collected as part of the SA/SEA Scoping Report was analysed in order to identify sustainability issues that the LDP might have to deal with. The relevant section of the Scoping Report was attached to the notes supplied to participants in the LDP Issues and Visioning Workshops and the topic headings were used to structure the first part of the workshops. The results of the workshops were reproduced in the LDP Issues and Vision Report (August 2008). The results of the workshops were used to inform the selection of a list of the Key Issues that was contained in the Issues and Vision Report. Consultation responses on these draft Key Issues have been analysed and used to modify the Key Issues as described in the Report of Consultation.

Key Issues for the LDP.

(1) BUILDING SUSTAINABLE COMMUNITIES.

Population

- Monmouthshire has a relatively higher proportion of older age groups and a lower proportion of young adults compared with the United Kingdom average
- The population of Monmouthshire has been showing a steady increase, with all of this increase being fuelled by in-migration, leading to pressures for further growth in the County

Settlement Pattern

- Monmouthshire is a predominantly rural county with only 45% of the total population living in wards defined as being in urban areas (i.e. with a population of more than 10,000), although the main towns provide an important role as service and employment centres for their surrounding hinterlands
- There are difficulties in maintaining services and facilities in rural areas

Housing

- House prices are high in relation to earnings and there is a pressing need for additional affordable housing in the County in both urban and rural areas
- There is a demand for more housing being created by high levels of in-migration while at the same time there is also a demand being created by the tendency towards smaller dwellings

Health and Wellbeing

- While Monmouthshire performs relatively well on indicators relating to health, there is a need to promote opportunities for healthy living and access to health care, particularly in the context of an ageing population.

Community Facilities and Recreation

- Some communities in Monmouthshire experience a shortfall in the provision of community and recreational facilities and a general need has been identified for land for allotments and burial grounds.

Retail

- There are concerns about the vitality and viability of the County's town centres and they would be vulnerable to out of town developments.

(2) PROMOTING A SUSTAINABLE ECONOMY

Employment and Economic Development

- Whilst unemployment is low and overall there is a net-inflow of commuters into the County, there is a need for local employment opportunities as there are high levels of out commuting and distances travelled to work are relatively high
- There has been a slow uptake of employment land in the past
- There is a need to sustain and regenerate the County's rural economy

Tourism

- 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.

(3) VALUING OUR ENVIRONMENT

Rural Environment

- Monmouthshire is largely a rural county and has major biodiversity and landscape resources that need to be preserved and should be protected, managed and enhanced.

Biodiversity

- There is a need to improve connectivity within the landscape through protecting and improving existing wildlife networks and corridors and

creating new linkages to allow species to move and adapt to climate change impacts.

Air

- While air pollution is generally not a significant problem in Monmouthshire, there are two Air Quality Management Areas in the County at Usk and Chepstow where there is a link between this issue and traffic congestion.

Land

- There are limited opportunities for brownfield development within the County's existing urban areas

Waste

- While the County has made relatively good progress in the promotion of the recycling and composting of waste there is still a need to reduce the reliance on landfill, the amount of waste generated and the long distances travelled for the disposal of waste.

Minerals

- There is a need to ensure that Monmouthshire makes an appropriate contribution to the sustainable supply of aggregates for the South Wales economy as a whole and to safeguard any potential aggregate resources for possible future use.

Climate Change

- The use of energy derived from burning fossil fuels for transport and in buildings gives rise to emissions that are changing the balance of the atmosphere, contributing to global warming. There is an urgent need to reduce our levels of greenhouse gas emissions in order to prevent further damage to the atmosphere and significant rises in global temperatures
- Parts of the County are vulnerable to flooding, a risk that is increasing through climate change and rising sea levels. Such flooding represents a considerable risk to human health and property

(4) ACHIEVING SUSTAINABLE ACCESSIBILITY

Travel

- Within the overall context of increasing levels of car ownership and traffic volumes, Monmouthshire has relatively high levels of long travel to work distances and of usage of the private car
- Monmouthshire has a limited public transport infrastructure.

(5) RESPECTING DISTINCTIVENESS

Built Environment

- Monmouthshire has a significant built heritage resource in terms of scheduled ancient monuments, listed buildings, conservation areas and archaeologically sensitive sites that, together with their settings, require protection and enhancement.
- There is a need to ensure a good standard of design in order to avoid the bland, standardised appearance of some recent suburban expansion, ensure that new development respects its surroundings and to avoid development of an inappropriate scale and character in the County's rural areas.

The LDP Vision

The Vision and Objectives for the LDP need to have regard to the Community Strategy and the issues that the LDP needs to address.

In the LDP issues and Visioning workshops, participants were asked to list what they would like to see in place in Monmouthshire in 2021 if the LDP was successful. The vision statements resulting from this exercise were grouped together, as described in the Issues and Vision Report. It was considered that five main themes emerged:

1. Preserving Monmouthshire's special character.
2. Promoting sustainable local economies.
3. Building sustainable communities.
4. Sustainable lifestyles.
5. Sustainable and integrated transport.

In preparing the draft Vision care was taken to ensure that its wording reflected these main themes and account was taken of issues emerging in the Update to the Community Strategy. Comments were invited on the draft Vision. In the meantime, however, the draft Vision was adapted to provide the Vision for the Community Strategy. Given the desirability of ensuring compatibility between the LDP and the Community Strategy, no further amendments have been made to the LDP Vision. In any event, the consultation responses have been analysed and it is considered that no fundamental changes to the Vision would have been required. Representations were received to the effect that mention should have been made of the need to provide general housing to meet the needs of existing and future residents. These comments have been taken on board in Objective 4 below, which previously had only referred to the provision of affordable housing.

Additional lines have also been added to the Vision to give it a spatial context and reflect the distinctive geography of Monmouthshire.

The Monmouthshire LDP Vision:

By 2021 Monmouthshire will be a place where:

- (1) People live in more inclusive, cohesive, prosperous and vibrant communities, both urban and rural, where there is better access to local services, facilities and employment opportunities.
- (2) The distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced.
- (3) People enjoy more sustainable lifestyles that give them opportunities for healthy activity, reduced reliance on the private motor car and minimised impact on the global environment.

This Vision will have been achieved by:

- preserving and enhancing the physical character of Monmouthshire's historic market towns of Abergavenny, Chepstow and Monmouth and building on their social and economic strengths to develop their role as key sustainable settlements in the County that also serve the needs of their rural hinterlands.
- improving infrastructure in the newer settlements in the south of the County where recent residential growth has taken place without a corresponding increase in employment and service provision.
- providing development opportunities where appropriate in the County's rural area, while at the same time preserving and enhancing its high quality natural environment and the distinctive rural character of Monmouthshire.

Objectives.

In order to achieve the Vision and address the Key Issues, Objectives have been set for the LDP. The initial drafting of the Objectives attempted to ensure that they met the main themes that emerged from the vision statements recorded in the Issues and Visioning workshops, as described in the Issues and Vision Report. Comments were invited on the draft Objectives and the consultation responses have been analysed and used to modify or add to the Objectives where appropriate. The Objectives have also been grouped in accordance with the main themes of the Wales Spatial Plan, which were also used to group the Key Issues. This enables the Objectives to be related to the Key Issues that they are meant to address.

The Monmouthshire LDP Objectives:

Building Sustainable Communities:

1. To build sustainable communities where people have good access to employment, shops, housing, public transport, community and cultural facilities and recreational opportunities.

2. To sustain and enhance the main County towns of Abergavenny, Chepstow, Monmouth and Caldicot as vibrant and attractive centres that meet the needs of their own populations and those of their surrounding hinterlands.
3. To support existing rural communities as far as possible by providing development opportunities of an appropriate scale and location in rural areas in order to assist in building sustainable rural communities and strengthening the rural economy.
4. To provide a level of housing that is commensurate with the environmental capacity of the County and sufficient to provide a wide ranging choice of homes both for existing and future residents, while ensuring that local needs for appropriate, affordable and accessible housing are met as far as possible, particularly in towns but also in rural areas, so long as such housing can assist in building sustainable rural communities without promoting excessive unsustainable travel patterns.
5. To improve access to recreation, sport, leisure activities and the countryside and to enable healthier lifestyles.
6. To ensure that appropriate infrastructure (to include community and recreational facilities, sewerage, water, transport, schools and health care etc.) is already in place or can be provided to accommodate new development.

Promoting a Sustainable Economy:

7. To support a thriving, diverse economy, which provides good quality employment opportunities and enables local businesses to grow.

Valuing our Environment:

8. To protect, enhance and manage Monmouthshire's natural heritage including its distinctive landscapes, protected sites, protected species and other biodiversity interests and the ecological connectivity between them for their own sake and to maximise benefits for the economy, tourism and social well-being.
9. To promote sustainable lifestyles that include increased opportunities for energy efficiency, renewable energy, recycling, waste reduction and reducing reliance on the private car in order to secure the efficient use of natural resources and to reduce the contribution made by residents of Monmouthshire to climate change.
10. To promote the efficient use of land and resources.
11. To ensure that new development can adapt to the impacts of a changing climate, including the need to avoid vulnerable development in areas that

are at risk from flooding or that may increase the risks of flooding elsewhere.

12. To meet the Council's regional and local obligations to manage and dispose of its waste and to safeguard and exploit its mineral resources in a sustainable fashion.

Achieving Sustainable Accessibility:

13. To provide opportunities for integrated sustainable transport, for increased walking, cycling and use of public transport and for reducing the need to travel.

Respecting Distinctiveness:

14. To protect and enhance the built environment and heritage, for their own sake and to maximise benefits for the economy, tourism and social well-being.
15. To promote good sustainable design that enhances the character and identity of Monmouthshire's settlements and countryside, encourages sustainable lifestyles and creates attractive, safe and accessible places to live, work and visit.

5. OPTIONS

Options for levels of growth.

For the purposes of the public consultation three possible levels of growth were put forward for consideration:

Option 1 - 'Environmental Capacity' Option
250 dwellings per year.

Option 2 – 'Regional Collaboration' Option
350 dwellings per year.

Option 3 – 'Market Led Growth' Option
475 dwellings per year.

Option 1 was the closest to the housing target set out in the adopted UDP, which gave a target range of 240-300 dwellings. It did not meet the Council's original aspiration for the UDP of achieving virtually no net in-migration but was in line with the UDP Inspector's aim of achieving a reduction in net in-migration while still allowing for the minimum growth necessary to avoid potential social and economic problems and at the same time assist in protecting the countryside.

This figure is well below any of the predictions derived from recent information on demographic trends or building rates. However, it would still allow for a small level (1.2%) of population growth in the County. It would require a total of 3,750 new dwellings in the fifteen years from 2006-21, an increase of about 10% in the total number.

The term 'environmental capacity' is one that was used in connection with the UDP and has been carried forward as the title of Option 1 because this is the Option most closely related to a 'business as usual' scenario, carrying on the growth targets of the adopted UDP. The 'environmental capacity' of the County is not meant to refer to a fixed finite amount but the ability of the County to absorb further development without serious harm to the environment. This is the sense in which it was used in the UDP and the UDP Inspector accepted that it was a valid use of the phrase, although he did suggest that it might have been preferable to have used an alternative wording that would have caused less confusion. Some respondents on the Options consultation have raised similar concerns. It is accepted, therefore, that it probably would have been more appropriate not to use the term 'environmental capacity' in describing this Option, although there would have been a need to emphasise that the main aim of the Option was to protect the environment by reducing pressure for development involving loss of greenfield land and encroachment into the countryside.

Option 2 related to a housing target that was agreed as part of a regional apportionment exercise carried on by the eleven local authorities comprising

the South East Wales Strategic Planning Group. The Group considered that this was a level of growth that appeared to be achievable in the County without too much harm to the environment and character of the County and which would enable Monmouthshire to make an appropriate contribution to regional housing targets without prejudicing the regeneration ambitions of neighbouring urban or valley authorities, particularly Newport, Torfaen and Blaenau Gwent. It was close to the housing target that Monmouthshire has traditionally been allocated in previous versions of the Gwent Structure Plan.

This figure is slightly below the annual housing requirement implied by the 2003-based sub-national household projections as assessed through the Chelmer model, and also slightly below the annual build rates experienced in recent years. It would require a total of 5,250 new dwellings in the fifteen years from 2006-21, a growth of about 14%, giving a growth in population of just over 5.%.

Option 3 was considered likely to be the one most favoured by the development industry, enabling them to take full advantage of the market opportunities provided in Monmouthshire. It is an option that might have brought social benefits to the County in terms of increased opportunities to provide affordable housing but probably at a higher environmental cost and there would have been the additional impact of assimilating high levels of net in-migration. The housing target set in this option took account of the highest levels of growth and in-migration trends in the County in recent years.

This highest figure would meet the requirement implied by the most recent 2006-based national population projections, as assessed through the Chelmer model, and is also slightly above the rates implied by the continuation of migration rates over the last 15 years and by recent local population growth rates. It is also almost identical to the requirement produced by SEWSPG officers' assessment of the 2006-based local authority population projections generated by WAG using the POPGROUP model. It would require a total of 7,125 new dwellings in the 15 years from 2006-21, a growth of about 19%, giving a total population growth of just over 10%.

The results of the consultation on these growth options are set out in the Report of Consultation. In terms of written responses received, 72 respondents expressed a preference for a particular growth option. Of these, 23 preferred Option 1, 18 preferred Option 2 and 31 preferred Option 3. The lowest option was preferred by the highest number of individual respondents. The organisations that supported the lowest option were Chepstow Town Council, The Chepstow Society, Transition Chepstow, Llanybi Fawr Community Council, the Wye Valley AONB, Gwent Wildlife Trust, Llanover Estate and Pontypool Park Estates. Organisations that supported the medium option were CPRW, Glamorgan-Gwent Archaeological Trust, Magor with Undy Community Council, Monmouth Town Council, WAG Department for the Economy and Transport, Herefordshire County Council, Trellech United Community Council, Caldicot Town Council, Gwehelog Fawr Community Council, the Rural Housing Enabler and the Bryn-y-Cwm Community Forum.

The majority of the support for the highest option came from the private sector and landowners.

No clear preference for a particular growth option emerged from the workshops. Participants were asked to identify the key characteristics of growth that they wished to see in place rather than to state a preference for one of the options. Seven main themes emerged, as described in the Report of Consultation:

- Infrastructure comes first
- Minimise travel and impact of travel – ensure sustainable accessibility to developments
- Ensure environmental concerns are integral to development decisions
- Sustainable housing meeting local/demographic/accessibility requirements “homes for all”
- Protect/enhance the character and quality of Monmouthshire and its towns and villages “keep Monmouthshire, Monmouthshire”
- Plan supports/promotes local economy
- Think strategically / act locally

The three main ‘drivers’ for development were considered to be the provision of appropriate housing, preserving the character of Monmouthshire and supporting the local economy. Underpinning these were the requirements to protect the environment, minimise travel and ensure that appropriate infrastructure was in place to support new development. The need to take into account regional strategy and requirements was recognised but at the same time there was a concern that the strategy achieved what was best for Monmouthshire rather than be ‘imposed’ on the County from elsewhere. Apart from some mention at the two external stakeholder workshops in particular, where representatives of the private sector were in attendance, there did not appear to be an appetite for high levels of growth in the County, as identified in the themes listed above. The desire to provide affordable housing might have suggested high rates of growth but even here the concern was to meet specific local needs rather than facilitating high levels of in-migration where the type of housing to be built would have been market led. Generally the desire to support the economy was in the context of avoiding out-commuting and homes being provided without associated jobs.

The results of the Sustainability Appraisal of the growth options are set out in the Initial Sustainability Report. Option 1 is the least favoured in sustainability terms. While there are obvious benefits in terms of reduced environmental impact and demands on infrastructure, affordable housing needs would be unlikely to be met and there would be little opportunity to promote more sustainable travel patterns or to fund improvements in community facilities and infrastructure. Option 2 provides a better opportunity for meeting affordable housing needs, although obviously not as well as Option 3. Option 2 offers opportunity to deliver growth in selected locations to help delivery of new community facilities, shops and services. Much would depend on the distribution of development, however, as widely distributed development would not be delivered at sufficient levels to be a catalyst for other types of

growth or to give the opportunity for significant developer contributions. Piecemeal development directed to some areas could reinforce the role of towns and villages on the M4 corridor as 'dormitory settlements'. The level of development under Option 2 still offers the opportunity to avoid environmentally sensitive areas or areas liable to flood. Option 2 could also support economic growth, depending especially on distribution, if new housing is located in areas with good existing or prospects for economic growth. This is contrary to Option 3, where high levels of housing development could impact on the ability of businesses to find suitable sites for development. Inevitably Option 3 might have a greater impact on biodiversity and landscape. The higher levels of growth, however, would be more likely to deliver individual developments that have a critical mass of residents to support delivery of new services and encourage the renewal and regeneration of towns and villages currently lacking community facilities, shops and services. Potential for developer contributions is also much higher. There would be a risk under some distribution options, however, that a high level of growth would still not be sufficient to support a good level of community facilities, also running the risk, as with Option 2, of reinforcing the role of 'dormitory settlements' in the M4 corridor with little local community character or cohesion.

As mentioned above, Option 1 is closest to the current UDP target of a growth rate of 240-300 dwellings per year. Given the current economic downturn it seems reasonable to assume that the likely rate of growth up to 2011 will be at the lower end of this range. For instance, completions in 2006-07 were 178 and in 2007-08 were 249. Option 1, therefore, is the closest to a 'business as usual' option and would be continuing the trend of the UDP period. If it is assumed that build rates will be 250 per year until 2011 then 1250 houses will have been provided in the period 2006-11. To meet the SEWSPG apportionment of 350 dwellings per year, therefore, a further 4,000 homes will be needed over the plan period between 2011 and 2021 at a rate of 400 dwellings per year. If the dwelling requirements of Option 3 were to be met this would require 7,125 dwelling in the plan period, an annual building rate of 587 per year over the ten year period. This is considered to be a totally unrealistic figure, an annual build rate that was never met in the whole of the period 1980-2007, with house building only going over 500 per year five times in this period.

In conclusion, Option 2 is considered to represent the best option for development in Monmouthshire in the plan period. This is in accordance with the agreed regional housing apportionment and will continue past trends of growth, which have been found to be acceptable in terms of limiting the impact of development on the environment while ensuring that Monmouthshire makes an appropriate contribution to growth in the region and provides reasonable market opportunities for the development industry. Subject to an appropriate spatial distribution and appropriate planning policies (on affordable housing, for instance) this level of growth will also provide the opportunity for achieving social, economic and infrastructure improvements through planning gain and developer contributions and for promoting more sustainable travel patterns.

It is considered, therefore, that the medium growth rate (Option 2) should be accepted as the preferred level of growth for the Preferred Strategy. Assuming an annual build of 250 per year from 2006-11, the UDP period, this will require a growth rate of 400 dwellings per year from 2011 to 2021.

Of this target of 5250 dwellings between 2006 and 2021, a total of 2060 dwellings can be achieved from existing commitments. The LDP, therefore, needs to make provision for around 3,200 additional dwellings on new sites.

Options for the Spatial Distribution of New Development.

For the purposes of the public consultation four possible options for the spatial distribution of new housing development were put forward for consideration:

- A. Focus development within or adjoining the three main towns of Abergavenny, Chepstow and Monmouth where there is the best access to jobs, services and public transport.**
- B. Focus development on the 'Severnside' area around the M4 corridor in an attempt to harness its strategic location to promote growth and achieve a 'critical mass' to boost public transport, employment, services and community facilities.**
- C. Distribute development proportionately across rural and urban areas to meet housing needs evenly throughout the County, although focusing in rural areas on those small towns and main villages where there is a basic level of services and facilities.**
- D. Focus development on sites and settlements where opportunities exist for large scale mixed development to enable new residential development to be accompanied by an associated increase in employment opportunities.**

The results of the consultation on these spatial distribution options are set out in the Report of Consultation. The workshops showed an overwhelming preference for Option C, particularly as this was felt to be the best way of preserving Monmouthshire's special character, while at the same time spreading the benefits and disbenefits of development over the widest area. Option C was also seen as a means of meeting affordable housing needs throughout the County. Conversely, there were concerns about the implications of the concentration policies suggested by Options A, B and D in that they would not be meeting such housing needs across the County as a whole. There were specific concerns about Option A in view of the constrained environmental settings of these towns and pressure on existing infrastructure, although others recognised its benefits in terms of accessibility

to existing services, jobs and infrastructure. Option B was the least favoured, particularly in respect of its neglect of other parts of Monmouthshire. There were deep suspicions about how successful Option D could be in terms of providing employment opportunities to accompany large scale residential development. The main disadvantage of Option C was recognised as being the likely increase in unsustainable travel patterns.

The results of the written consultation on the spatial options also indicated a preference for Option C although the results were less clear cut, as described in the Report of Consultation. Of the 74 who specifically commented on the spatial distribution, 27 supported Option C, 14 Option A, 6 Option B and 4 Option D. The remainder of respondents (23) suggested various hybrid options. An analysis of these combined options indicates that A is included in 12 options, B in 11, C in 10 and D in 11.

The results of the Sustainability Appraisal of the growth options are set out in the Initial Sustainability Report. Option A has the greatest sustainability benefits in that development is being concentrated closest to existing opportunities for employment, services and access to public transport. At the same time, however, the benefits of development are not being spread over the County as a whole, where there are equally pressing needs of supporting existing communities and providing affordable housing. Similar points were made about Options B and D, a focus on specific parts of the County neglecting the issues that are County wide. Option C avoids this by spreading development throughout the County but also carries the greatest risk of promoting unsustainable travel patterns. Option B runs a similar risk, in that the 'Sevenside' M4 corridor has the highest levels of out-commuting to work. The Sustainability Appraisal of the growth options summarised above also makes the point that at medium levels of growth a wide distribution will not provide the necessary 'critical mass' to enable infrastructure improvements, delivery of service improvements and the promotion of more sustainable travel patterns.

While recognising the advantages of 'spreading' development around Monmouthshire, there is also a need to ensure some focus on main settlements to achieve the benefits of concentration and promote sustainable development. A completely 'proportionate' distribution would also not be realistic. For instance, the proportion of the population of the LPA area living in rural areas in 2006 was 32.4%. Taking account of current commitments, identified urban housing potential and a 'windfall' allowance (as set out later in this document) to achieve a proportionate distribution of the 5250 dwellings required between 2006 and 2021 there will be a need for new site allocations in rural areas to accommodate almost 600 dwellings. This is considered to be totally unrealistic and far beyond the capacity of the County's rural settlements.

It is considered, therefore, that the Preferred Spatial Strategy should be a hybrid of all four spatial options.

The Preferred Strategy will aim to spread development around the County, while focusing on those locations that provide the best opportunities for achieving sustainable development. There will be an emphasis, where environmental and infrastructure constraints allow, on the three main historic towns of Abergavenny, Chepstow and Monmouth, the County's most sustainable settlements. Some development at settlements in the Severnside region will also provide opportunities for regeneration and infrastructure improvements in the M4 corridor in the south of the County. At the same time, providing an appropriate amount of development in the County's rural areas will assist in sustaining existing rural communities and enabling the provision of affordable housing throughout the County. Such rural development, however, will need to focus on those rural towns or villages that have the best access to services and public transport. Wherever possible, new residential development will be accompanied by new employment opportunities. This suggests that residential growth will take place in association with opportunities for mixed use development schemes, particularly in Chepstow and Monmouth.

6. THE LDP SPATIAL STRATEGY

Introduction

The chosen strategy reflects the geography of Monmouthshire. The area is relatively rural, and its main towns are at some distance from each other. Unlike in many authorities, there is no single main centre, and the largest towns – Abergavenny, Chepstow, Caldicot and Monmouth – all have important links with areas beyond the county boundary. The southern part of the county, including Chepstow, Caldicot, and nearby villages, is particularly well connected to Newport, Cardiff, Bristol and Gloucestershire by motorway and rail links, and attracts people who commute to and from those places. Abergavenny also has good rail and road links to Newport and Cardiff and is an important gateway to the Valleys, close to the Brecon Beacons National Park. The rest of the county is predominantly rural and has high quality landscape, including much of the Wye Valley Area of Outstanding Natural Beauty. Monmouth, Raglan and Usk all lie close to the important road corridor between South Wales and the Midlands of England.

From a strategic point of view the main settlements in the County can be clearly identified:

Main towns.

Abergavenny/Llanfoist
Monmouth

Chepstow
Caldicot/Portskewett

Secondary settlements.

Rural:

Usk
Raglan
Penperlleni

Other 'Severnside' settlements:

Magor/Undy
Rogiet
Sudbrook

While Llanfoist and Portskewett have easily recognisable 'village' identities they also have very close physical and functional relationships with their adjoining larger main settlements and it is considered appropriate to group them with Abergavenny and Caldicot, respectively. Similarly, while Sudbrook is a relatively small village in its own right it also has close relationships with Caldicot and Portskewett and is close to other centres of employment, although has limited development potential itself because of difficulties of access and lack of community facilities. There does appear to be a distinctive 'sub-region' in the south of the County adjacent to the M4 corridor, in fact, that faces different issues to the rest of Monmouthshire. This sub-region also includes Magor/Undy and Rogiet and is given the title of 'Severnside' in this report.

While each town and village in Monmouthshire is distinctive and has its own particular issues that need to be dealt with in the LDP, it is considered appropriate to conceptualise the LPA area as having three broad categories of settlement, as reflected in the spatial element of the LDP Vision:

- Monmouthshire's historic market towns of Abergavenny, Chepstow and Monmouth. These are the County's longest established settlements that have developed over many years to have a wide range of opportunities for employment, shopping, community facilities and public transport.
- The newer settlements in the south of the County where recent high levels of residential growth has taken place without a corresponding increase in employment and service provision. These are the 'Severnside' or M4 corridor group of settlements of Caldicot/Portskewett, Magor/Undy, Rogiet and Sudbrook.
- The rural area, containing the small town of Usk and larger villages of Raglan and Penperlleni but mainly consisting of a large number of small villages, widely dispersed around the County and lying in areas recognised for their high quality landscape, including part of the Wye Valley Area of Outstanding Natural Beauty.

The County's Main Settlements

Chepstow in 2001 had a population of 10,800, living in just under 4,800 dwellings. It is well located on the motorway system with good road (including bus) links to Newport, Cardiff, the Bristol area, and other parts of England. It also has good rail links to Newport, Cardiff and Gloucester. There are consequently substantial daily flows of commuters to and from the town. The A48, which provides the main link between the southern part of the Forest of Dean and the motorway network, passes through the town and creates problems of community severance. Part of the route is also designated as an Air Quality Management Area.

Chepstow has a substantial employment base, and areas close to the town centre contain major industrial employers. It acts as a retail, recreational, health care and educational centre for its hinterland, which extends over the border into Gloucestershire and, within Monmouthshire, includes the villages of Mathern, Pwllmeyric, Shirenewton and St. Arvans. House building in recent years has outstripped local employment growth. Chepstow is also an important tourist destination, particularly focussing on its nationally important Castle and the town's position as a gateway for Tintern and the Wye Valley. The town centre benefited from environmental improvements in 2005. Development in recent years, for housing and employment, has mostly been at some distance from the town centre and rail station, but relatively close to the motorway junction.

Chepstow has a level of self-containment (the ratio of residents living and working in the settlement to the total of number of residents living in that settlement who are in work) of just under 50%. Around 45% of the workforce travels less than 5 kilometres to work.

The town adjoins, across the River Wye, the villages of Tutshill, Sedbury and Beachley, where policy decisions are a matter for Forest of Dean District

Council within the overall Regional Spatial Strategy for South West England. Forest of Dean has recently published its draft Core Strategy, which contains proposals for only limited development in those villages but substantial growth at Lydney, which also connects to the motorway system through Chepstow. Monmouthshire Council has commented on this to Forest of Dean.

Chepstow is proposed in the Wales Spatial Plan as a sustainable location for further growth. Future development is constrained by a number of factors. The traffic and congestion issues within the town may detract from its effective operation as a retailing and tourist centre. Studies of the need for new employment premises have suggested that more offices are required in the town. The town centre itself is a Conservation Area.

The area immediately north of the town lies within the Wye Valley AONB. Land to the west of the A466 is currently protected by a “green wedge” policy to ensure the town’s physical separation from Pwllmeyric and Mathern. South of the A48, the undeveloped land is also within a conservation area and, in part, within a designated historic park or garden.

Abergavenny, including Mardy, in 2001 had a population of 13,600, living in around 5,700 dwellings. There were a further 870 people living in 360 dwellings in **Llanfoist**. It has good public transport links by rail to Newport, Cardiff, and the Midlands of England, and good road links to Cwmbran, Newport, Monmouth and the motorway system. It has a particularly important strategic role on the Heads of the Valleys road and through its links to Brecon and Mid Wales, but these road links generate traffic congestion issues within the town.

The town has a significant local employment base, including high proportions working in the health and education sectors and a growing emphasis on food production and processing. It acts as a retail, health, education and cultural centre for an extensive rural area, including the eastern part of the Brecon Beacons National Park and the north-western part of Monmouthshire. The town is attractive to tourists, particularly with the growth of its annual food festival. Regeneration of the centre is taking place, with the proposed redevelopment of the former cattle market.

Abergavenny has a self-containment ration of almost 55% and around 50% of the workforce travels less than 5 kilometres to work.

The A465 separates the town from Llanfoist to the south, and partly defines the town edge to the east. The built-up area to the north and west extends close to the National Park boundary, and Llanfoist adjoins the Blaenavon World Heritage Site. The floodplain of the River Usk is another constraint on development to the south of the town and at Llanfoist.

Abergavenny is proposed in the Wales Spatial Plan as a sustainable location for further growth. Future development is constrained by a number of factors. The areas immediately north and west of the town adjoin the Brecon Beacons, in which policies for future change are determined by the National

Park Authority, but where landscape considerations are likely to be an overriding constraint. The traffic and congestion issues within the town may detract from its effective operation as a retailing and tourist centre. The town centre itself is a Conservation Area.

Monmouth in 2001 had a population of 8,900 living in almost 4,000 dwellings. It acts as the main retail, educational, and cultural centre for an extensive rural area, including much of north-eastern and central Monmouthshire, and extending into the Forest of Dean and Herefordshire. In comparison with other towns in Monmouthshire it is the most self-sufficient in employment terms, although its key strategic location on the road network between Newport, Abergavenny and the Midlands has also encouraged the growth of long distance road commuting. It has a self-containment ratio of 60% and just under 50% of the workforce travels less than 5 kilometres to work. House building in recent years has outstripped local employment growth. Although the town is not connected to the rail network, it has good bus services to rural areas, the South Wales cities and into Gloucestershire and Herefordshire.

The town centre, with a relatively large number and good range of shops and restaurants, and a theatre, cinema, and museum, is an attractive focus for the surrounding area. In 2004, a second bridge over the River Monnow into the town centre was opened, enabling improved access and the pedestrianisation of the historic bridge. The town is located on the edge of the Wye Valley AONB, which immediately adjoins the built-up area, and is an important centre for tourist visits.

The A40 separates the town centre from the River Wye. Away from the historic centre, development has historically taken place avoiding areas with the greatest risk of flooding, in three sectors – to the north in the Osbaston area, to the south east across the Wye at Wyesham, and to the south west and west at Overmonnow, including the recently developed Rockfield estate.

Future development at Monmouth is constrained by a number of factors. There are extensive areas of flood plain close to the town centre, in the Wye valley between the centre and Wyesham, and in the Monnow valley between the Rockfield road (B4233) and Osbaston area. Parts of these areas are designated as being of amenity importance in the UDP. The town centre itself is a Conservation Area. The traffic and congestion issues within the town may detract from its effective operation as a retailing and tourist centre. The Wye Valley AONB adjoins the town in the Wyesham area.

Caldicot in 2001 had a population of just under 10,000 living in just over 4,000 dwellings. It is the main town in the **M4 Corridor ('Severnside')**. To the east the town effectively joins the village of **Portskewett** (around 1,550 people living in just over 600 dwellings), which in turn is close to the village of **Sudbrook** (just over 400 people living in 140 dwellings). To the west, Caldicot is separated by UDP green wedge designation from **Rogiet** (1600 people living in 640 dwellings), which in turn is separated by a green wedge from the single built-up area of **Magor with Undy** to the west (together having a population of just under 6,000 people in 2,250 dwellings).

The area is very well located on the motorway system, with good road (including bus) links to Newport, Cardiff, the Bristol area, and other parts of England. However, the only motorway junction is at Magor. Caldicot and Rogiet (at Severn Tunnel Junction station) have rail links to Newport, Cardiff, Bristol and elsewhere.

The area has an important role as the gateway to Wales on the M4 and rail system. Substantial recent development has occurred in Caldicot, Magor, Undy, Rogiet and Portskewett. Caldicot and Magor have significant employment bases. However, house building in recent years has outstripped local employment growth. The area's good transport links result in substantial daily flows of commuters out of the area. 2001 census figures show that these towns have low levels of self-containment for work. The self-containment ratio for Caldicot and Portskewett is 30%. For Magor/Undy it is 20% and for Rogiet it is 15%. Distances travelled to work are also relatively high. For instance, over 60% of the residents of Magor/Undy work outside Monmouthshire and almost 90% travel over 5 kilometres to work. Other settlements in Severnside perform slightly better but generally significantly worse than other main towns in Monmouthshire.

Caldicot town centre, with its educational and other facilities, serves the whole area but lacks character and under-performs in retail terms. Local services and facilities also exist at Magor and to a lesser extent in the other villages. Although the area is not a major tourist destination, Caldicot Castle is an important local attraction.

Future development in Caldicot and the surrounding area is constrained by a number of factors. The M4 and M48 form a clearly defined edge to the northern side of most of the existing settlements, and generally the main line railway has formed the southern edge. A "green wedge" policy covers land north of the settlements, except at Sudbrook, and separates Undy, Rogiet and Caldicot. The Severn estuary and large parts of the Levels south of the main settlements are designated as being of importance for biodiversity and archaeological value, as well as being a coastal protection zone at risk of flooding. The area around the Nedern Brook, north east of Caldicot, is also of environmental importance and at risk of flooding.

Within the central area of Monmouthshire, the two largest settlements are **Usk** and **Raglan**. Usk in 2001 had a population of about 2,300 in just over 1,100 dwellings. Its town centre serves a wide rural hinterland, although it lacks many of the facilities of larger towns, such as a supermarket and secondary school. Raglan is a smaller centre of about 1,145 population living in just under 500 dwellings. Both Usk and Raglan are well located in relation to the road system and have good bus links, especially on the Newport to Monmouth route. Raglan has good links via the A40 and A449 to Newport, Abergavenny and Monmouth. Usk is close to the A449 and also to Pontypool. However, neither settlement is connected to the rail network. Both settlements have a role as tourist centres, and Raglan Castle is an important attraction.

Penperlleni has a population of around 1,200. It is also a relatively large village, north west of Usk between Abergavenny and Pontypool, and has mostly been developed relatively recently and which also has a good range of village facilities and good bus links.

There is significant employment at Usk, but all three settlements are attractive to long distance road commuters. Levels of self-containment are just under 40% in Usk, 35% in Raglan and 20% in Penperlleni.

If the settlements described above are excluded then there are only three other villages in the Monmouthshire LPA area that have a population of over 500 – Caerwent (950 in 2001), Shirenewton/Mynyddbach (580) and St Arvans (570). There are 10 other villages with a population of between 250 and 500 and 14 with a population of between 100 and 250. This leaves 22 further villages that have been identified in the Monmouthshire UDP as being suitable for development, although these villages of less than 100 in population would only have been considered suitable for minor infill development.

For the purposes of the LDP background paper *Function and Hierarchy of Settlements Study* an analysis was carried out of services and facilities available in each of the 57 villages identified as being suitable for further residential development in the policies of the Monmouthshire UDP. In addition, account was taken of the availability of public transport facilities in each of the settlements. From this information a settlement hierarchy was developed.

This settlement hierarchy has been used to identify **Main Villages** that might have potential for further residential development based on their size, number of social and community facilities and access to public transport. Those Main Villages that are considered suitable for small scale housing allocations will be identified in the Deposit Plan. Further work will be undertaken on the environmental constraints affecting these villages and, in particular, a Landscape Capacity and Sensitivity Study of Monmouthshire's rural settlements will be carried out to assess the potential landscape impact of any future development.

The Spatial Strategy

As described in the previous section, the LDP Preferred Strategy will aim to spread development around the County, while focusing on those locations that provide the best opportunities for achieving sustainable development. There will be an emphasis, where environmental and infrastructure constraints allow, on the three main historic towns of Abergavenny, Chepstow and Monmouth, the County's most sustainable settlements. Some development at settlements in the Severnside region will also provide opportunities for regeneration and infrastructure improvements in the M4 corridor in the south of the County. At the same time, providing an appropriate amount of development in the County's rural areas will assist in sustaining existing rural communities and enabling the provision of affordable housing throughout the County. Such rural development, however, will need

to focus on those rural towns or villages that have the best access to services and public transport, although where there is a proven local need for affordable housing and land to meet this need is not available in such settlements it may be necessary to consider smaller and less well serviced villages under a rural exceptions policy. Wherever possible, new residential development will be accompanied by new employment opportunities. This suggests that residential growth will take place in association with opportunities for mixed use development schemes, particularly in Chepstow and Monmouth.

Policy S1 – The Spatial Strategy

- S1. The spatial strategy aims to disperse development around the County, while focusing on those locations that provide the best opportunities for achieving sustainable development.**

The majority of development will be directed to within or adjoining the following Main Settlements:

**Abergavenny/Llanfoist
Caldicot/Portskewett
Chepstow
Monmouth
Magor/Undy**

A smaller amount of development will be directed to within or adjoining the following Secondary Settlements:

<u>Rural:</u>	<u>Other 'Severnside' settlements:</u>
Usk	Rogiet
Raglan	Sudbrook
Penperlleni	

Some development will be directed to Main Villages that have the best access to services and public transport, in order to assist in building sustainable rural communities and enabling the provision of affordable housing to meet local needs. Village Development Boundaries (VDBs) will be drawn around these Main Villages to include, where appropriate in environmental terms, opportunities for small-scale housing allocations. These Main Villages will be identified in the Deposit Plan and will be selected from the following list of settlements:

Caerwent	Llanvair Discoed
Cross Ash	Llanvair Kilgeddin
Devauden	Llanvapley
Dingestow	Mathern
Grosmont	Mitchell Troy
Little Mill	Penallt
Llanarth	Pwllmeyric
Llandewi Rhydderch	Shirenewton/Mynyddbach
Llandogo	St. Arvans

Llanellen
Llangybi
Llanishen
Llanover

The Bryn
Tintern
Trellech
Werngifford/Pandy

Outside the development boundaries of these settlements planning permission for new housing will only be allowed for the following types of development:

- (a) minor infill within settlements to be identified in the Deposit Plan,**
- (b) 100% affordable housing sites considered appropriate under a rural exceptions policy,**
- (c) acceptable conversions of rural buildings,**
- (d) dwellings essential for agriculture or forestry.**



The Preferred Strategy is illustrated in the Key Diagram on the next two pages.

The next section sets out policies to implement this spatial strategy.






An initial assessment has been carried out to identify those candidate sites that are potentially compatible with the Preferred Strategy (i.e. within or adjoining those settlements identified in Policy S1) and those that are not. These are listed in Appendices C and D respectively. Additional candidate sites proposed for non-residential use that require a separate assessment are listed in Appendix E.

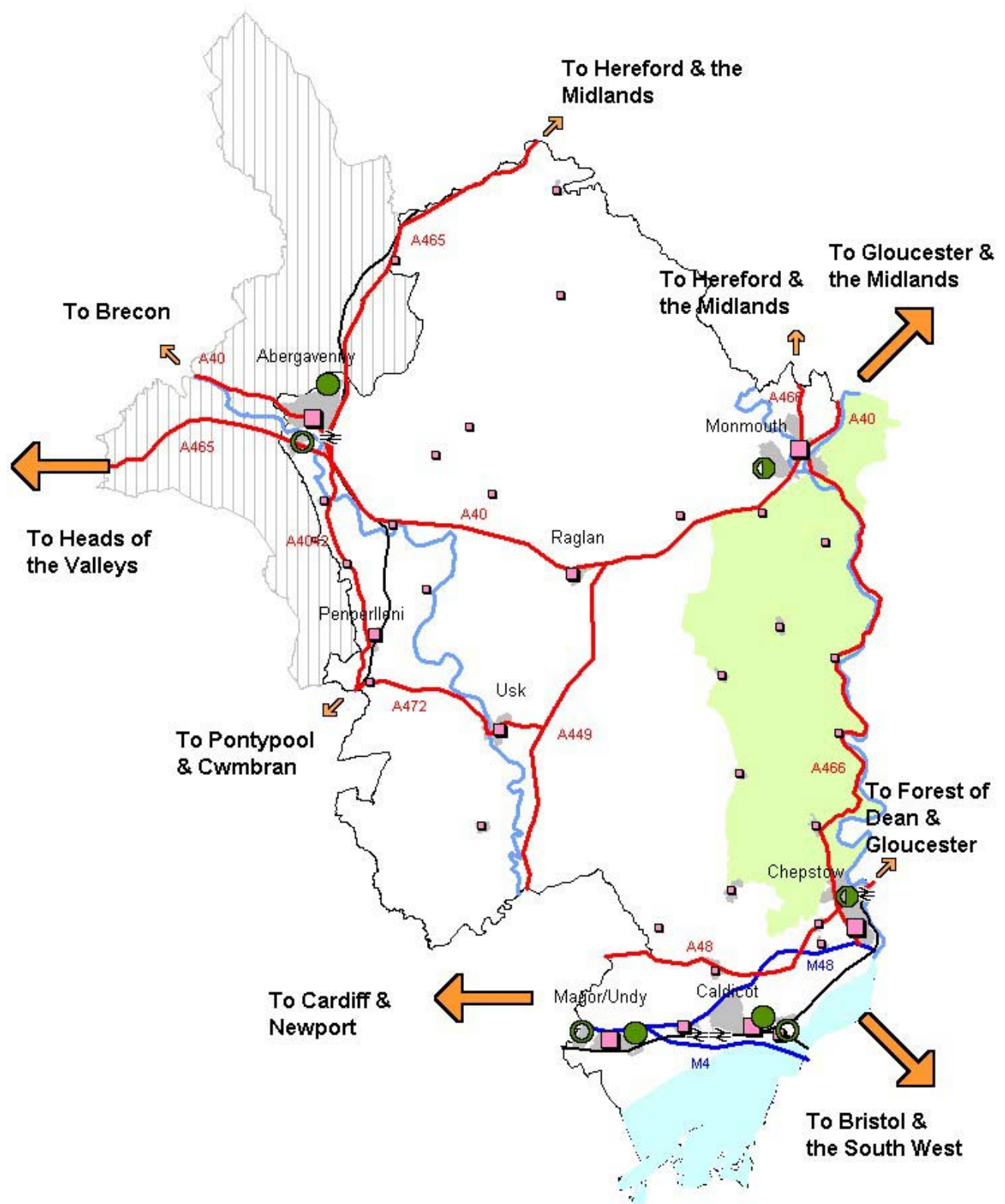
While the Preferred Strategy initially proposes that most of the need for new housing land can be met on a small number of strategic sites (see Policy S3 below), all those sites listed in Appendix C will be given further consideration as possible options for development during the course of the preparation of the Deposit Plan. Further site assessment work will be carried out where necessary and consideration will be given to responses to the consultation on this Preferred Strategy document before any final allocations are made in the Deposit Plan. The smaller sites will be assessed using the same methodology that has been used for the potential strategic sites (see *Candidate Sites Assessment Process and Criteria* in Appendix F). No further assessment will be carried out of those sites (as listed in Appendix D) that are not compatible with the Preferred Strategy unless the spatial strategy itself changes during the plan preparation process in such a way that the list of potentially compatible sites has to be revised.

KEY DIAGRAM - Legend

-  Strategic Housing Sites
-  Strategic Employment Sites
-  Strategic Mixed-use Sites

 Strategic Linkages

-  Settlements
-  Main Settlements
-  Secondary Settlements
-  Main Villages
-  Motorway
-  A Roads
-  Railway Line
-  Station
-  Rivers
-  Wye Valley Area of Outstanding Natural Beauty
-  Brecon Beacons National Park



7. STRATEGIC POLICIES

This section sets out the strategic policies that will implement the spatial strategy set out in Policy S1.

BUILDING SUSTAINABLE COMMUNITIES

Housing

The chosen level of growth to be provided for in this Preferred Strategy is 400 dwellings per year for the LDP period 2011-21. As described in the Options chapter, this level of growth achieves the 'Regional Collaboration' growth option of 350 dwellings per year between 2006 and 2021 (a total of 5250 dwellings in the 15 year period), which reflects the regional apportionment agreed amongst the members of the South East Wales Regional Planning Group (SEWSPG). This is based on the assumption of 250 dwellings per year being built in the UDP period 2006-11. The UDP allowed for a range of 240 to 300 dwellings per year between 2006 and 2011. Given the current economic climate and an annual growth of 178 dwellings 2006-7 and 249 dwellings in 2007-8 it is considered reasonable to take a figure towards the bottom of the UDP range as the likely annual completion rate prior to the LDP being adopted in 2011.

Policy S2 below sets out how the figure of 5250 dwellings will be achieved. An Urban Housing Potential Study (UHPS) has been carried out on behalf of the Council by Baker Associates. If the findings of this Study are accepted as a working hypothesis then there is an identified potential in the County's existing urban areas for 1032 dwellings to be built between 2008 and 2021. This total includes 542 dwellings on sites of 10 and over (the 'Identified UHP' column), the remainder being a 'windfall' allowance from 2013 based on trends over the past six years. A rural windfall allowance from 2013, again based on trends over the last six years, would give a figure of 77 dwellings per year, giving an additional total number of dwellings of 616. In the 'Windfall' column of Policy S2 the urban windfall has been distributed amongst settlements on a proportional basis. The rural windfall has been reduced by 200 from the figure that would be expected based on past trends. This is considered reasonable to take account of a possible reduction in the rate of growth in rural areas as conversion opportunities reduce. The shortfall in rural completions will be compensated for by identifying specific opportunities for new housing sites in Main Villages, which will also allow for an increase in provision of affordable housing in rural communities.

Policies S2, S3 and S4 help to meet LDP Objectives 1, 3 and 4 in providing for an appropriate level of housing growth and choice to assist in building sustainable communities in Monmouthshire's most sustainable settlements.

Policy S2 – Housing Provision

S2. Provision will be made to meet a need for 5250 residential units in the period 2006-2021. This need will be met as follows:

Settlements	Built 2006/08	Committed 1/4/2008	Identified UHP	Windfall	New Sites	Total
Abergavenny/ Llanfoist	148	370	137	118	300	1073
Caldicot/ Portskewett	45	235	82	89	250	701
Chepstow	48	186	18	98	400	750
Monmouth	13	165	158	85	400	821
Magor/Undy	6	96	37	44	200	383
Usk	1	117	0	22	20	161
Raglan	6	18	0	10	40	74
Penperlleni	1	17	50	9	0	77
Rogiet/ Sudbrook	17	5	60	15	0	97
Rural	142	347	0	416	200	1105
Total	427	1556	542	906	1810	5242

While the distribution of new development indicated in Policy S2 represents a broad dispersal of growth amongst the main settlements of the LPA area, there will be an emphasis on meeting the housing need in the most sustainable settlements. This redistribution is illustrated in the following table:

Settlements	% of all dwellings 2006	% of growth 2006-2021	% of all dwellings 2021
Abergavenny/ Llanfoist	16.3	20.5	16.8
Caldicot/ Portskewett	12.2	13.4	12.3
Chepstow	13.5	14.3	13.6
Monmouth	11.7	15.7	12.2
Magor/Undy	6.1	7.3	6.2
Usk	3	3.1	3.1
Raglan	1.4	1.4	1.4
Penperlleni	1.3	1.5	1.3
Rogiet/ Sudbrook	2.2	1.9	2.1
Rural	32.4	21.1	31.1
Total	100	100	100

Strategic Sites

As a first stage in assessing the sites that have been submitted for consideration through the Candidate Sites process, the Council has been

gathering information on those sites or groups of sites that, because of their scale, have potential to be of 'strategic' importance in the implementation of the LDP Preferred Strategy. The findings of this assessment are set out in Appendix F (*to follow*), together with a summary of the main reasons for selecting or rejecting a particular potential strategic site. The methodology by which the potential strategic sites have been assessed is set out in Appendix F (*to follow*). (This methodology will also be used to assess smaller sites later in the LDP preparation process). The selection of strategic sites has been influenced by a number of studies that have been carried out. These include:

- Strategic Flood Consequences Assessment
- Strategic Highways Study
- Landscape Capacity and Sensitivity Study
- Biodiversity Study

Further phases of these studies will inform the detailed allocations to be made in the Deposit Plan.

The Council's initial view is that the new site housing needs of the main settlements identified in the Spatial Strategy can be best met by single, strategic sites in each settlement. These are identified in Policy S3 below:

Policy S3 – Strategic Housing Sites

S3. In the Main Settlements identified in Policy S1 the housing need to be met on new sites as set out in Policy S2 will be largely met on the following strategic sites:

Abergavenny/Llanfoist – Deri Road, Mardy.

Caldicot/Portskewett – Crick Road, Portskewett.

Chepstow – Land at Lower Chepstow (Fairfield Mabey / Osborne)

Monmouth – Land at Wonastow Road, Monmouth.

Magor/Undy – Rockfield Farm, Undy.

In addition to the standard planning obligation requirements set out in Policy S4 and S6, these sites will have specific requirements as follows:

Deri Road, Mardy – prospective developers will be expected to fund the undergrounding of existing overhead power lines.

Crick Road, Portskewett – the findings of the Employment Land and Sites Review recommend that this site can be de-allocated from its present UDP allocation for employment use. Nevertheless, it is considered important to try and ensure that new residential growth will be accompanied by new employment opportunities. Prospective developers, therefore, will be expected to fund employment infrastructure improvements in the Caldicot/Portskewett area, either on existing industrial sites or to provide access improvements to new employment sites to the south.

Lower Chepstow – the release of these sites for residential is dependent on the relocation of existing general industry employment uses, which will bring considerable environmental benefits, particularly in the industrial traffic that will be removed from the town. There is a need, however, to retain land for employment opportunities in Chepstow and any development of these sites will need to be of a mixed nature with the residential development enabling the provision of the necessary infrastructure to support new employment uses.

Land at Wonastow Road, Monmouth – any residential development provided on Greenfield expansion land in this location will be expected to provide the necessary funding to enable the release of land currently allocated for employment use. In addition, improvements to existing flood defences will be required.

Rockfield Farm, Undy – additional funding will be required to enhance community / recreational facilities in Magor/Undy, the existing settlements being considered not to have the appropriate social and community infrastructure in place to support additional new development.

Each of the sites will be subject to a full viability appraisal before any final allocation in the Deposit Plan. Before any allocation, detailed design briefs will also need to be prepared to demonstrate how other strategic policies on such matters as Design and Energy Efficiency, for example, will be met. The locations of the Strategic Housing Sites are illustrated on the maps in Appendix B.

Affordable Housing

A significant issue for Monmouthshire is the fact that house prices are high in relation to earnings so that there is a pressing need for additional affordable housing in the County in both urban and rural areas.

A Local Housing Market Assessment (LHMA) carried out on behalf of Monmouthshire, Newport and Torfaen has suggested that there is a need for 659 affordable homes in Monmouthshire in the 5 year period from 2006. This is based on a requirement of 2,521 affordable homes in the study area as a whole and represents 37% of the total new housing requirement predicted if the SEWSPG apportionment figure referred to in the previous section is adopted by the three unitary authorities. Monmouthshire's adopted Supplementary Planning Guidance on Affordable Housing sets a target of 270 affordable homes in the period covered by the Unitary Development Plan, i.e. 2006-2011. This target represents what is achievable based on current housing allocations and current UDP policy, which requires 20 per cent of the total number of dwellings on sites of 10 or more dwellings in the main towns and 5 or more dwellings in other settlements to be affordable.

The LHMA suggests that around 130 dwellings per year will be needed in Monmouthshire to meet the affordable housing need suggested by the study.

Carrying this rate forward to the LDP period of 2011-21 suggests that 1,300 affordable homes will be needed in the plan period. To meet this need **the Council considers that the proportion of dwellings required to be affordable on new housing sites should be increased to 35%. This figure will comprise 25% as housing for social rent (although will also offer the opportunity for 'tenure neutral') and 10% as intermediate housing).** Lowering the threshold at which affordable housing is required to 5 or more will also assist in bringing more developments within the scope of the affordable housing policy.

Given the rural character of Monmouthshire there is a specific issue relating to the provision of affordable housing in rural areas. The limited ability of existing residents in the countryside, particularly young people, to afford housing restricts their ability to remain within their existing communities if they are in housing need. A number of reports on surveys carried out to date by the Rural Housing Enabler support this view:

Community Council	Date of Report	Households in Need
Llanover	April 2006	9
Llantilio Crossenny	Nov 2006	3-5
Trellech United	Nov 2006	12-18
Llanarth Fawr	Dec 2006	11
Grosmont	Feb 2007	9-14
Raglan	Aug 2007	23-35
Mitchell Troy	Aug 2007	11-17

Current UDP Policy requires that new housing developments of 5 or more dwellings in settlements other than the main towns should provide the standard 20 per cent affordable housing. Given the limited potential for developments of even this size in the County's villages this policy has had limited impact in reducing need for affordable housing in rural areas. An alternative means of achieving affordable housing in the countryside is the UDP 'rural exceptions' policy, which makes provision for the siting of small affordable housing sites in or adjoining villages on land that would otherwise not be released for residential development. This also, however, has had little success. It is considered, therefore, that there is a need to provide new housing allocations in rural areas to assist in the provision of affordable housing to sustain existing communities.

Given the relative unsustainability of the County's rural areas in comparison to its towns it is the Council's view that most villages are not appropriate locations for unrestrained market housing, even if proportions of affordable housing are increased as described above. It is considered, therefore, that the proportion of affordable housing provided in rural communities will need to be higher than elsewhere. At the same time, it can be argued that a mix of housing would support more balanced communities and perhaps the potential for a small amount of market housing would provide a greater incentive for landowners in rural areas to release their land for affordable housing purposes. Policy S4 below, therefore, makes provision for the proportion of

affordable housing on rural sites to be increased to 80%, with the threshold in rural areas being reduced to 3 or more.

Policy S4 – Affordable Housing Provision

S4. Provision will be made for 1,300 affordable homes in the Local Development Plan Period 2011-2021. This need will be met by:

A requirement on development sites of 5 or more dwellings in the Main Settlements and Secondary Settlements identified in Policy S1 for 35% of the total number of dwellings on the site to be affordable.

A requirement on development sites of 3 or more dwellings in the Main Villages identified in Policy S1 for 80% of the total number of dwellings on the site to be affordable.

A requirement on unallocated windfall sites with a capacity for 2 dwellings that come forward for development in villages for 50% of the total number of dwellings on the site to be affordable.

An exceptions policy whereby any new residential development in rural areas outside the development boundaries of the Secondary Rural Settlements and Main Villages identified in Policy S1 (unless essential for agriculture or forestry or an acceptable conversion of a rural building) will only be allowed where there is a proven local need and where 100% of the total number of dwellings on the site will be affordable to meet this local need.

The target of 1,300 affordable homes will be largely met by:

35% on new sites in main settlements	564
35% on identified UHP sites	190
80% on rural allocations	<u>160</u>
	914

The remainder will be met by windfall, the potential for which will be considerably increased by the lowering of the affordable housing threshold, and by a small amount on rural exceptions sites. In determining how many affordable houses 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.

Retail

There are concerns in Monmouthshire regarding the vitality and viability of the County's towns and their vulnerability to out of town developments. The Preferred Strategy therefore seeks to sustain and enhance the County's main

towns as vibrant and attractive centres and to maintain the essential local shopping function of local centres, by focusing new retail and commercial developments of an appropriate scale and nature, in designated centres (as identified in the retail hierarchy below). The LDP will support development of an appropriate scale within town and local centres that enhances their vitality, viability and attractiveness to shoppers and visitors.

Monmouthshire Retail Hierarchy

County Towns	Abergavenny Caldicot Chepstow Monmouth
Local Centres	Magor Raglan Usk
Neighbourhood Shops /Centres	Abergavenny <ul style="list-style-type: none"> • Hillcrest Road • Rother Avenue • The Mardy Caldicot <ul style="list-style-type: none"> • West end Chepstow <ul style="list-style-type: none"> • Bulwark • Thornwell Monmouth <ul style="list-style-type: none"> • The Albion • Overmonnow • Wyesham

The Strategy recognises that the County's main towns and local centres also provide employment, leisure, tourism and cultural opportunities. Tourism in particular, plays an important part in sustaining Monmouthshire's historic town centres. The co-location of retail, commercial and leisure/tourism facilities in these centres, where they can be accessed by public transport, walking and cycling, will help to sustain and enhance their viability and attractiveness and contribute to a reduction in travel demand.

Inappropriate developments which would undermine the vitality, viability and attractiveness of town and local centres will be strongly resisted.

A retail study will be undertaken which will provide an assessment of the need for additional retail floorspace in the County and will be used to inform detailed policies in the Deposit Plan.

Policy S5 seeks to focus new retail and commercial developments in the local retail hierarchy and assists in meeting LDP objectives 1 and 2 in sustaining

and enhancing the County's main towns and in building sustainable communities.

Policy S5 - Retail

S5. New retail and commercial developments will be focused in the County's main towns – Abergavenny, Caldicot, Chepstow and Monmouth – and in local /neighbourhood centres. New retail developments shall be of an appropriate scale and contribute to or sustain the vitality, viability and attractiveness of the centres. Proposals that would undermine the vitality, viability and attractiveness of designated centres will not be permitted.

Infrastructure

The Preferred Strategy recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate new development/the level of growth identified and is reflected in the spatial strategy. The provision of a range of services/facilities is essential to delivering sustainable development and to meeting diverse community needs. In Monmouthshire declining local service provision is a particular issue for rural communities which the Strategy seeks to address. The Strategy will support the provision of appropriate infrastructure as identified below.

Infrastructure covers a range of services/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, ICT and telecommunications.
- Community infrastructure such as schools, healthcare, transport services (including public transport), community buildings, community recycling facilities, sport and recreation facilities, open space etc.
- Green Infrastructure¹ such as sites designated for their ecological importance, green spaces and corridors and landscape features of importance as wildlife corridors.

In planning future development, the LDP will ensure that new development does not place unnecessary strains on existing facilities and services. Where existing infrastructure is inadequate to meet the needs of new development, there will be a requirement for developers to fund the new or improved

¹ Green infrastructure is defined by the Town and Country Planning Association as 'the sub-regional network of protected sites, nature reserves, green spaces, and greenway linkages. The linkages include river corridors and flood plains, migration routes and features of the landscape which are of importance as wildlife corridors. Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering ecological services such as flood protection and microclimate control. It should also operate at all spatial scales from urban centres through to open countryside.

infrastructure relating to those needs. This applies to all development proposals across the County.

Policy S6 sets out the requirement for new development to be accompanied by an appropriate level of infrastructure. The policy assists in meeting LDP objectives 1 to 6 in providing for sustainable communities and ensuring there is appropriate infrastructure provision to accommodate growth.

Policy S6 – Infrastructure Provision

S6. The infrastructure needed to service and deliver sustainable development must be in place or provided in phase with the development. Where existing infrastructure is inadequate to serve the development, new or improved infrastructure and facilities to remedy deficiencies must be provided. Where provision on-site is not appropriate, off-site provision, or a financial contribution towards it, will be sought.

PROMOTING A SUSTAINABLE ECONOMY

Employment

The *Employment Land and Premises Review (August 2008)* carried out by BE Group identified that, based on historic take-up and economic forecasts, the Council do not need to allocate more employment land in terms of absolute quantity. At the time of the study there was 69.85 hectares of allocated employment land in the LPA area. The majority of this land (39.02 hectares) is in Magor. There are issues regarding the distribution of employment land, therefore, and, while Monmouth and Abergavenny have reasonable amounts of land, one of the main settlements, Chepstow, has only one site of 0.3 hectares remaining. The main recommendation of the study was that most employment land is retained.

Two sites are suggested for de-allocation. One of these is at Crick Road, Portskewett. This is the part of Monmouthshire where there is the greatest oversupply of business property and this site creates an imbalance of land in the County. It is too large at 11 hectares for market demand in this area. The site, therefore, is suggested for residential development under Policy S3 above. It provides an opportunity to provide new housing in a sustainable location in one of the County's main settlements.

The other site proposed for de-allocation is Ross Road in Abergavenny. It is poorly located and situated, on the wrong side of town and difficult to access. At the same time, however, Abergavenny is short of land and premises. The Ross Road site has been put forward for housing in the candidate site process. Its suitability for residential purposes will require further assessment. It may be that the retention of the site for general industrial purposes would still be justified. At a size of 1.52 hectares it is not of strategic importance and

a decision on the future use of this site is a matter that can be dealt with in the Deposit Plan.

Policy S7 below identifies those employment sites considered to be of 'strategic' importance for the provision of new industrial and business development in the LPA area.

The three main sites in Magor are reaffirmed.

The consultants identified a severe shortage of land and premises in Abergavenny, although this is being resolved by the development of Grove Farm, Llanfoist. All the land and premises in the town, however, will be in the hands of one owner and the report recommends that the Council encourages an additional site of approximately 4-6 hectares to provide alternative land to reinforce this settlement's sustainability. In this respect, no potential employment sites came forward in Abergavenny through the candidate site process and further investigation will be required. There is an existing employment site at Hardwick Roundabout, Abergavenny. The future of the turkey processing plant at this location has been uncertain but it was not submitted as a candidate site. It cannot, therefore, be identified as a strategic site for new employment development at this stage. As an existing employment site its retention for this purpose would be supported by planning policy.

In Monmouth there is 6.46 hectares of allocated employment land at Wonastow Road. The proposed housing scheme in this location identified in Policy S3 above gives the opportunity for a mixed use development that can facilitate the release of this employment land.

Similarly, in Chepstow a mixed use development at the Osborne International / Fairfield Mabey site can make provision for employment use as part of a mixed development scheme.

The disused Paper Mill site at Sudbrook has been put forward through the candidate site process for a mixed use development. Given the relative remoteness of the village and its lack of community facilities the site is not considered suitable for significant residential development. Nevertheless it is an existing brownfield B2 employment site and its use should be reaffirmed for this purpose. The possible opportunity exists for some improvements to the existing access for industrial traffic, partly funded through planning obligations on the de-allocated employment site at Crick Road, Porskeuett, as referred to above in the supporting text to Policy S3.

Policies S7 and S8 assist in meeting LDP Objective 7 in the promotion of a sustainable economy.

Policy S7 – Strategic Employment Sites

- S7. The following sites are identified as strategic sites for new industrial and business development (classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987):**

**Magor Business Park.
Quaypoint, Magor.
Gwent Europark, Magor.
Grove Farm, Llanfoist.
Wonastow Road, Monmouth.
Lower Chepstow (Fairfield Mabey / Osborne)
Former Sudbrook Paper Mill.**

Given the general shortage of appropriate premises for business premises in the County, particularly in the main towns of Chepstow, Aberagavenny and Monmouth, there is a need to safeguard existing employment sites from other uses. This is less of a problem in the Caldicot area, although even here there is a need for small business premises. A policy is required, therefore, protecting existing employment sites from alternative developments.

Policy S8 – Protection of Existing Employment Land

- S8. Proposals that will result in the loss of existing industrial and business sites or premises (classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987) will not normally be permitted. The exceptional circumstances in which loss of existing industrial and business sites or premises may be permitted will be set out in detailed criteria in the Deposit Plan.**

Rural Diversification

A significant issue for Monmouthshire is the need to sustain and regenerate the County's rural economy. In allowing for an appropriate amount of development in rural areas, the Preferred Strategy 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.

National policy supports rural and agricultural diversification where it is environmentally acceptable. The Council recognises that the diversification is becoming increasingly important to the survival of many enterprises involved in the agricultural and rural economy. Diversification may include a range of uses and activities, including leisure and tourism. Tourism plays a significant part in Monmouthshire's economy particularly in assisting in the diversification of the rural economy. Diversification for such purposes could therefore assist in maintaining and enhancing local employment opportunities. It is considered that diversification relates primarily to business and employment development, rather than residential.

The Strategy recognises that an important balance exists between diversification and the need to promote sustainable development and maintain the local distinctiveness and high quality of Monmouthshire's environment. In

order to achieve this balance priority should be given to the re-use of existing buildings rather than the development of new ones. Development must be appropriate to its location and acceptable in terms of scale and character to the surrounding countryside.

Policy S9 seeks to sustain and regenerate the County's rural economy in enabling rural diversification where appropriate, and assists in meeting LDP objectives 1, 3, 5, 7 and 14.

Policy S9 – Rural Diversification

S9. Development to enable the diversification of the rural economy will be acceptable where it is of a scale/type compatible with the surrounding area and will cause no unacceptable harm to the surrounding landscape or historic/cultural heritage. Development must re-use or adapt existing buildings where possible. In exceptional circumstances new buildings may be acceptable subject to detailed criteria set out in the Deposit Plan.

VALUING OUR ENVIRONMENT

Sustainable Development

The Preferred Strategy requires all new development to contribute to sustainable development and to meet the requirements set out in Policy S10 below.

Fundamentally, new development should be sustainable not only in terms of its location but also in terms of construction techniques/materials, energy efficiency, water and waste arrangements, biodiversity implications, avoiding vulnerable development on flood plains and other sustainability credentials. Strategic Policy S12 – Climate Change – provides the over-arching policy in this regard and further details will be included in the Deposit Plan.

This policy assists in meeting LDP objectives 1 (building sustainable communities), 8 – 11 and 13 in terms of valuing our environment and achieving sustainable accessibility.

Policy S10 – Sustainable Development

S10. All new developments must:

- **Use land efficiently;**
- **Promote sustainable transport choices which reduce the need to travel by car;**
- **Promote sustainable resource use (including energy efficiency, waste reduction, reduced water use, RE**

production, sustainable construction materials and techniques);

- **Protect and enhance the quality of the natural, historic and built environment;**
- **Ensure development is of an appropriate type, form, scale, mix and density in relation to its location.**
- **Avoid siting vulnerable development on flood plains.**

Landscape and the Natural Environment

The Preferred Strategy recognises that the County has a rich and diverse landscape as well as major biodiversity and nature conservation resources, which require continued protection. In seeking to achieve sustainable development /growth, it is essential that the environmental impact of development is minimised in order to preserve and enhance landscape and biodiversity interests.

Wherever possible, the Preferred Strategy will maintain and enhance the character and quality of the landscape, with a high level of protection afforded to all areas identified as being of high landscape importance. Other landscape features which contribute to the County's distinctive character will also be afforded appropriate levels of protection.

The Preferred Strategy has been informed by a Landscape Capacity and Sensitivity Study of land around the County's main settlements. Further phases of the study will inform the detailed allocations for inclusion in the Deposit Plan.

Similarly, the Strategy will maintain the biodiversity of the County through the protection, restoration and enhancement of valuable ecological habitats, wildlife networks and corridors, as well as the creation of new habitats. Only in exceptional circumstances of overriding international and national importance and, where it is in the public interest, will development be located where it may have significant environmental effects on internationally and nationally designated sites of importance for nature conservation.

In addition, the Strategy will maintain and enhance the quality open spaces within towns and villages, as well as the connections from towns and villages to the open countryside.

Policy S11 seeks to protect, enhance and manage Monmouthshire's natural heritage, including its high quality open spaces, distinctive landscapes, protected sites, protected species and other biodiversity interests and the ecological connectivity between them. This policy assists in meeting LDP objective 8 in protecting, enhancing and managing the County's natural heritage.

Policy S11 – Landscape, Green Infrastructure and the Natural Environment

S11. Development proposals must:

- 1. Maintain and enhance a network of accessible, safe, high quality, open spaces within towns and villages and enhance connections from within towns and villages to the open countryside.**
- 2. Ensure no net loss of biodiversity through:**
 - i) the protection, restoration and enhancement of valuable ecological habitats, including designated and non designated areas;**
 - ii) the creation of new habitats.**
- 3. Maintain the openness of the countryside.**
- 4. Maintain the character and quality of the landscape by**
 - i) respecting the character of the landscape in the location and design of development;**
 - ii) seeking enhancement of the landscape;**
 - iii) the protection of areas subject to all international, national and regional landscape and geological designations;**
 - iv) retaining trees and hedgerows.**

Climate Change

The Preferred Strategy seeks to ensure that development proposals make a positive contribution towards tackling the causes of, and adapting to the impacts of climate change in Monmouthshire, including the need to avoid development in areas at risk of flooding or that may increase the risk of flooding elsewhere, and the need to reduce our greenhouse gas emissions.

The Strategy recognises that climate change will potentially have a significant impact on all aspects of society and that the wider economic, environmental and social impacts as well as the physical consequences need to be taken into account. The impacts are likely to be wide ranging and may include both negative and positive aspects.

The LDP will have a key role in mitigating further climate change and adapting to the effects of climate change through:

- Careful strategic and local land use planning and by promoting sustainable development;
- Reducing the need to travel by private car and maximising the use of public transport, cycling and walking through changes in land use patterns;

- Reducing energy demand and promoting energy efficiency in new developments;
- Creating opportunities for the development of renewable energy in new developments / increasing the amount of RE from on-site micro generation;
- Using land and resources more efficiently;
- Minimising waste and pollution;
- Ensuring that developments are designed to be resilient to the likely future effects of climate change, including flooding.

Policy S12 sets out how development proposals can mitigate and adapt to the impacts of a changing climate, and assists in meeting LDP objectives 9 and 11 which promote sustainable development and lifestyles.

Policy S12 – Climate Change

S12. Development must reflect the need to plan for climate change through addressing its causes and potential impacts. All development proposals must:

- **Manage the impacts of climate change through the sustainable design and location of development, including the need to avoid/minimise the risk from flooding;**
- **Reduce the use of the private car and promote sustainable transport choices;**
- **Reduce energy usage, waste production and pollution to a minimum;**
- **Incorporate appropriate arrangements for the disposal of foul sewerage, waste and water;**
- **Promote the use of renewable energy resources including on-site generation.**

Waste

Monmouthshire has made good relatively good progress in the promotion of the recycling and composting of waste, however there remains a need to reduce the reliance on landfill, the amount of waste generated and the long distances travelled for waste disposal.

The Preferred Strategy seeks to meet the County's regional and local commitments to manage and dispose of its waste in accordance with national policy and the South East Wales Regional Waste Plan. These encourage a hierarchical approach to waste management and require constituent authorities, through their LDPs, to identify sites/areas which are considered appropriate for the location of waste management facilities.

A study is currently being carried out to inform how the RWP can be implemented in Monmouthshire through the LDP. This will be used to identify a network of waste management facilities in the County, including the

potential for in-building and landfill waste facilities, and will inform detailed policies in the Deposit Plan.

Policy S13 sets out the County's commitment to contribute to regional and local waste facilities in accordance with national and regional policy requirements. The policy assists in meeting LDP objective 12 in managing and disposing of waste sustainably.

Policy S13 – Waste

S13. The LDP will allocate adequate land for a network of waste facilities to meet regional and local obligations in accordance with the requirements of the Regional Waste Plan. The sites and types of facilities chosen will promote a sustainable approach to waste management based on a hierarchy of reduction, reuse and recovery.

Minerals

The Preferred Strategy supports national and regional policy requirements which encourage a sustainable approach to minerals planning and seek 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.

Although minerals extraction is limited in Monmouthshire, there is a need to ensure that the County makes an appropriate contribution to the supply of aggregates for the South Wales economy and to safeguard any potential resources for future use. The LDP will address the requirements of the Regional Technical Statement (RTS) by ensuring that a sufficient land bank for aggregates is maintained and by safeguarding known aggregate resources. In accordance with the RTS, it will also seek to investigate and safeguard additional resources of limestone for future use. A joint study is being carried out with the other former Gwent local authorities to establish the extent of the aggregate resources that may require safeguarding in the Deposit Plan.

Policy S14 sets out how the Council will meet its regional and local obligations to safeguard and exploit its minerals resources in a sustainable manner and assists in meeting LDP objective 12.

Policy S14 – Minerals

S14. The Council will seek to contribute to regional and local demand for a continuous supply of minerals by:

- 1. Safeguarding known / potential aggregate resources for future possible use;**
- 2. Maintaining a 15 year land bank of permitted aggregate resources in line with national guidance;**
- 3. Ensuring adequate restoration and aftercare.**

ACHIEVING SUSTAINABLE ACCESSIBILITY

Transport

Reflecting the provisions of the Regional Transport Plan (RTP), the Preferred Strategy supports the establishment of an integrated sustainable, safe transport system which reduces the need to travel and enhances the provision for walking, cycling and public transport. This is considered essential to assist in reducing the impact of travel on the environment, encouraging more sustainable and healthy lifestyles and encouraging more sustainable commuting given the long travel to work distances recorded in Monmouthshire. This will also assist in meeting the WSP vision of establishing a networked city region.

The Preferred Strategy will focus development in those locations that provide the best opportunities for achieving sustainable development, which offer a choice of transport modes and will contribute towards the development of a sustainable transport network. The Strategy also proposes an appropriate amount of development in the County's rural areas, with a focus on those rural towns/villages that have the best access to public transport and services. However, given the rural nature of Monmouthshire, people are likely to continue to use cars and in some areas there is no realistic alternative to the car. In this regard, the car does and will continue to play an important role in the social and economic well-being of the County. As such, the maintenance and improvement of the highway network, both as corridors of movements for cars as well as public transport, is essential for the economic and social well-being of Monmouthshire. Importantly, however, the LDP will establish the foundations to bring about medium to longer term changes to the historic high levels of car usage in Monmouthshire. This will include ensuring that development proposals make the best possible provision for a choice of alternative means of travel.

Fundamentally, emphasis will be on improving the opportunities for sustainable travel in the County, including walking, cycling and use of public transport – the latter being particularly prevalent given Monmouthshire's limited public transport infrastructure. The RTP identifies a number of strategic transport improvements, which seek to provide enhanced facilities for public transport, walking and cycling. In seeking to encourage public

transport use, provisions for improved public transport facilities include park and ride facilities at Abergavenny and Chepstow rail stations, as well as bus access improvements and rail service enhancements between these key settlements and Cardiff. Similarly, the RTP identifies opportunities for improved walking and cycling in Monmouth, through the provision of a series of walking and cycling routes in the town. The RTP also identifies opportunities to reduce congestion through strategic road improvements, which as highlighted above is essential for the County's economic and social well-being. The LDP will support such strategic transport improvements and where appropriate, safeguard land for key transport proposals. Additional locally important transport schemes will be identified in the Deposit LDP.

Policy S15 sets out the key principles against which development proposals will be assessed, together with the strategic transportation schemes identified in the RTP/LDP. This policy assists in meeting LDP objectives 1 to 6 in building sustainable communities, as well as objectives 9 and 13.

Policy S15 - Transport

S15. All development proposals shall promote sustainable, safe forms of transport which reduce the need to travel, increase provision for walking and cycling and improve public transport provision. This will be facilitated by:

- Reducing the need to travel, especially by car;
- Favouring development close to public transport facilities;
- Promoting public transport, walking and cycling;
- Improving road safety;
- Minimising the adverse effects of parking;
- Improving public transport links between the County's main towns, and other key settlements in the region, in line with WSP;
- Developing the role of the key settlements of Abergavenny and Chepstow, as identified in the WSP, and Monmouth, around which high capacity sustainable transport links can be developed.

The RTP identifies the following strategic transportation schemes:

- Severn Tunnel Junction Interchange;
- M48 Interchange – Rogiet;
- Monmouth Links Connect 2 (walking and cycling routes);
- Abergavenny and Chepstow Rail Stations Park and Ride and bus access improvements;
- Chepstow Park and Ride;
- Monmouth Park and Ride;
- New M4 Magor to Castleton.

Where necessary, the LDP will safeguard land for new transport routes/proposals where there is a proven need, feasibility and deliverability for the proposal.

RESPECTING DISTINCTIVENESS

Place Making and Design

Monmouthshire is renowned for its distinctive identity and high quality natural, historic and built environments. Protecting and enhancing the County's settlements will depend significantly upon achieving equally high quality new development in appropriate locations. The layout and detailed design of new development is essential to achieving quality of life, a sense of place and a healthy and safe environment.

There is a need to ensure that all new development is of a high quality design and respects its surroundings and to avoid development of an inappropriate scale and character. The Preferred Strategy and LDP policies will demand high quality sustainable design of new development/individual buildings that 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.

Policy S16 seeks to protect the historic and built environment by ensuring good design that enhances the character and identity of Monmouthshire's settlements, and assists in meeting LDP objectives 14 and 15 in terms of respecting the County's distinctiveness.

Policy S16 – Place Making and Design

S16. Development shall contribute to creating high quality, attractive and sustainable places. All development proposals must include and promote high quality sustainable design which respects local distinctiveness, respects the character of the site and its surroundings in order to protect and enhance the natural, historic and built environments and to create attractive, safe and accessible places.

8. OTHER PRE-DEPOSIT PROPOSAL REQUIREMENTS

Format of the Deposit Plan

The proposed structure and format of the Deposit Local Development Plan is as follows:

- **Introduction**
General background information to the LDP, including the plan's structure/ context, policy framework, and method of its preparation.
- **Strategy**
The issues, vision, strategic aims and objectives, the LDP strategy (including broad locations for development /change), strategic policies and key diagram.
- **Area-wide policies for development**
General development control policies applicable to all developments across the County.
- **Major allocations of land**
Land allocations required in order to implement the vision, aims, objectives and strategic policies.
- **Specific policies and proposals for key areas of change and protection**
Detailed policies for areas where significant change in the use/development of land is proposed or where protection is essential, together with succinct reasoned justification to explain the policies and to guide their implementation.
- **Implementation and monitoring**
Targets and indicators to monitor the implementation and effectiveness of LDP policies.
- **Proposals map on a geographical base**
Identifying land allocations, settlement boundaries, areas for protection etc.

Supplementary Planning Guidance

Where appropriate, the LDP will be accompanied by supplementary planning guidance (SPG) which will be used to expand upon the policies /proposals contained in the plan. Following adoption of the LDP, a programme for the preparation of SPG will be prepared by the Council in line with available resources and in consultation with stakeholders. This will include reviewing the appropriateness of existing SPG against the LDP and producing additional SPG as deemed necessary.

9. MONITORING

Monitoring is an increasingly important part of evidence based policy making providing information on the performance of policies and whether the strategy is delivering sustainable development. The presence of clear mechanisms for implementation and monitoring forms one of the key tests for assessing the soundness of the plan¹.

The main mechanism for reporting on LDP performance will be the Annual Monitoring Report. The Planning and Compulsory Act 2004, requires local planning authorities to produce annual monitoring reports (AMR) following adoption of LDPs, in order to review the plan's progress and to assess the effectiveness of its policies and proposals. The AMR will also identify actions that need to be taken to resolve any issues raised through the monitoring process. This could include actions needed to improve delivery by either the local planning authority or its partners.

As part of this process, authorities are required to identify appropriate targets and indicators in their LDPs that can be taken forward for monitoring purposes. The table below sets out the targets, indicators and monitoring mechanisms in relation to each policy – this 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 AMR.

The indicators have been developed in accordance with Assembly Government guidance on monitoring and where possible are based on core indicators². Further indicators and targets may be included in the Deposit Plan.

In accordance with WAG guidance, the Council will seek to integrate its approach to monitoring the LDP with other Council strategies and plans, in particular the monitoring of the Community Strategy. Where LDP objectives complement those in other strategies, monitoring will highlight common indicators and targets.

¹ LDP Wales, WAG 2005; Guide to the Examination of Local Development Plans, Planning Inspectorate Wales

² Local Development Plans Manual 2006

Strategic Policy	Strategic Objective(s)	Indicator	Target	Monitoring Method
BUILDING SUSTAINABLE COMMUNITIES				
S1 Spatial Strategy	1, 3, 4	Proportion of development completed within or adjoining main/secondary settlements and main villages as identified in the Preferred Strategy/LDP – including residential, employment, retail and leisure.	Focus the majority of development within or adjoining the main/secondary settlements and main villages as identified in the Preferred Strategy/LDP.	Planning applications database /JHLAS
S2 Housing Provision	1, 3, 4	<p>The number of additional general market dwellings built*</p> <p>Number of dwellings built within or adjoining main/secondary settlements identified in Policy S2</p> <p>Housing land supply*</p>	<p>Housing requirement of 5,250 dwellings between 2006-2021 to be delivered as follows:</p> <ul style="list-style-type: none"> • up to 250 dwellings per annum to be built 2006-2011 • up to 400 dwellings per annum to be built 2011-2021. <p>Location of new residential development should correspond as closely as possible to the requirement set out in Policy S2</p> <p>Maintain a minimum 5 year housing land supply</p>	<p>JHLAS</p> <p>JHLAS/planning applications database</p> <p>JHLAS</p>
S3 Strategic Housing Sites	1, 3, 4	The proportion of dwellings built on strategic sites as identified in the Preferred Strategy	Largely meet housing need on key strategic sites identified in the Preferred Strategy/LDP.	JHLAS/Monitoring of individual planning applications on strategic sites

<p>S4 Affordable Housing</p>	<p>1, 3, 4</p>	<p>The number of additional affordable dwellings built*</p> <p>Number of affordable dwellings secured on new housing sites</p> <p>Number of affordable dwellings built through rural exception schemes</p>	<p>Deliver 130 affordable dwellings per annum 2011-2021 (total of 1300)</p> <ul style="list-style-type: none"> 35% of the total number of dwellings to be affordable on sites of 5 or more in the main settlements and secondary Severnside settlements identified in Policy S1 80% of the total number of dwellings to be affordable on sites of 3 or more dwellings in secondary rural settlements and main villages identified in Policy S1 <p>No target</p>	<p>JHLAS</p> <p>S106 monitoring</p> <p>JHLAS/planning applications database</p>
<p>S5 Retail</p>	<p>1, 2</p>	<p>Increased vitality, viability and attractiveness of town/local centres</p> <p>Amount of major retail and commercial development permitted in town / local centres as a proportion of all major development permitted**</p> <p>Amount of retail development permitted in town /local centres as a proportion of all retail development permitted</p>	<p>Increased performance against indicators</p> <p>TAN4</p> <p>The location of new retail and commercial floorspace should correspond as closely as possible to the strategic requirements set out in Policies S1 and S5</p> <p>The location of new retail floorspace should correspond as closely as possible to the strategic requirement set out in Policy S5 (i.e. focus new retail development in the County's main towns /local centres)</p>	<p>Town centre health checks</p> <p>Annual retail survey/ planning applications database</p> <p>Annual retail survey /planning applications database</p>

S6 Infrastructure Provision	1 – 6	Investment secured for infrastructure provision through developer contributions	Meet infrastructure requirements as set out in Policy S6	S106 monitoring
PROMOTING A SUSTAINABLE ECONOMY				
S7 Strategic Employment Sites	7	Net employment land supply/development** Amount of business/industrial development on strategic employment sites identified in the Preferred Strategy /LDP	Employment land take-up rate and supply corresponds as closely as possible to the strategic requirements of the LDP Focus business/industrial development at strategic sites identified in the Preferred Strategy/LDP	Employment monitoring Employment monitoring Employment monitoring Employment monitoring/planning applications database
S8 Protection of Existing Employment Land	7	Amount of employment land lost to non employment uses	Minimise the loss of employment land	Employment monitoring/planning applications database
S9 Rural Diversification	1, 3, 5, 7, 14	Number of rural diversification schemes approved	No target	Planning applications database
VALUING OUR ENVIRONMENT				
S10 Sustainable Development	1, 8, 9, 10, 11	Proportion of development on brownfield land as a percentage of all development permitted** Average density of housing development permitted on allocated development plan sites	Maximise development on brownfield land Target to be set	Planning applications database JHLAS /planning applications database

		Amount of development (by TAN 15 category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests**	All developments to be compliant with TAN 15 requirements	Planning database	applications
		Number of new dwellings constructed to Code for Sustainable Homes standard	Ensure all new dwellings achieve Level 4 as a minimum	Planning database	applications
		Number of new developments built to BREEAM 'very good' or 'excellent' standards	Ensure all new developments are compliant with BREEAM 'very good' or 'excellent' standards	Planning database	applications
		Number of new developments that incorporate on-site renewable energy generation	Target to be set	Planning database	applications
S11 Landscape, Green Infrastructure and the Natural Environment	8	Amount of Greenfield land lost to development which is not allocated in the development plan**	Loss of Greenfield land not allocated in the development plan should be reduced to a minimum	Planning database	applications
		Amount of public open space / playing fields lost to development which is not allocated in the development plan**	Loss of open space / playing fields not allocated in the development plan should be reduced to a minimum	Planning database	applications
		Change in areas and populations of biodiversity importance – including change in priority habitats and species/ change in designated areas	As a minimum development causes no net loss of biodiversity of acknowledged importance	LBAP	
		Amount of new development completed within, or likely to adversely effect, internationally, nationally or locally important nature conservation areas	Development should not be permitted where it would have an adverse impact on designated sites	Planning database	applications
		Biodiversity requirements met as set out in Policy S11	Increase number of new developments delivering habitat creation / restoration	S106 monitoring	

S12 Climate Change	9, 11	Amount of development (by TAN 15 category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests**	All developments to be compliant with TAN 15 requirements	Planning database applications
		Number of new dwellings constructed to Code for Sustainable Homes standard	Ensure all new dwellings achieve Level 4 as a minimum	Planning database applications
		Number of new developments built to BREEAM 'very good' or 'excellent' standards	Ensure all new developments are compliant with BREEAM 'very good' or 'excellent' standards	Planning database applications
		Number of new developments that incorporate on-site renewable energy generation	Target to be set	Planning database applications
S13 Waste	12	Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the RWP**	The amount of waste management capacity should meet the total capacity required as identified in the RWP (including provision for joint regional working)	Planning database /Annual monitoring survey
S14 Minerals	12	Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement **	A minimum land bank of 15 years to be maintained	South Wales Regional Aggregates Working Party Monitoring Report.
ACHIEVING SUSTAINABLE ACCESSIBILITY				
S15 Transport	1 – 6, 9, 13	Number of improvements to public transport secured through S106 agreements	Meet requirements as set out in Policy S15	S106 monitoring
		Proportion of resident workforce working within Monmouthshire	Increase proportion of resident workforce working within Monmouthshire	WAG Commuting Stats

RESPECTING DISTINCTIVENESS				
S16 Place Making and Design	14, 15	The number of historic buildings lost /on the 'at risk' register	Reduce the number of historic buildings lost /on the at risk register	Buildings at risk register
		Number of conservation areas with an up-to-date character appraisal Developments contributing to the creation of a high quality well designed environment	100% (all should have an up-to-date character appraisal) All development to contribute to the creation of a high quality well designed environment	Conservation area monitoring County Council Design Panel to monitor development

* Indicators prescribed in LDP Regulation 37
 **Core indicators for LDP monitoring, LDP Manual

APPENDIX A:

LDP Self Assessment Soundness Test

SELF ASSESSMENT SOUNDNESS TEST

The LDP process must satisfy the tests of soundness identified in Local Development Plans Wales which states that 'the presumption will be that the LDP is sound unless it is shown to be otherwise as a result of evidence considered throughout the examination'.

This section sets out the ten tests of soundness and the Council's assessment of its progress to date in meeting each of them.

PROCEDURAL TESTS

P1: It has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme

The Monmouthshire Delivery Agreement was published in November 2007. It sets out the process for the production of the LDP and the preparation of the SA/SEA. Compliance with this test will be proven by a check against the main procedures outlined in the Delivery Agreement. The key LDP and SA/SEA stages outlined below are in accordance with the published Delivery Agreement.

LDP Stage:

- Review/development of evidence base – ongoing
- Candidate sites invited – January-April 2008
- Pre- deposit participation, including;
 - ❖ Stakeholder engagement on the issues, vision and objectives via a series of workshops – June 2008
 - ❖ Written consultation on Issues and Vision Report – August 2008
 - ❖ Stakeholder engagement on the options via a series of workshops – December 2008/January 2009
 - ❖ Written consultation on Options Report – December 2008/January 2009
- Issue of Report of Consultation on Pre-deposit participation – April 2009
- Consultation on the Preferred Strategy – 6 weeks May/June 2009

SA/SEA Stage:

- Development of SA/SEA baseline information – ongoing
- Stakeholder Working Group workshop on SA issues – March 2008
- Stakeholder Working Group workshop on SA Framework – January 2009
- Consultation on the Scoping Report – March 2008
- Consultation on the SA Report – May/June 2009

P2: The Plan and its policies have been subjected to Sustainability Appraisal including Strategic Environmental Assessment

In March 2008 a draft SA/SEA Scoping Report was published for consultation with key stakeholders, including the three statutory SEA consultees, and the public. This sets out the background for the SA process to be followed and considers the sustainability characteristics of the LDP area. It also sets out proposed sustainability objectives for use in the SEA of the Plan.

An initial Sustainability Appraisal Report has been prepared and published for consultation as part of the Council's pre-deposit proposals. It sets out how the process has informed the preparation of the Preferred Strategy and the methodology of assessment against SA/SEA objectives, together with the process and results of assessment of the alternative and preferred strategies and policies against the sustainability objectives identified in the scoping report.

Baker Associates have been appointed as planning consultants to provide professional assistance in undertaking the SA. In addition to providing advice and guidance to the Council on the SA throughout the LDP preparation process, they will also carry out an independent appraisal of the plan to provide an objective view on its sustainability implications.

CONSISTENCY TESTS

C1: It is a land use plan which has had regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.

Chapter 2 of this document identifies the national, regional and local policy context within which the Preferred Strategy has been prepared, and which has informed its approach.

Appendix 2 of the SA/SEA draft Scoping Report includes a review of the plans, policies and strategies that have been taken into consideration in undertaking the SA/SEA of the LDP.

The Preferred Strategy has regard to those aspects of the plans, policies and strategies that have strategic implications for the LDP. Consideration will be given to more detailed aspects of these documents when preparing the deposit plan.

C2: It has regard to national policy

Chapter 2 of this document identifies the national policy context within which the Strategy has been prepared and which has informed its approach.

Appendix 2 of the LDP SA/SEA draft Scoping Report includes a review of national plans, policies and strategies that have been taken into consideration in undertaking the SA/SEA of the LDP.

Regard has been given to national policy in the preparation of the draft LDP vision, objectives, strategy and strategic policies. Accordingly, the Strategy is considered to be consistent with national policy.

C3: It has regard to the Wales Spatial Plan

Chapter 2 of this document sets out the Wales Spatial Plan (WSP) framework and its implications for Monmouthshire.

The Preferred Strategy has been developed in accordance with and reflects the vision and objectives for the WSP South East Wales area (The Capital Network). In addition, the key issues and objectives set out in Chapter 4 reflect the five guiding themes of the WSP.

C4: It has regard to the Community Strategy

Chapter 2 of this document directly references the Monmouthshire Community Strategy as the overarching strategic framework for all other plans and strategies in the Authority, including the LDP.

The Preferred Strategy has been prepared within the context of the Community Strategy and is considered to be consistent with this. The vision of Community Strategy has been drawn directly from the LDP (Chapter 4 refers). The Monmouthshire LDP seeks to support those elements of the Community Strategy that can be delivered through land use planning.

COHERENCE AND EFFECTIVENESS TESTS

CE1: The Plan sets out a coherent strategy from which its policies and allocations flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities

The Council considers its Preferred Strategy to be coherent and to flow from the identified national, regional and local policy framework including the Wales Spatial Plan and the Monmouthshire Community Strategy. The strategic policies and allocations are considered to flow from the Strategy.

The Strategy is also informed and directed by collaborative work undertaken at the regional level and with neighbouring local authorities, in South East Wales and South West England. This includes having regard to the apportionment of projected household growth in South East Wales and recommendations of the Regional Waste, the

emerging Regional Transport Plan and other regional working (Chapter 2 refers).

The Council has also liaised with adjoining authorities to ensure that the Preferred Strategy is consistent with their emerging strategies. Cross boundary issues identified to date have, where possible, been taken into account in the preparation of the Preferred Strategy.

At this stage, the Preferred Strategy only identifies proposed strategic policies and broad locations for development. Detailed policies and allocations will be included in the deposit plan.

CE2: The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base

The Preferred Strategy has been developed in consultation with stakeholders and the community and is founded on a robust evidence base. The Strategy has been selected from realistic and appropriate options/alternatives which were developed from the evidence base and in consultation with stakeholders (Chapters 5 and 6 refer). The strategic policies and allocations are considered to be realistic and appropriate in seeking to implement the Strategy's vision and objectives. The policies are supported by evidence from the evidence base and background studies including urban housing potential and employment sites and premises review studies (Chapter 7 refers).

Comments made in relation to the pre-deposit consultation will further inform the Preferred Strategy for inclusion in the deposit LDP. The Council will maintain a robust evidence base and update the plan as appropriate.

CE3: There are clear mechanisms for implementation and monitoring

The Council is required to produce an Annual Monitoring Report (AMR) following adoption of the LDP in order to review the plan's progress and to assess the effectiveness of its policies and proposals.

Chapter 9 of this document sets out the monitoring framework which will provide the basis for the AMR. This sets out the initial indicators and targets for monitoring the strategic policies. Further indicators, targets and implementation mechanisms will be included in the deposit plan.

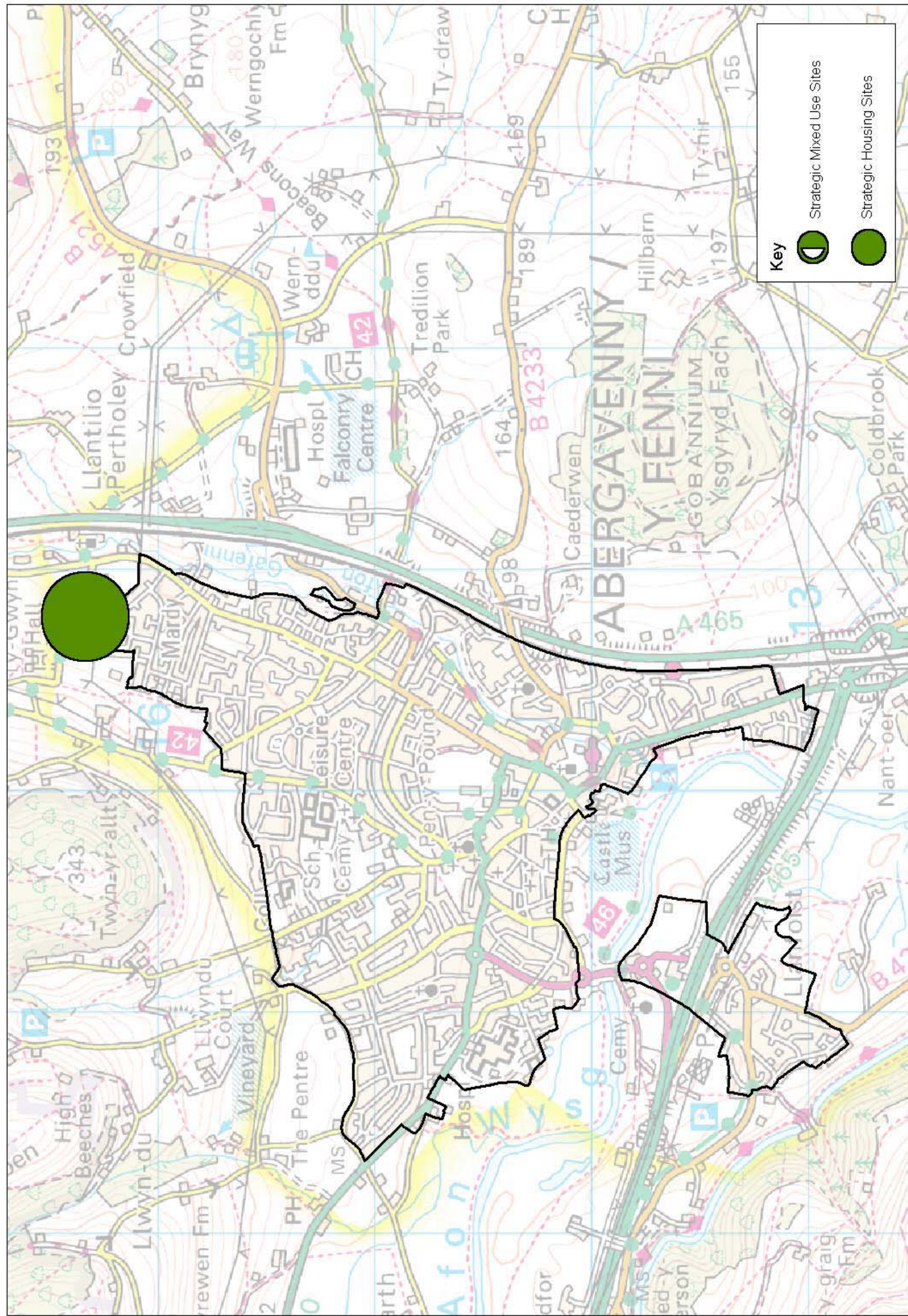
CE4: It is reasonably flexible to deal with changing circumstances

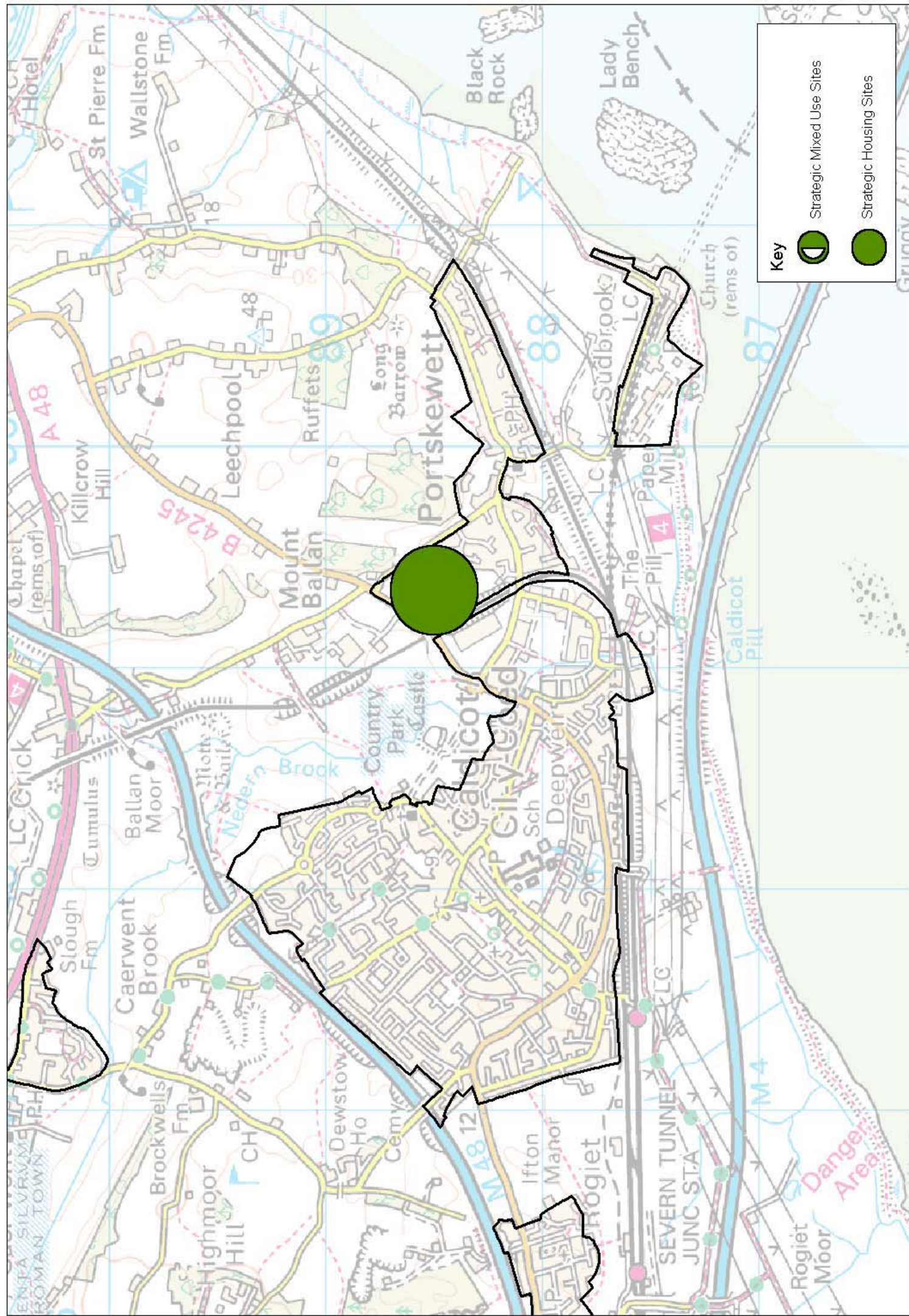
The Preferred Strategy identifies a range of key sites that have the potential to come forward to meet strategic needs and is therefore considered to be sufficiently flexible to deal with changing circumstances.

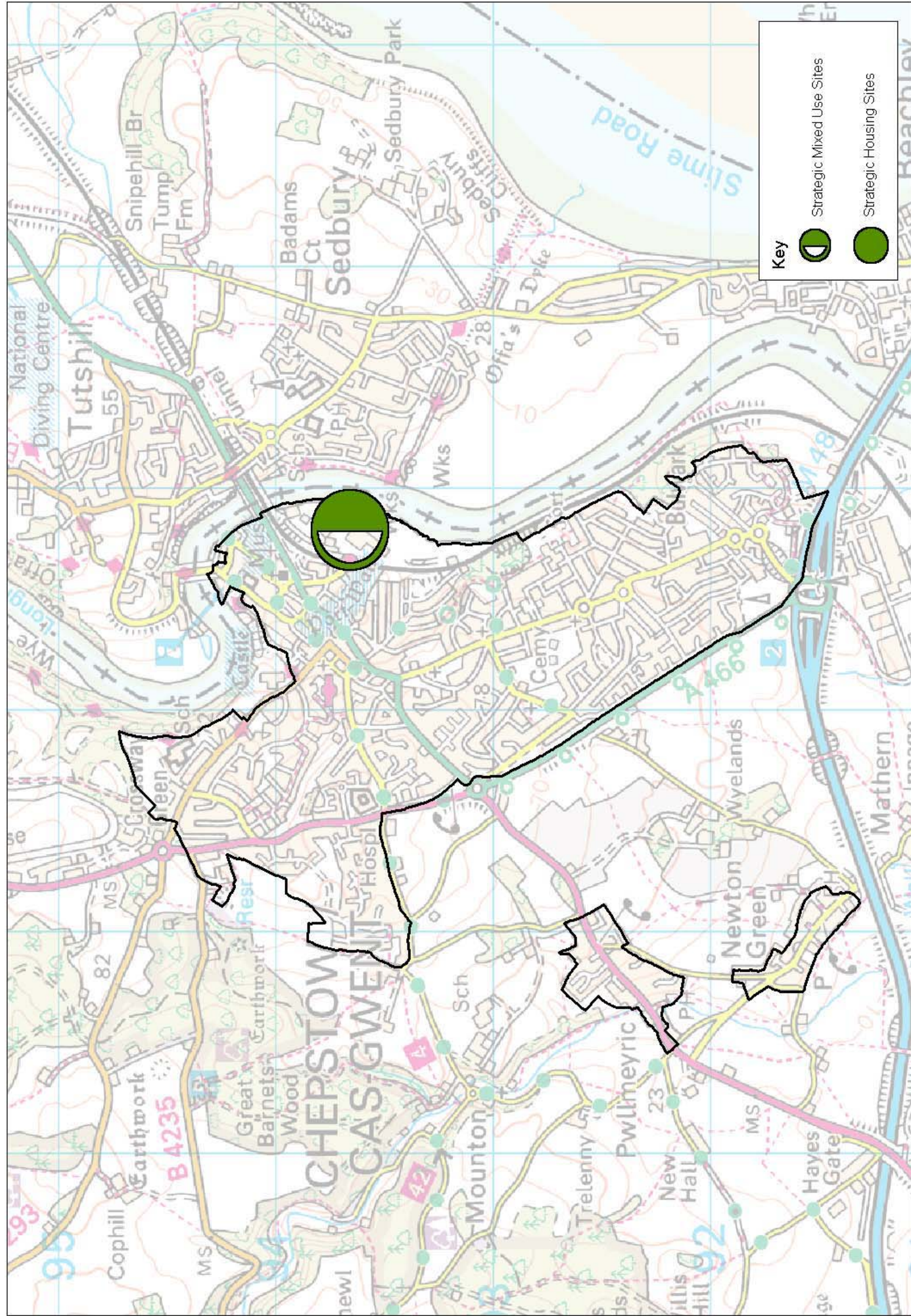
Detailed issues such as site specific allocations and implementation mechanisms will be included in the deposit plan.

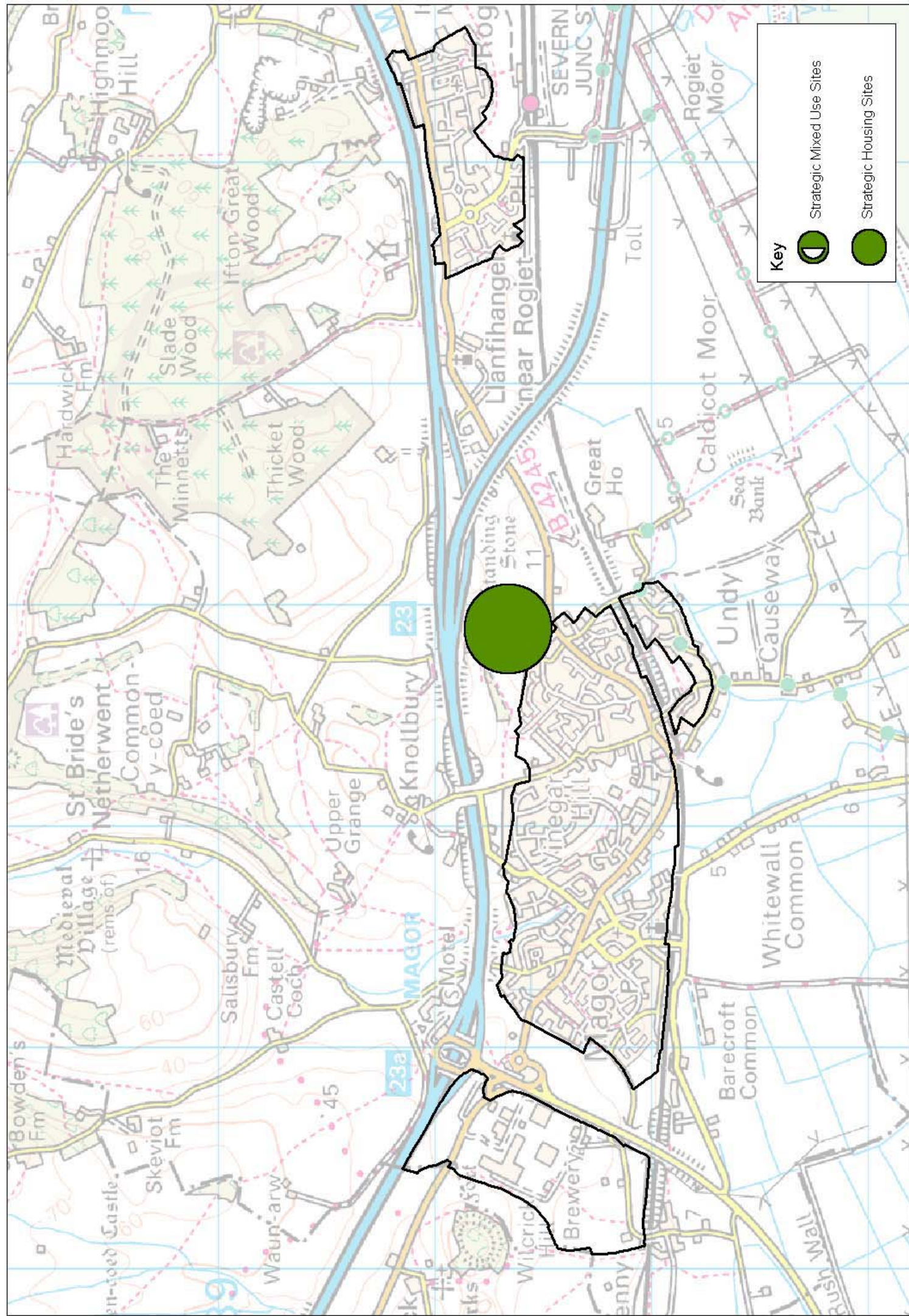
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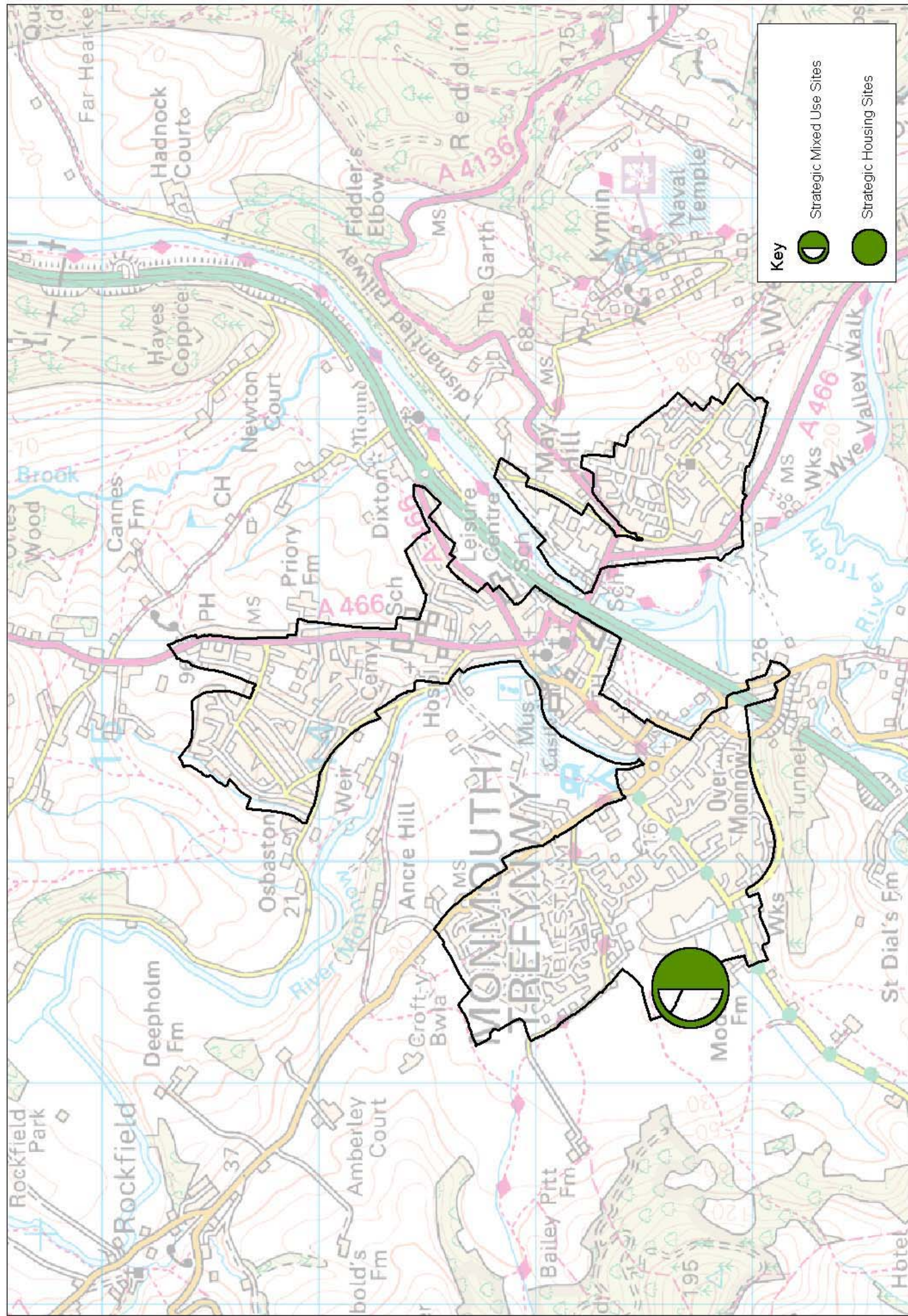
Maps illustrating locations of proposed strategic housing sites.











APPENDIX C:

List of candidate sites that are potentially compatible with the Preferred Strategy.

List of Candidate Sites that are potentially compatible with the Preferred Strategy

Main Settlements

Abergavenny/Llanfoist

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0017	Old Nursery Meadow, Brecon Road	Residential	3.3	Cantref
CS/0208	Orchard House lands	Residential/Associated Development	7.06	Cantref
CS/0028	Land adj Raglan Terrace	Residential	0.8	Castle
CS/0215	Land east of Monmouth Road	Mixed use (C1,C2,C3, D1 & D2)	1.34	Castle
CS/0216	Land west of Monmouth Road	Residential/Amenity Space	5.3	Castle
CS/0054	Land at Ross Road	Residential	4.2	Croesonen
CS/0191	Junction Yard, Ross Road	Residential	2.63	Croesonen
CS/0227	Land adjoining Old Hereford Road	Residential with open space	2.29	Croesonen
CS/0082	Ambulance Station, Union West	Residential	0.31	Grofield
CS/0107	Nevill Hall Hospital	Hospital	15.27	Grofield
CS/0108	Nevill Hall Hospital	Residential	13.44	Grofield
CS/0138	Land at Red Barn Farm, Brecon Road	Residential	2.28	Grofield
CS/0004	Majors Barn, Old Hereford Road	Housing (Private and Affordable)	8.08	Lansdown
CS/0047	Land off Old Hereford Road	Residential	10.97	Lansdown
CS/0177	The Hill	Residential	4.4	Lansdown
CS/0099	Deri Farm, Hereford Road	Residential	8.53	Mardy
CS/0105	Maindiff Court Hospital, Ross Road	Hospital	12.65	Mardy
CS/0106	Maindiff Court Hospital, Ross Road	Residential	8.04	Mardy
CS/0195	Nantgavenny Lane	Residential	0.62	Mardy

CS/0272	1 Abergavenny, Lower Monk Street	Retail	0.18	Priory
CS/0015	Land at Waterloo Court, The Cutting, Llanfoist	Residential	3.4	Llanfoist Fawr
CS/0110	Llanfoist Transfer Station, Llanfoist	Waste Transfer Station, Civic Amenity Site, Waste	2.09	Llanfoist Fawr
CS/0119	Land at Grove Farm, Llanfoist	Residential	4.14	Llanfoist Fawr
CS/0120	Land at Grove Farm, Llanfoist	Residential	3.6	Llanfoist Fawr
CS/0267	Land West of Church Lane, Llanfoist	Residential	8.57	Llanfoist Fawr
CS/0268	Land East of Church Lane, Llanfoist	Residential	1.5	Llanfoist Fawr

Caldicot/Portskewett

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0066	Land off Church Road	Residential	0.39	Caldicot Castle
CS/0080	Land east of Church Road	Residential	1.97	Caldicot Castle
CS/0122	Land to rear of 68, 72 and 74 Church Road	Residential	0.42	Caldicot Castle
CS/0252	Land adjacent Dewstow Road	Residential	0.31	Dewstow
CS/0104	Caldicot Community Clinic, Cae Mawr Road	Residential	0.40	Green Lane
CS/0241	Land opposite Pill Farm Industrial Estate	Employment	1.85	Severn
CS/0242	Land adjacent to Old Pill Farm Industrial Estate	Residential	0.81	Severn
CS/0257	Land adjacent Longfellow Road	Residential/Employment	1.32	West End
CS/0248	Land at Main Road, Portskewett	Mixed Use (Residential and Community)	24.31	Portskewett
CS/0253	Land at Crick Road, Caldicot	Residential	9.6	Portskewett
CS/0258	Land adjacent to Portskewett Recreation Ground, The Close	Residential	3.09	Portskewett
CS/0071	Land at Garthalan Drive, Caldicot	Residential	3.4	Rogiet
CS/0192	Land adj Railway Terrace, Rogiet	Residential	0.89	Rogiet

Chepstow

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0103	Hwyel Ddu MHU, Regent Way	Residential	0.37	St. Kingsmark
CS/0214	Land at Mounton Road	Residential/Retail/Employment	14.69	St. Kingsmark
CS/0231	Land rear of St Annes Nursing Home, Welsh Street	Residential	0.53	St. Kingsmark
CS/0096	Bayfield	Residential with open space and landscaping	12.82	St. Kingsmark / Shirenewton
CS/0190	Private Car Park, Dell View	Residential	0.04	St. Mary's
CS/0193	Lower Chepstow	Residential	2.19	St. Mary's
CS/0158	Fairfield Mabey Site, Station Road	Residential and River Side uses	18.93	St. Mary's / St. Christopher's
CS/0102	Beaufort Park	Retail	0.56	Thornwell
CS/0141	Newhouse Industrial Estate	Offices	1.62	Thornwell
CS/0142	Wye Valley Link Road	Commercial Offices/Hotel	1.76	Thornwell
CS/0029	Chepstow Racecourse	Hotel & Exhibition Hall/Conference Centre	149.6	St Arvans
CS/0168	Land to the North of Piercefield Avenue, Chepstow	Residential	0.55	St Arvans
CS/0169	Land at Crossway Green, South of Itton Road, Chepstow	Residential	3.76	St Arvans
CS/0076	Wyelands Estate, Chepstow	Residential	20.36	Shirenewton
CS/0097	Barnetts Farm, Mounton Lane, Chepstow	Residential	1.03	Shirenewton
CS/0207	Crossways Green, Chepstow	Affordable Housing	0.33	Shirenewton

Monmouth

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0074	Land to the rear of Monnow Mill House, Osbaston	Residential	0.62	Dixton with Osbaston
CS/0079	Land at Old Hereford Road	Residential	6.66	Dixton with Osbaston
CS/0089	Land alongside the Old Ross Road	Coach Stop/Pull-in	0.29	Dixton with Osbaston
CS/0093	Priory	Hotel/Conference/Leisure	1.9	Dixton with Osbaston
CS/0094	Oakfield	Residential	2.8	Dixton with Osbaston
CS/0150	Land at rear of Royal Oak Public House, Hereford Road	Residential	0.50	Dixton with Osbaston
CS/0083	Monmouth Ambulance Station	Residential	0.24	Drybridge
CS/0091	Vauxhall	Agricultural/Temporary Show	15.81	Drybridge
CS/0092	Vauxhall	Mixed Use-Residential/Employment	9.2	Drybridge
CS/0111	Land at Drewen Farm	Residential	18.03	Drybridge
CS/0121	Drybridge Farm, Rockfield Road	Residential	22.11	Drybridge
CS/0132	Forge Paddocks, Osbaston Road	Residential and Tourism	7.04	Drybridge
CS/0145	Wheatfield Estate, Watery Lane	Residential	0.07	Drybridge
CS/0148	Land adj Rockfield Road	Allotments	4.28	Drybridge
CS/0153	Land West of Rockfield Road	Residential	4.28	Drybridge
CS/0196	Rockfield Road	Residential	1.71	Drybridge
CS/0199	Land at Croft-Y-Bwla	Residential	4.27	Drybridge
CS/0200	Land at Croft-Y-Bwla	Residential	2.97	Drybridge
CS/0201	Land at Croft-Y-Bwla	Residential and Business Park	27.91	Drybridge

			for B1 use		
CS/0202	Land at Croft-Y-Bwla		Hotel, Conference and Leisure Facility	118.8	Drybridge
CS/0203	Land at Croft-Y-Bwla		Golf Course	82.14	Drybridge
CS/0269	Adjacent Wheatfield Paddocks, Watery Lane		Residential	0.39	Drybridge
CS/0270	Adjacent Wheatfield Paddocks and Field House Farm, Watery Lane		Residential	1.37	Drybridge
CS/0219	Wonastow Road		Residential/Employment Use	26.92	Drybridge/ Overmonnow
CS/0090	Land adj BP garage at junction of A40 and Cinderhill Street		Coach Stop/Pull-in	0.14	Overmonnow
CS/0144	Link Road, off Wonastow Road		Residential	0.43	Overmonnow
CS/0008	Land adjacent to Woodland View, Wyesham		Residential	1.8	Wyesham
CS/0018	The Firs, Staunton Road		Residential	0.47	Wyesham
CS/0209	Land at Redbrook Road		Residential	0.07	Wyesham
CS/0238	Land off Tudor Road, Wyesham		Residential	2.05	Wyesham

Magor/Undy

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0021	Land at Magor	Mill	4.84	Employment
CS/0023	Adjacent Langley Villa, St. Brides Road	Mill	0.48	Residential
CS/0085	Land adj The Vicarage	Mill	0.49	B1 Prestige Employment
CS/0232	Land rear of Woodland House	Mill	2	Employment or Residential
CS/0249	Land at Grange Road	Mill/The Elms	4.02	Mixed Use (Residential and Community)
CS/0139	Land at Old Well Lane, Church Road	The Elms	0.13	Residential
CS/0140	The Patch, Church Road	The Elms	0.35	Residential
CS/0244	Rockfield Farm, The Elms	The Elms	16.61	Mixed Use (Residential,

CS/0266	Rockfield Farm, Magor/Undy	The Elms /Rogiet/ Mill	69.30	Commercial & Community) Residential/Employment/Community Facilities	

Secondary Settlements

Rural: Usk

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0033	Land north/northeast Castle Oaks	Residential	8	Usk
CS/0063	Little Castle Farm	Residential	1	Usk
CS/0161	Site of Cwrt Burrium, Monmouth Road (Option 1)	Residential	0.46	Usk
CS/0162	Site of Cwrt Burrium, Monmouth Road (Option 2)	Residential	0.66	Usk
CS/0146	Usk RFC, Red Shed Meadow, Llanbadoc	Residential or Employment (B1)	1.51	Llanbadoc
CS/0157	Old Station Yard, Usk	Tourism/Leisure	0.82	Llanbadoc
CS/0176	Land at Woodside, Usk	Employment/Business or (in the event of successful resolution of flood risk) Residential	5.11	Llanbadoc
CS/0236	Land adjoining Parish Hall, Llanbadoc	Residential	0.39	Llanbadoc
CS/0245	Land at Woodside, Usk	Employment	5.86	Llanbadoc
CS/0149	Disused Railway from Usk to Little Mill	Walking/Cycling and Horse Riding Route	2.27	Llanbadoc, Usk

Rural: Raglan

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0137	Land adj Usk Road, Raglan	Residential	2.67	Raglan
CS/0170	Land to the East of Hill House, Raglan	Residential	1.21	Raglan
CS/0171	Site of Tennis Court and immediate Curtilage, Hill House, Raglan	Residential	0.08	Raglan
CS/0213	Land to the west of Raglan	Mixed Use-agricultural/business park/hotel/parkland	26.5	Raglan
CS/0246	Land at Brooks Holdings, Station Road, Raglan	Residential	1.27	Raglan
CS/0247	Land at Chepstow Road, Raglan	Residential	2.19	Raglan

Rural: Penperlleni

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0031	Wellacre, Capel Ed Lane, Penperlleni	To be included in Village Development Boundary	0.2	Goetre Fawr
CS/0100	Capel Ed Lane, Penperlleni	Residential	9.86	Goetre Fawr
CS/0113	Land at Nantyderry	Residential	0.67	Goetre Fawr
CS/0197	Land to South of Penperlleni, School Lane, Penperlleni	Residential	3.54	Goetre Fawr

Other 'Severnside' settlements: Rogiet

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0025	Ifton Quarry, Caldicot Road, Rogiet	Residential	0.55	Rogiet
CS/0040	Manor Farm, Rogiet	Residential	0.28	Rogiet
CS/0048	Land West of Rogiet	Residential	3.57	Rogiet
CS/0098	Ifton Manor, Rogiet	Residential	0.51	Rogiet
CS/0228	Land at junction of Minnetts Lane & Caldicot Road,	Residential	0.22	Rogiet
CS/0229	Land to the North of Ifton Manor, adj Cheeseamans Industrial Estate	Employment	0.64	Rogiet
CS/0230	Land adjacent to Ifton Manor, Rogiet	Residential	13.81	Rogiet
CS/0233	Land adjoining B4245 Caldicot Road, Rogiet	Residential	1.06	Rogiet
CS/0259	Land at Chestnut Drive, Ifton Manor, Rogiet	Residential	0.71	Rogiet
CS/0049	Land East of Rogiet	Mixed Use	44.97	Rogiet

Other 'Severnside' settlements: Sudbrook

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0260	Former Sudbrook Paper Mill (and surrounding land)	Mixed Use- Residential supplemented by employment	28.36	Portskewett

Main Villages

Caerwent

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0078	Caldicot Road, Caerwent	Residential	2.08	Caerwent
CS/0256	Land opposite Eastgate Crescent	Residential	4.39	Caerwent

Devauden

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0024	Land west of B4295 and north of Devauden	Residential	2.77	Devauden
CS/0032	Land to the rear of Devauden Hall	Residential/Amenity	1.97	Devauden
CS/0064	Land South and East of Beaufort House, Devauden	Residential	1.8	Devauden

Dingestow

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0134	Land to N W Dingestow	Residential	1.64	Mitchel Troy
CS/0135	Land to W Dingestow	Residential	0.14	Mitchel Troy
CS/0136	Land to SE Dingestow	Residential	1.27	Mitchel Troy
CS/0183	Part of Bridge Farm Caravan Park, Dingestow	Residential	0.19	Mitchel Troy
CS/0184	Part of Bridge Farm, Dingestow	Residential	0.05	Mitchel Troy

Grosmont

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0147	Land known as Riverview, Grosmont	Residential within Grosmont Village Development Boundary	0.35	Crucorney
CS/0212	Lawns Cottages, Grosmont	Residential Curtilage/ Dwelling within Settlement	0.22	Crucorney

Little Mill

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0101	Land to the rear of Sawmill House, Ty Draw Lane, Little Mill	Residential	2.25	Goetre Fawr
CS/0277	Land at Pentwyn Farm, Little Mill	Residential	2.47	Goetre Fawr

Llanellen

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0198	Llanellen Court Farm, Llanellen	Mixed Residential and Commercial (including Tree Belt)	9.76	Llanfoist Fawr

Llangybi

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0053	Land adj New House Farm, Llangybi	Residential	0.24	Llangybi Fawr
CS/0055	Land at Ton Road, Llangybi	Residential	1.3	Llangybi Fawr
CS/0057	Rectory Field, Llangybi	Residential	1	Llangybi Fawr
CS/0058	Land north of New House, Llangybi	Residential	0.62	Llangybi Fawr
CS/0059	Newport Road, Llangybi	Residential	0.38	Llangybi Fawr
CS/0060	Chapel Field, Llangybi	Residential	1.39	Llangybi Fawr
CS/0061	Graigwen, Llangybi	Residential	0.07	Llangybi Fawr

Llanishen

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0014	Field adjacent Llanishen Village Hall	Amenity Open Space	1.3	Trellech United
CS/0189	Land to the rear of The Carpenters Arms, Llanishen	Residential	0.22	Trellech United
CS/0254	Land at Church Road, Llanishen	Residential	2.35	Trellech United

Llanvair Kilgeddin

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0194	Land including 2 & 3 Stud Cottages, Llanfair Kilgeddin	Residential	0.24	Llanover

Llanvapley

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0041	Red Hart, 1 Monmouth Road, Llanvapley	Residential	0.67	Llanover

Mathern

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0046	Land at Mathern	Residential	2.5	Shirenewton
CS/0163	Area E, Wyelands Estate, Mathern	Residential	1.6	Shirenewton
CS/0164	Area B2 (1) Wyelands Estate, Mathern	Residential	0.35	Shirenewton
CS/0165	Area B2 (2) Wyelands Estate, Mathern	Residential	0.52	Shirenewton
CS/0167	Area C, off Chapel Lane, Mathern	Equestrian Centre/Riding School/Cross Country Course	31.81	Shirenewton
CS/0172	Land East of Cherry Trees, Mathern	Residential	0.53	Shirenewton

Mitchel Troy

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0069	Land adj to Greenacres & Brambles	Residential	0.74	Mitchel Troy
CS/0115	Land at Former Glentrothy Hotel, Mitchel Troy	Residential	0.16	Mitchel Troy
CS/0117	Curtilage of Greenacres, Mitchel Troy	Residential	0.33	Mitchel Troy

Penallt

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0050	Babington Meadow, Penallt	Amenity Open Space	0.27	Trellech United

Pwllmeyric

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0159	Hill Farm Cottage, Pwllmeyric	Residential	2.88	Shirenewton
CS/0166	Area B2 (3) Wyelands Estate, Mathern	Residential	2.69	Shirenewton
CS/0222	Land between Pwllmeyric and Mathern	Residential with open space	1.49	Shirenewton

Shirenewton/Mynyddbach

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0022	2 Oak View, Mynyddbach, Shirenewton	To be re-instated in Village Development Boundary	0.12	Shirenewton
CS/0073	Land off Usk Road, Mynyddbach	Residential	0.75	Shirenewton
CS/0075	Field on eastern edge of Shirenewton	Residential	0.4	Shirenewton

St Arvans

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0007	Land adjacent the Piercefield Public House, St	Residential	1.2	St Arvans

	Arvans			
CS/0034	Land adj The Swallows, St Arvans	To be included in Village Development Boundary	0.09	St Arvans
CS/0221	Land adjoining Tintern Road, St Arvans	Residential with open space and landscaping	4.46	St Arvans

The Bryn

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0114	Land at The Bryn, Penpergwm	Residential	0.19	Llanover

Tintern

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0011	Parcel No 9700, Tintern	Residential	0.08	St Arvans

Trellech

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0026	Land adjacent Spring Villa, Trellech	To be included in Village Development Boundary	1	Trellech United
CS/0027	Land adj Spring Villa, Trellech	Craft Units/Residential/Wildlife Area	0.69	Trellech United
CS/0036	Hillcrest, Catbrook Road, Trellech	Residential	0.58	Trellech United
CS/0081	Land to the rear of Lion Inn, Trellech	Residential	0.47	Trellech United

CS/0223	Land adjoining Church Street, Trellech	Residential	0.20	Trellech United
CS/0224	Land adjoining Cwmcavan Road, Trellech	Affordable Housing- Rural Exceptions	0.22	Trellech United
CS/0251	Land at Monmouth Road, Trellech	Residential	1.44	Trellech United
CS/0265	Land adjacent Trellech School	Residential	2.94	Trellech United

Werngifford/Pandy

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0125	Land adjacent Wern Gifford, Pandy	Mixed Use- Settlement Expansion	7.06	Crucorney
CS/0126	Land adjacent Wern Gifford, Pandy	Residential	7.16	Crucorney
CS/0127	Land adjacent Wern Gifford, Pandy	Residential Institution (Gradual Care Village)	7.16	Crucorney

APPENDIX D:

List of candidate sites that are not compatible with the Preferred Strategy.

List of Candidate Sites that are not compatible with the Preferred Strategy

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0003	Land adjacent Falcon Lodge, The Narth	Residential	1.09	Trellech United
CS/0005	Land to the east of Chepstow Road, Raglan	Residential	0.05	Raglan
CS/0006	The Laurels, Catbrook	Residential	0.36	Trellech United
CS/0009	Land off Usk Road, Llanhennock	Residential	0.98	Llangybi Fawr
CS/0010	Parcel No 5964, Barbadoes, Nr Tintern	Residential	0.05	St Arvans
CS/0012	Land at Brynygwenin, Abergavenny	Residential	0.2	Mardy
CS/0013	Field opposite Nelson Cottage, The Narth	Residential	0.08	Trellech United
CS/0016	Land at Blackrock, Portskewett	Residential	0.43	Portskewett
CS/0019	Land adjoining Cwmmera Chapel, Llanvetherine	Residential	1.42	Crucorney
CS/0020	Newcastle, Monmouth	Residential	0.53	Llantilio Crossenny
CS/0030	Land between East View and Quarry Cottage, Caerwent	Residential	0.33	Caerwent
CS/0035	Tower field adjacent Ty-Gwyn Farm, Gwehelog	Residential	0.49	Llanbadoc
CS/0037	Llanerthil Mill, Llandenny	Residential	0.93	Raglan
CS/0038	Field off Wainfield Lane, Gwehelog	Residential	0.53	Llanbadoc
CS/0039	Field off Wainfield Lane, Gwehelog	Residential	0.73	Llanbadoc
CS/0042	Rock Cottage, Lydart	Residential	0.26	Mitchel Troy
CS/0043	Crossroads Field, Llandegveth Village	Residential	0.82	Llangybi Fawr
CS/0044	Black Rock Farm, Portskewett	Residential	3.12	Portskewett
CS/0045	Land adj Conamore, Cuckoos Row	Residential	1.07	Raglan
CS/0056	The Pant Farm, Llanellen	Residential	1.3	Llanfoist Fawr
CS/0062	Land to the rear of St Andrews Walk, Tredunnoch	Residential	0.98	Llangybi Fawr
CS/0065	Field to north and west of The Grove House, Catbrook	Residential	2.1	Trellech United
CS/0067	Overbrook, Trostrey, Usk	Residential	1.37	Llanbadoc
CS/0068	Land adj Thornecroft, The Narth	Residential	0.64	Trellech United
CS/0070	Land adj The Grove, Catbrook	Residential	2.1	Trellech United

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0072	Wainfield Farm, Gwehelog	Residential	0.53	Llanbadoc
CS/0077	Ty-Freeman Lane, Gwehelog	Residential	0.14	Llanbadoc
CS/0084	Land at Green Lane, Magor	Residential	0.31	Mill
CS/0086	Land South of Bertholey House, East of Tredunnoch	Residential	16.2	Llangybi Fawr
CS/0087	Shaftesbury Farm, Ponthir	Residential	0.82	Llangybi Fawr
CS/0088	Highview, Candwr Lane, Ponthir	Residential	0.5	Llangybi Fawr
CS/0095	Penyglog Road, Llandegfedd Village	Residential	0.25	Llangybi Fawr
CS/0112	Meadowbank, Cefn Mawr Lane, Monkswood	Residential	3.09	Llanbadoc
CS/0118	Land adj to Church Cottage, Llanvetherine	Residential	0.40	Crucorney
CS/0124	The Pentre Farm, Llangwm	Farm workers bungalow	0.94	Devauden
CS/0130	Olde Cyderhouse, Kingcoed	Residential	0.35	Raglan
CS/0131	Field opposite Rockfield Cottage, Rockfield	Residential	1.2	Llantilio Crossenny
CS/0133	Pitt Acre, The Pitt, Raglan	Residential	0.2	Llanover
CS/0151	Land adj St John's Church, Llandenny	Residential	0.35	Raglan
CS/0152	Land adj St John's Church, Llandenny	Residential	1.05	Raglan
CS/0154	Land to the north of the lane from Broadstone to Catbrook	Residential	1.33	Trellech United
CS/0155	Land adj former Council House, Gwernesney	Residential	0.96	Llangybi Fawr
CS/0174	Usk College Campus, The Rhadyr	Residential	4.28	Llanbadoc
CS/0175	Former Piggery Teaching Unit, Usk College Campus	Residential	1.16	Llanbadoc
CS/0178	Land at St Maughans Green	Residential	0.37	Llantilio Crossenny
CS/0179	Land at St Maughans Green	Residential	0.51	Llantilio Crossenny
CS/0180	Trekkers Cwrt, The Narth	Residential	0.21	Trellech United
CS/0181	Land adj Court Farm, Llantilio Crossenny	Residential	0.54	Llantilio Crossenny
CS/0182	Land adjacent Cottage Farm, Rockfield	Residential	0.43	Llantilio Crossenny
CS/0185	Land at Maypole (Site A)	Residential	0.93	Llantilio Crossenny
CS/0186	Land at Maypole (Site B)	Residential	0.86	Llantilio Crossenny
CS/0187	Charteris, Nantyerry	Residential	0.52	Goetre Fawr

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0188	The Patch, Elms Road, Raglan	Residential	0.46	Raglan
CS/0204	South east fringes of The Narth	Affordable housing, forestry play and picnic areas and community facilities	1	Trellech United
CS/0205	Land at Itton Common	Affordable Housing	1.87	Devauden
CS/0206	Eastern fringes of Llandogo	Affordable Housing	1.02	Trellech United
CS/0210	Ton Farm, Tredunnoch	Residential	4.25	Llangybi Fawr
CS/0211	Field on approach to village of Tredunnoch	Residential	5.21	Llangybi Fawr
CS/0217	Land at Pentwyn Farm, Penrhos	Residential	1.2	Llantilio Crossenny
CS/0218	Woodlands Barn, Penrhos	Residential	0.01	Llantilio Crossenny
CS/0220	Mount Ballan House, Crick Road, Caldicot	Residential	1.47	Portskewett
CS/0225	Land adjoining Bush Farm, Llansoy	Residential	0.23	Devauden
CS/0226	Bush Farm buildings, Llansoy	Residential	0.68	Devauden
CS/0234	Land adjoining The Rectory, Bettws Newydd	Residential	0.66	Llanover
CS/0235	Land at rear of St Tysoi Close, Llansoy	Residential	0.58	Devauden
CS/0239	North Barn, Werngochen Farm, Cwmcarvan	Residential	0.04	Mitchel Troy
CS/0240	South Barn, Werngochen Farm, Cwmcarvan	Residential	0.02	Mitchel Troy
CS/0250	Land at Mount Ballan, Parkwall	Residential (New Settlement) and Community	73.20	Portskewett
CS/0255	Land at Bradbury Farm, Crick	Mixed Use (Residential, Community and Foul Drainage)	2.96	Caerwent
CS/0261	Land adjacent Kaponda, St Maughans	Residential	2.66	Llantilio Crossenny
CS/0262	Witty Shed Lane, Coedypaen	Residential	4.28	Llangybi Fawr
CS/0263	Coedypaen Farm Site, Coedypaen	Residential	8.3	Llangybi Fawr
CS/0264	Land adjacent Wellfield Close, Coedypaen	Residential	1.05	Llangybi Fawr
CS/0271	Robin Hill, Catbrook	Residential	0.35	Trellech United
CS/0274	Land adjoining Bridge Inn, Llangwm	Residential	1.17	Devauden
CS/0275	Llandegfedd Farm Park and Coedypaen Garden Centre	Additional leisure, recreation	13.70	Llangybi Fawr

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0276	Pen-Y-Wern Lane, Penperlleni	and residential use Residential	0.19	Goetre Fawr

APPENDIX E:

List of non-residential candidate sites that require separate assessment.

List of non-residential Candidate Sites that require separate assessment

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
CS/0001	Tredegar Farm, Earlswood	Tourism/Recreation/Local Services	18.21	Shirenewton
CS/0002	Wentwood Mill Grounds, Earlswood	Tourism/Recreation/Local Services	5.27	Shirenewton
CS/0051	Broadstone Village Green	Amenity Open Space	0.26	Trellech United
CS/0052	Catbrook Football Field	Football Field- Amenity Open Space	1.42	Trellech United
CS/0056	The Pant Farm, Llanellen	Employment Use (Residential element not compatible)	1.3	Llanfoist Fawr
CS/0109	Five Lanes Transfer Station	Waste recycling, transfer, treatment and processing	2.56	Caerwent
CS/0116	Curtilage of Pen-Y-Parc, Raglan	Employment/Agricultural Based	0.54	Raglan
CS/0123	The Pentre Farm, Llangwm	Fishing Lake with Holiday Accommodation	4.18	Devauden
CS/0128	Land adjacent Alice Springs Golf Course, Bettws Newydd	Tourism	2	Llanover
CS/0129	Nantyderry Nurseries	Residential/ Gradual Care Village (Residential Institution)	6.34	Goetre Fawr
CS/0143	High Glanau, Lydart	Wooden Chalets with Fishing	1.45	Trellech United
CS/0156	Old Nursery, Monkswood	Light Industry/Waste Management	1.01	Llanbadoc
CS/0160	Land north of A40, Raglan	Visitor accommodation	1.72	Raglan
CS/0173	Usk College Campus, Land South of the A472, The Rhadyr	New College Campus	3.72	Llanbadoc
CS/0187	Charteris, Nantyderry	Potential Holiday Lets (Residential element not	0.52	Goetre Fawr

Candidate Site Reference	Site Name	Proposed Use	Size (Ha)	Ward
		compatible)		
CS/0237	Land adjoining King of Prussia, Penpergwm	Caravan and camp site/ recreational use	4.4	Llanover
CS/0243	Land at Parkwall, Crick	Employment	0.81	Portskewett
CS/0273	1 Raglan, Grange Mill, Raglan	Retail	0.36	Raglan

APPENDIX F:

Candidate sites assessment methodology

MONMOUTHSHIRE COUNTY COUNCIL



MONMOUTHSHIRE LOCAL DEVELOPMENT PLAN

CANDIDATE SITES ASSESSMENT PROCESS AND CRITERIA

April 2009

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- 2 *Publication of the Register of Candidate Sites*
- 3 Identification of Sites of Potential Strategic Significance
- 4 Preparation of Draft Strategic Options
- 5 Preferred Strategy preparation and consultation
- 6 Assessment of non-strategic sites against the Preferred Strategy
- 7 Appraisal of sites against Sustainability Appraisal / Strategic Environmental Assessment criteria

- | | |
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SUMMARY

- *As part of the process of gathering information for the Local Development Plan, the Council invited interested parties to submit details of sites which they wished to be considered for development or re-use over the plan period. The closing date for the submission of candidate site forms was 25th April 2008. The Register of Candidate Sites was published on the Council's website on 3rd June 2008, and submissions have been made available for public inspection.*
- *The next stage is to identify those sites of potential strategic significance to the LDP, in terms of their size, location, and proposed use. The report identifies a list of candidate sites which could be critical to key aspects of the preferred strategy when it is developed, based on their potential significance, either singly or in conjunction with nearby sites. For those sites, the Council will validate or obtain information on their planning status, site characteristics, setting, accessibility, direct implications on the local environment, and physical constraints. Information collected through this process will be added to the Candidate Sites Register as supplementary information, and will be made public. This information will not be collected for sites not of potential strategic importance at this stage.*
- *Draft Strategic Options will be prepared for public consultation. These will be developed from assessments of the overall levels of growth required across the area, and from alternative approaches towards distributing growth. This will not necessarily refer to specific candidate sites but rather to broad areas of change.*
- *As part of the process of preparing the Preferred Strategy, further assessments will be undertaken of those candidate sites or combinations of sites which are of potential strategic significance. Additional information on infrastructure requirements and site deliverability may be sought from landowners, developers, infrastructure providers, or others with an interest in a particular site. The potential benefits of development of particular sites will also be assessed. The Preferred Strategy will identify those strategic sites that are considered vital to the implementation of the Strategy.*
- *The Preferred Strategy will set out criteria for assessing non-strategic sites, and these will be assessed as part of the process leading to the Deposit LDP. Strategic sites which accord with the Preferred Strategy, and those non-strategic sites which merit further consideration, will then be assessed against the SA/SEA framework. The full assessment of all candidate and other sites will be published for consideration as part of the consultation process on the Deposit LDP.*

1 REQUEST FOR CANDIDATE SITES

1.1 The Monmouthshire Local Development Plan (LDP) will guide future development in the area over the period to 2021. As part of the process of collecting the evidence on which to base the LDP, the Council invited interested parties including developers, landowners and members of the public to provide information on any sites which they wish to be considered for development or re-use over the period. The notice requesting information on candidate sites was published in January 2008. The deadline for the submission of candidate site forms was 25th April 2008.

1.2 It was intended that candidate sites be suggested for housing (including affordable housing), employment, retailing, leisure, recreation, minerals, waste, transport, public open space, or other uses. The sites may currently be either developed or undeveloped. Those submitting candidate sites were asked to submit, as a minimum requirement:

- An Ordnance Survey (OS) map of minimum scale 1:2500, clearly indicating the site boundaries and any adjoining land in the same ownership.
- A completed candidate site assessment form, setting out, in particular, clear details of the ownership of the site, any legal agreements or covenants affecting it, and its current and proposed land use(s).

They were also asked to indicate, as far as possible, how the sites are consistent with overall planning and sustainability objectives.

1.3 As a result, a significant number of potential sites (currently 277) have been submitted to the Council for consideration through the LDP process. This report summarises the process and criteria for assessing candidate sites, and other emerging potential sites, which the County Council proposes to adopt in preparing the LDP. The methodology involves a robust assessment of the suitability, availability and deliverability of land for particular uses and will allow assessments as to whether sites promoted for development accord with the Council's Preferred Strategy for the LDP. The site appraisal process also considers the Council's requirements for undertaking a Sustainability Appraisal and a Strategic Environmental Assessment (SA/SEA) as part of its LDP preparations.

2 PUBLICATION OF THE REGISTER OF CANDIDATE SITES

2.1 The Register of Candidate Sites was published on the Council's website on 3rd June 2008, and copies of the submissions have been made publicly available for inspection. The Register includes a plan of each site put forward, and its future use as proposed by the person nominating the site.

2.2 The initial published register does not set out the baseline information on environmental or accessibility data which was provided on the nomination forms. The Council may also, at its discretion, publish additional information which validates, expands upon or questions the information provided on the nomination forms.

3 IDENTIFICATION OF SITES OF POTENTIAL STRATEGIC SIGNIFICANCE

- 3.1 The LDP Manual (2006) states (para.5.4.4) that: - *“The LPA should apply a set of criteria or filtering mechanism to classify sites as to their acceptability as sites for further consideration. This should be a transparent process. Potential sites should be discussed with statutory consultees at an early stage to identify any fundamental issues. The size of a site may not be indicative of its impact in social, economic or environmental terms. A site register could then be prepared by the authority, with baseline data assembled for each, including physical constraints, proximity to local services, accessibility, etc. and with an OS base where possible.”*
- 3.2 At this stage, the authority does not intend to assess all submitted candidate sites in terms of sustainability criteria. However, it will undertake a process of validating and obtaining relevant information on those sites which could potentially be critical to key aspects of the preferred strategy, in relation either to the area as a whole or to particular areas or key settlements.
- 3.3 The fundamental criterion in identifying a site as being of potential strategic significance is whether a change in policy on the site would have a significant effect on the overall strategy of the LDP, or on the approach to be followed in particular key areas such as one of the main settlements. The key is whether they are potentially *“strategic sites that are vital to the implementation of [the] strategy”* (LDP Manual para. 6.1). A major, but not the only, consideration is the size of the site. The proposed use of the site is also relevant, as, in particular, it is the scale and distribution of sites proposed for housing or employment (or a mixture of those uses) which will be fundamental to the eventual strategy.
- 3.4 It is proposed that candidate sites proposed for housing and/or employment uses will qualify for initial sustainability assessment if they are of about 8 ha. or more in extent, either singly or when taken together with adjoining sites with similar properties. Smaller sites will be considered together where they would have a cumulative strategic impact, for example within or adjoining the main settlements.
- 3.5 A list is attached (Appendix 3) of 24 candidate sites, or combinations of sites, which meet these criteria and are therefore of potential strategic significance.
- 3.6 Additional information will be collected on these strategic sites. This will include:-

Site type

- **Brownfield or greenfield land.** Planning Policy Wales emphasises the importance of re-using brownfield sites, in order to minimise the take-up of greenfield land.
- **Higher or lower agricultural quality of the land.** PPW places a particular importance on the safeguarding of agricultural land graded 1, 2 and 3a.

Site location, setting and accessibility

- **Relationship to town or other settlement.** The assessment will consider the location in terms of whether it is within, adjacent to or outside a town or other village, as well as the distance to the town or village centre.
- **Relationship to existing facilities including primary schools, doctor's surgeries and local shops.** Guidance highlights the importance for new developments to have access to a range of services, facilities and opportunities. The Institute of Highways and Transportation Guidelines for Providing Journeys on Foot (2000) suggests acceptable walking distances to facilities, defined as those where a high proportion of the trips generated by new development can be conveniently made by passenger transport, on foot or by bicycle. These are summarised below.

	Facilities, e.g shops, bus stop.	Commuting / school	Other
Desirable	200m	500m	400m
Acceptable	400m	1000m	800m
Preferred maximum	800m	2000m	1200m

Source: Guidelines for Providing for Journeys on Foot (IHT 2000)

- **Access to public transport**, including level and frequency
- **Setting** in relation to neighbouring uses, accessibility to community facilities, and the provision of services such as water and sewerage.

Environmental factors

- **The impact on the character and appearance of the area**, including the visual prominence of the site, impact on historic environment and on any areas designated of landscape importance.
- **The impact on the biodiversity and other environmental assets and resources of the area**, particularly national and international environmental designations. Where a site falls within one of the following designations it will normally be discounted from further consideration:
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)
 - Ramsar Site
 - Special Protection Area (SPA)
 - Sites of Important Nature Conservation (SINC)

Physical constraints

- **The degree and extent of flood risk.** In accordance with Technical Advice Note (TAN) 15 Development and Flood Risk (July 2004), sites promoted for housing which are located in areas of high flood risk C2 Flood Zones will generally not be permitted. The Council is commissioning a Strategic Flood Consequence Assessment which will also address this issue.

- **The existence of development constraints** such as site contamination, topography, and stability

Infrastructure capacity

- **The access to, and impact of development on, the highway network**, including potential benefits arising from development
- **The relationship to other existing infrastructure** such as water supply, drainage and sewer capacities, including potential benefits arising from development
- **The relationship to local community facilities and recreational space** , including potential benefits arising from development

- 3.7 Information on strategic sites collected through this process will be added to the Candidate Sites Register as supplementary information, and will be made public.
- 3.8 The proposed criteria for the initial assessment of strategic sites are set out in Appendix 4. The initial assessment of strategic sites will be carried out by Council officers, where necessary in consultation with statutory authorities. The assessment system proposed is a “traffic light” system, under which each site or group of sites will be given a positive (green), neutral or mixed (amber) or negative (red) rating against each criterion. This system is preferred to a scoring system, in particular because it enables conflicting ratings to be identified, to enable an explicit process of balancing against different criteria to be undertaken. The appraisal schedule will include a comments section which, for example, may indicate that constraints exist on only part of the site. The Preferred Strategy will include a summary of the site assessments and provide a reasoned justification for including a strategic site in the strategy and for the rejection of the other strategic sites at this stage. Further detailed site assessments will take place in the preparation of the Deposit Plan including those matters referred to in Appendix 5. Site promoters will be given the opportunity to provide additional supporting information as part of this process.

4 PREPARATION OF DRAFT STRATEGIC OPTIONS

- 4.1 Strategic sites and other candidate sites will not at this stage be directly assessed against the strategic options. However, information from the Candidate Sites Register will be used as background material in considering the overall supply of land across the plan area.
- 4.2 The Draft Strategic Options will set out, for public consultation, different broad levels and patterns of change, taking into account such factors as the requirements for new development for housing, employment and other uses; the need to protect key environmental assets; and the needs of existing settlements and their ability to accommodate sustainable development. The options will be developed from assessments of the overall levels of growth

required across the area, and from alternative approaches towards distributing growth. They will also be informed by parallel processes which have been undertaken, including :-

- The outcomes of the public participation process on Visioning
- The outcomes of the consultants' studies
- Ongoing non-site-specific work on Sustainability Appraisal and SEA
- As part of the SA/SEA work, assessments of the functional hierarchy of settlements and their ability to accommodate sustainable development

5 PREFERRED STRATEGY PREPARATION AND CONSULTATION

5.1 A Preferred Strategy will be prepared for public consultation. In accordance with national guidance (LDP Manual para. 4.5.1), this will “...*set out the authority's vision and overall objectives, the strategic spatial options considered, and its preferred spatial strategy.*” It will also cover the implications for development of pursuing the strategy, including any major sites on which the strategy depends.

5.2 Strategic sites, or more general areas of change which could include combinations of several sites, will be included in the Preferred Strategy on the basis of assessments against the key emerging elements of the Preferred Strategy. Sites not proposed through the Candidate Sites process may also be considered.

5.3 Further information will be required on the proposed strategic sites prior to their inclusion in the Deposit Plan to ensure their viability and deliverability, and to ensure that appropriate infrastructure is in place or can be provided to facilitate their development. Developers and landowners will also have the opportunity to provide additional information in support of the sites they are promoting.

5.4 Such information would include:

- **Infrastructure requirements** These will be the subject of discussion between Council departments and with infrastructure service providers.

- **Deliverability over the plan period.** The Council will need to ensure that strategic sites have a realistic chance of coming forward for development within the plan period. For example, the willingness of an owner to release a site for development is a key factor which needs to be considered. This is especially the case where the Council itself identifies land that it considers can assist in the delivery of the LDP strategy. Other factors may also impact on deliverability and implementation, for example, the existence of other land uses on the site which are unable to immediately vacate, land remediation or site viability issues.

- **Potential benefits** to a locality or area, for example through improving environmental quality; assisting regeneration; providing new community facilities, shops, employment or open space; bringing improvements to the local highway network; or satisfying other local needs.

- 5.4 A schedule for assessing this information is attached as Appendix 5.

6 ASSESSMENT OF NON-STRATEGIC SITES AGAINST THE PREFERRED STRATEGY

- 6.1 The Preferred Strategy will list those sites that are compatible with it and those that are not. In particular, it will list those that fit with the proposed spatial distribution of development. Sites which are not compatible with the Preferred Strategy would not be considered further for inclusion in the Deposit LDP.
- 6.2 The Preferred Strategy will not set out detailed information on non-strategic sites, but will set out policy principles and broad site selection criteria that it is proposed to apply to those sites.
- 6.3 Non-strategic sites that are compatible with the Preferred Strategy will be appraised against the published criteria. The screening of these sites will be undertaken using the same criteria by which strategic sites have been assessed, using baseline information on each site set out in the Candidate Sites Register. This would identify whether the sites could, in terms of their size, location, and characteristics, be potentially suitable for inclusion in the Deposit LDP. Such sites would progress to further assessment against SA/SEA criteria.

7 APPRAISAL OF SITES AGAINST SUSTAINABILITY APPRAISAL / S E A CRITERIA

- 7.1 Following the process of public consultation on the Preferred Strategy, all the candidate and other sites, including both the strategic sites and those non-strategic sites which have passed through the screening process, will be appraised against sustainability and emerging strategic policy criteria.
- 7.2 Strategic sites which accord with the Preferred Strategy, and those non-strategic sites which merit further consideration, will then be assessed against sustainability criteria identified by the consultants advising the Council on the SA / SEA process. The assessment process will involve scoring each site in terms of its likely impact (positive or negative) on each sustainability objective identified through the SA/SEA process. Detailed appraisal criteria will be developed by the Council in order to determine how each site contributes towards the Council's sustainability objectives.
- 7.3 The full assessment of all candidate and other sites will then be published for consideration as part of the consultation process on the LDP. Those sites that best meet detailed criteria will in turn then be included in the LDP.

APPENDIX 1

PLANNING POLICY WALES

2.3 Key policy objectives

2.3.1 *The following broad objectives...should be taken into account in the preparation of UDPs and in the control of development throughout Wales.....*

2.3.2 *Planning policies and proposals should:*

- *Promote resource-efficient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites*
- *Locate developments so as to minimise the demand for travel, especially by private car*
- *Contribute to climate protection by encouraging land uses that result in reduced emissions of greenhouse gases, in particular energy-efficient development, and promoting the use of energy from renewable sources*
- *Minimise the risks posed by, or to, development on, or adjacent to, unstable or contaminated land and land liable to flooding. This includes managing and seeking to mitigate the effects of climate change*
- *Play an appropriate role in securing the provision of infrastructure (including water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies and distribution networks) – the basis for sustainable communities – and telecommunications infrastructure, while ensuring proper assessment of their sustainability impacts*
- *Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems. In particular, planning should seek to ensure that development does not produce irreversible harmful effects on the natural environment. The conservation and enhancement of statutorily designated areas and of the countryside and undeveloped coast; the conservation of biodiversity, habitats, and landscapes; the conservation of the best and most versatile agricultural land; and enhancement of the urban environment all need to be promoted*
- *Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity*
- *Minimise the use of non-renewable resources, and, where it is judged necessary to use them, maximise efficiencies in their use. The use of renewable resources and of sustainably-produced materials from local sources should be encouraged*

- *Encourage opportunities to reduce waste and all forms of pollution and promote good environmental management and best environmental practice*
- *Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods*
- *Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare*
- *Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity. In general, developments likely to support the achievement of an integrated transport system should be encouraged*
- *Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone which the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car*
- *Promote quality, lasting, environmentally-sound and flexible employment opportunities*
- *Support initiative and innovation and avoid placing unnecessary burdens on enterprises (especially small and medium sized firms) so as to enhance the economic success of both urban and rural areas, helping businesses to maximise their competitiveness*
- *Respect and encourage diversity in the local economy*
- *Promote a greener economy and social enterprises*
- *Contribute to the protection and, where possible, the improvement of people's health and well-being as a core component of sustainable development. Consideration of the possible impacts of developments – positive and/or negative – on people's health at an early stage will help to clarify the relevance of health and the extent to which it needs to be taken into account*

APPENDIX 2

Monmouthshire Local Development Plan

CANDIDATE SITE ASSESSMENT FORM

*Monmouthshire County Council, Resources Environment and Regeneration Directorate,
Development Plans, County Hall, Cwmbran, Torfaen, NP44 2XH.
Telephone: 01633 6444828 Fax: 01633 644800
E-mail: developmentplans@monmouthshire.gov.uk*

Explanatory notes on completing the form

Note 1.

Section 1 & 2 (must be completed by all proposers)

Please indicate clearly your personal details, i.e. name and address, and/or those of any Agent acting on your behalf. If you complete the Agent's details, all correspondence will be sent to the agent, unless you indicate otherwise.

Note 2.

Section 3 (must be completed by all proposers)

Please complete all the site details as accurately and completely as possible. Where the information is not known, please state 'unknown'.

Note 3.

Section 4

Please use this section of the form to provide us with any further information on the proposed candidate site. Where possible, please enclose any further information required. Where the information is not known, please tick 'unknown'.

Note 4.

Section 5

Please use this space to give any additional information regarding the site which you feel may be relevant to its consideration.

Please complete in block capitals and black ink only

1. Contact Details of Proposer

Name :

Organisation (if applicable) :

Address :

Postcode:

Telephone no.:

Fax no.:

Email:

2. Contact Details of Proposer's Agent (if applicable)

Name :

Contact person (if applicable) :

Address :

Postcode:

Telephone no.:

Fax no.:

Email:

3. Site Details

Name / Address/ Location of site :

OS grid reference:

Area of site in hectares:

Existing use of site:

Proposed LDP allocation of site:

If residential development, approximate number of units proposed:

4. Consultation Questions						
(a) General (please tick one box and complete further information where necessary)						
Question	Yes	No	Further information required	Further information	Further information (Please continue on a separate sheet if necessary)	
Is the site wholly in the ownership of the proposer?				If no, please indicate whether you have notified the owner(s), and state your legal interest in the site.		
Does the proposer own or control any of the land adjoining the proposed site?				If yes, please mark the land on the submitted site plan in blue.		
Are there any restrictive covenants relating to the use of the land or buildings contained within the site?				If yes, please provide details and attach copies of any such covenant where available.		
Would the allocation of the site require an alteration to an existing settlement boundary contained within the adopted Monmouthshire Unitary Development Plan?				If yes, please state which settlement boundary would be affected and mark on the submitted site plan the existing and proposed settlement boundary.		
Would the allocation require a change to a land use allocation contained within the adopted Monmouthshire Unitary Development Plan?				If yes, please state the name and policy number of the existing allocation.		

(b) Accessibility (please tick one box and complete further information where necessary)				
Question	Yes	No	Further required information	Further information (Please continue on a separate sheet if necessary)
Is the site accessible from the existing public highway network?			If no, please indicate whether you have notified third party landowners. Please provide contact details where necessary.	
Is the site located within 400m of a public transport access point, e.g. a bus stop or train station?			If yes, please provide further details of the route frequency and destinations.	
Is the site located within 400m of a community facility, e.g. a shop or commercial services?			If yes, please give details of the community services.	
Does the site's stability or topography present an obstacle to its development for the proposed purpose?			If yes, please give details of any remedial works necessary.	

(c) Environmental (please tick one box and complete further information where necessary)				
Question	Yes	No	Further required information	Further information (Please continue on a separate sheet if necessary)
Is the site located on previously developed (brownfield) land? (For			Please give details of how the site meets this criterion	

developed (brownfield) land? (For definition, please see <i>Planning Policy Wales</i> , fig. 2.1)			the site meets this criterion.	
Is the site located in an area of flood risk or adjacent to a watercourse?			If yes, please provide details of flood risk data and extent to which the site is affected.	
Would the development of the site result in the loss of agricultural land (in current or previous use)?			If yes, please give details of the site's Agricultural Land Classification.	
Is the site located in an area designated as a local, regional or national area for landscape or cultural purposes?			If yes, please give details of the classification.	
Is there a risk that the site could consist of contaminated land?			If yes, please provide details of possible contamination sources.	

(d) Site Context (please tick one box and complete further information where necessary)				
Question	Yes	No	Further required information	Further information (Please continue on a separate sheet if necessary)
Is the site located within 100m of existing water, sewerage, electrical, gas and telecommunication systems?			If no, please describe how access to these services will be obtained.	
If the site is proposed for residential development, are there any industrial/employment uses adjacent			If yes, please provide details of their location and mark on the submitted site plan.	

to the site?				the submitted site plan.	
If the site is proposed for employment / waste / minerals development, are there any residential properties adjacent to the site or within 200m of the site?				If yes, please provide details of their location and mark on the submitted site plan.	

5. Any Other Comments

Please use this space (and any additional sheets of paper if necessary) to provide any additional information regarding the site which you feel may be relevant for its consideration.

Thank you for completing the candidate site assessment form.

I/We confirm that the site proposed is legally capable of being developed for the purpose outlined above and the information provided is correct to the best of my/our knowledge.

Signature:

Date:

APPENDIX 3

CANDIDATE SITES OF POTENTIAL STRATEGIC SIGNIFICANCE

	Town / settlement	Description	Candidate site number(s)	Total area (ha.)
1	Abergavenny / Llanfoist	Nevill Hall Hospital	0082 0108 0138	16.03
2		NW of town (Old Hereford Rd)	0004 0047 0177 0227	Approx 15.00
3		N of town (Deri Rd)	0099	8.53
4		Maindiff Court Hospital	0106	8.04
5		NW of Llanfoist (Church Lane)	0267	8.57
6	Caldicot / Rogiet	Between Caldicot and Rogiet <i>(Note: sites 6A and 6B overlap by approx 7 ha.)</i>		Approx 55.00
6A		W of Caldicot	0049 0071	Approx 45.00
6B		E of Rogiet (Ifton Manor)	0025 0098 0229 0230	Approx 17.00
7	Chepstow	Riverside (Fairfield / Osborn)	0158 0193	21.12
8		N of Bayfield / Crossways Green	0096 0168 0169 0207	15.46
9		S of Bayfield (Mounton Rd)	0214	14.69
10		NE of Pwllmeyric (Wyelands)	0076	20.36
11	Magor / Undy	N of village (Rockfield Farm)	0023 0244 0249 0266	69.78
12	Monmouth	E of Rockfield Road (Vauxhall / Drybridge Fm)	0092 0121 0196	34.73
13		SW of Rockfield estate (Wonastow Rd / Drewen Fm)	0111 0219	44.95
14		NW of Rockfield estate (Croft-y-Bwla)	0199 0201	32.18
15	Portskewett / Sudbrook	N of Portskewett (Crick Rd)	0253	9.60
16		NE of Portskewett (Main Rd)	0248	24.31
17		Former paper mill, Sudbrook	0260	28.36
18	Usk	NE of town (Castle Oaks)	0033 0063 0162	9.66
19		W of town (Woodside)	0176 0245	Approx 8.00
20	Raglan	W of village	0213	26.50
21	Penperlleni	N of village (Capel Ed Lane)	0100 0113	10.53
22	Crick	Mount Ballan	0250	73.20

23	Llanellen	Llanellen Court Farm	0198	9.76
24	Coed-y-Paen	Coedypaen Farm	0262 0263 0264	13.63

APPENDIX 4 – INITIAL ASSESSMENT OF SITES AGAINST SUSTAINABILITY CRITERIA

Criterion	Commentary	Assessment criteria	Overall assessment
1 Is the site within or adjoining an existing settlement?		Within main settlement	
		Adjoining edge of main settlement	
		Within / adjoining larger village	
		In small village / open countryside	
2 Is the site located on previously developed (brownfield) land? (as defined in <i>Planning Policy Wales</i> , fig. 2.1)		Brownfield	
		Part brownfield/ part greenfield	
		Greenfield	
3 Would the development of the site result in the loss of agricultural land (in current or previous use)?		Does not result in loss of agricultural land	
		Grade 3 and above	
		Grade 1/2	
4 Is there vehicular access to and from a main public highway?		Yes	
		Yes, however requires improvements	
		No	

5	Is the nearby highway network capable of accommodating the resulting traffic movements.		<div>Yes</div> <div>Yes, however requires improvements</div> <div>No</div>	
6	Is the site located within 400m or 800m of an access point to regular (at least 5 services between 7am-7pm Monday-Saturday) public transport, e.g. a bus stop or train station?		<div>Within 400m of regular service</div> <div>Within 800m of regular service</div> <div>No</div>	
7	Is the site located within 400m or 800m of a shop or selection of shops selling daily living essentials?		<div>Within 400m of selection of shops</div> <div>Within 400m of single shop / within 800m of selection of shops</div> <div>No</div>	
8	Is the site located within 1000m or 2000m of a school and other community facilities including recreation open space?		<div>Within 1000m of school and a range of other community facilities</div> <div>Within 2000m of school and a range other community facilities / within 1000m of some facilities only</div> <div>No</div>	

9	Would the development of the site result in the loss of publicly accessible open space or have an effect on the public access networks?		<div>Would not result in a loss</div> <div>Would effect public access, however any impact could be mitigated against</div> <div>Would result in a loss/unacceptably effect public access</div>	
10	Is the site located within 100m of existing water, sewerage, electrical, gas and telecommunication systems?		<div>Yes</div> <div>No</div>	
11	If the site is proposed for residential development, how does it relate to any industrial/employment uses adjacent to the site?		<div>Close to "good neighbour" employment uses</div> <div>Not close to employment uses</div> <div>Close to "bad neighbour" employment uses</div>	
12	If the site is proposed for "bad neighbour" employment / waste / minerals development, are there any residential properties within 400m of the site?		<div>No</div> <div>Yes</div>	
13 a	Does the site include or is it close to any areas designated for biodiversity importance at a International level?		<div>No</div> <div>Adjacent/ Close to</div> <div>Within</div>	

13 b	Does the site include or is it close to any areas designated for biodiversity importance at a national level?		<div>No</div> <div>Adjacent/ Close to</div> <div>Within</div>	
13 c	Does the site include or is it close to any areas designated for biodiversity importance at a local level?		<div>No</div> <div>Adjacent/ Close to</div> <div>Within</div>	
14	Is the site likely to affect the habitat, breeding site or resting place of a protected species?		<div>No</div> <div>Potentially</div> <div>Yes</div>	
15 a	Is the site located within or close to an area designated of landscape importance at a national level (Area of Outstanding Natural Beauty or Brecon Beacons National Park)?		<div>No</div> <div>Adjacent/ Close to</div> <div>Within</div>	
15 b	Is the site located within or close to an area designated of landscape importance at a local level?		<div>No</div> <div>Adjacent/ Close to</div> <div>Within</div>	
16 a	What is the landscape sensitivity of the site ie how susceptible are the key characteristics of the site to change and what is the value of it as a landscape resource? / as field		<div>Low or medium/low sensitivity</div> <div>Medium sensitivity</div>	

	landscape resource? (eg field patterns, woodland)		High/medium or high sensitivity	
16 b	What is the landscape capacity of the site ie what is the limit for acceptable change and the ability of the site to accommodate development		High/medium or high capacity Medium capacity Low or medium/low capacity	
17	Is the site located within or close to an area designated of cultural heritage importance? eg. Areas of Special Archaeological Sensitivity, Historic Parks and Gardens, Historic Landscapes and Blaenavon World Heritage Site.		No Adjacent/ Close to Within	
18	Is the site within or adjacent a Conservation Area to the extent that the setting would be affected?		No Adjacent/ Close to Within	
19	Are there any listed buildings within or adjacent the site where the development would be to the extent that its setting would be affected?		No Adjacent/ Close to Within	
20	Are there any Scheduled Ancient Monuments within or adjacent the site to the extent that its setting would be affected?		No Adjacent/ Close to Within	
21	Is the site located within or adjacent		No	

	an area prone to flood risk?		Partially within/adjacent	
			Within	
22	Does the site's stability or topography present an obstacle to its development for the proposed purpose?		No	
			Yes, however any impact could be mitigated against	
			Yes, significant enough to prevent development	
23	Is there evidence that the site could consist of potentially contaminated land?		No	
			Yes, however capable of remediation	
			Yes, however unlikely to be capable of remediation	

APPENDIX 5 – PRE-DEPOSIT ASSESSMENT OF STRATEGIC SITES

Deliverability criteria	Process	Comments	Assessment criteria	Overall assessment
Infrastructure requirements	Assessment of requirements through discussion with Council departments and service providers		Positive	
			Mixed	
			Negative	
			Uncertain	
Ownership and other site-related issues	Assessment of deliverability of proposals through discussions with owners, tenants, developers etc.		Positive	
			Mixed	
			Negative	
			Uncertain	
Relationship with neighbouring sites and settlement/area as a whole	Assessment of potential benefits/ disbenefits to area through traffic, visual amenity, providing new infrastructure, addressing community needs, potential for renewable energy generation etc.		Positive	
			Mixed	
			Negative	
			Uncertain	

APPENDIX G:

Assessment of potential strategic candidate sites