



Agenda item 12(c)

SUBJECT:	Monmouthshire Local Development Plan – Additional Site Consultation
DIRECTORATE:	RER
MEETING:	County Council
DATE:	18 October 2010
DIVISION/WARDS AFFECTED:	ALL

1. **PURPOSE:**

- 1.1 To seek Council's agreement to carry out additional site consultations in connection with the Monmouthshire Local Development Plan (LDP).

2. **RECOMMENDATION:**

- 2.1 To endorse the carrying out of the proposed additional site consultations in connection with the Monmouthshire LDP.

3. **KEY ISSUES:**

- 3.1 The Planning and Compulsory Purchase Act (2004) sets out the requirement for each Local Planning Authority (LPA) to produce a Local Development Plan. Work is now proceeding on the Monmouthshire LDP in accordance with the Delivery Agreement agreed with the Welsh Assembly Government on 16 November 2007. Following on from the preparation of the LDP Preferred Strategy, the current stage of LDP preparation is the production of the Deposit Plan.
- 3.2 The LDP Preferred Strategy was issued for public consultation for a six week period from 4 June 2009 to 17 July 2009. The results of this consultation were reported to Council in January 2010 and the Report of Consultation was issued for public comment for a further consultation period from 19 February 2010 to 19 March 2010. A further consultation was carried out on Proposed Rural Housing Allocations in the summer of this year.
- 3.3 The LDP Proposed Rural Housing Allocations Consultation Draft was issued for informal public consultation for a four week period from 2 July 2010 to 30 July 2010. It was sent to specific consultees and all those individuals who were already on the consultation database. The Consultation Draft highlighted the Council's preferred sites for each village. Letters were sent to local residents living near to these preferred sites and site notices were displayed adjacent to them. Meetings arranged by Community Councils and residents and attended by officers from the Council were held at:

- 06 July Babbington Centre, Trellech
- 14 July Woodlands Tavern, Llanvair Discoed
- 15 July Village Hall, Mathern
- 19 July Village Hall, Grosmont
- 20 July Village Hall, Llangybi

23 July Village Hall, Llanellen
27 July Village Hall, Devauden
28 July Raglan School, Raglan
02 August Recreation Hall, Shirenewton
03 August Village Hall, Mitchel Troy

876 organisations and individuals responded. The representations have been summarised in a report of consultation that will be made available for Members on the Intranet.

- 3.4 Following on from the analysis of these representations and as a result of further investigation by officers, some potential changes have been identified that appear to represent better options as preferred sites. As part of the community engagement process being undertaken for the LDP, the Council's approach (which is not a statutory requirement) has been to try and ensure that no residential site allocations are made without an opportunity to comment being given to local residents who might be affected by a proposal.

- 3.5 The potential changes that require further consultations are indicated on the attached maps and listed below:

Map A – Devauden. A site to the south of Well Lane has been put forward by the land owner. The site has previously been refused planning permission, a decision that was upheld on appeal, but it appears to offer potential for a development that will have less access difficulties than the site proposed previously.

Map B – Grosmont. Officers are suggesting a revision to Site PV05 that again appears to offer potential for a development that will have less access difficulties than the site proposed previously.

Map C – Llangybi. Local feedback suggests that site CS/0053 may be felt to be appropriate for a small scale scheme of up to 5 houses.

Map D – Penallt. There may be legal difficulties with the previous preferred site due to covenants on the land. The owner of part of site PV22 has confirmed that it is available for development and has submitted a petition in support signed by 30 residents. It is considered, therefore, that the potential of the site should be explored further.

Map E – Llandogo. The owners of the preferred site PV10 have stated that they are not prepared to release the land. The owners of the western part of PV09, however, have stated that they would make their land available for development. PV09 was identified in the Consultation Report as being considered to be the best alternative to PV10 but to avoid any doubt it is considered that the site should be subject to a further consultation.

- 3.6 In addition to the issues raised by the Rural Housing Allocations consultation, there is a need to consult on a possible residential site allocation in Wyesham, Monmouth. This was identified in the Preferred Strategy Report of Consultation as having potential for allocation. The site (CS/0238) is an area left over between the settlement boundary and the AONB boundary and was identified by the UDP Inspector as having potential for development, subject to provision of a satisfactory scheme. The Report of Consultation recommended, therefore, that limited development be considered at Tudor Road, Wyesham in recognition of the UDP Inspector's conclusions regarding

the site's potential. No neighbour notification or site advertisement has been carried out in relation to this proposal, however, and this needs to be done. The site is indicated on Map F.

- 3.7 Detailed policies, proposals and site specific land allocations will be derived from this work and will be included in the Deposit Plan. It is intended to present the Deposit Plan to Members early next year to seek agreement for it to be issued for consultation.

4. REASONS:

- 4.1 Under the Planning Act (2004), all LPAs are required to produce a LDP. There is a statutory requirement to issue the Preferred Strategy together with its associated Sustainability Appraisal for public consultation. The Council has decided to go beyond these statutory requirements by initiating a number of informal consultations to give stakeholders additional opportunities to influence the contents of the LDP Deposit Plan before it is finalised.

5. RESOURCE IMPLICATIONS:

- 5.1 Officer time and costs associated with the advertising of the proposals, with the carrying out of any further community engagement and with the associated consideration of representations received. The consultation will be carried out by existing staff and within the existing budget.

6. SUSTAINABLE DEVELOPMENT IMPLICATIONS:

Under the Planning Act (2004), all LDP's are required to be subject to a Sustainability Appraisal (SA). The role of the SA is to assess the extent to which the emerging planning policies will help to achieve the wider environmental, economic and social objectives of the LDP. The LPA must also produce a Strategic Environmental Assessment (SEA) in accordance with the European Strategic Environment Assessment Directive 2001/42/EC; requiring the '*environmental assessment*' of certain plans and programmes prepared by local authorities, including LDP's. All stages of the LDP will be subject to a SA/SEA. The findings of the SA/SEA will be used to inform the development of LDP policies and site allocations in order to ensure that the LDP will be promoting sustainable development.

7. CONSULTEES:

- Head of Planning and Regeneration.
- Cabinet Members.
- Ward Members Affected.
- Corporate Management Team.
- Select Committee Chairpersons.
- Head of Legal Services.
- Head of Finance.

Results of Consultation

- 7.1 No adverse comments.

8. BACKGROUND PAPERS:

- Delivery Agreement, November 2007

- Sustainability Appraisal (Incorporating Strategic Environmental Assessment) Draft Scoping Report March 2008
- Issues and Vision Report, August 2008
- Options Report, December 2008
- Preferred Strategy, May 2009
- Pre-Deposit Participation Draft Report of Consultation, March 2009
- Initial Sustainability Appraisal Report, May 2009
- Habitats Regulations Assessment Screening Report, May 2009
- Preferred Strategy Report of Consultation (Including Recommendations for Further Work), January 2010
- Function and Hierarchy of Settlements Study ,October 2008
- Landscape Sensitivity and Capacity Study: Main Villages and H4 Settlements (June 2010), by White Consultants
- Proposed Rural Housing Allocations Consultation Draft , June 2010

9. AUTHOR & 10. CONTACT DETAILS:

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A - Devauden

CS/0024

PV04

PV37
Additional site to
be consulted on

CS/0064

CS/0032

B - Grosmont

CS/0212

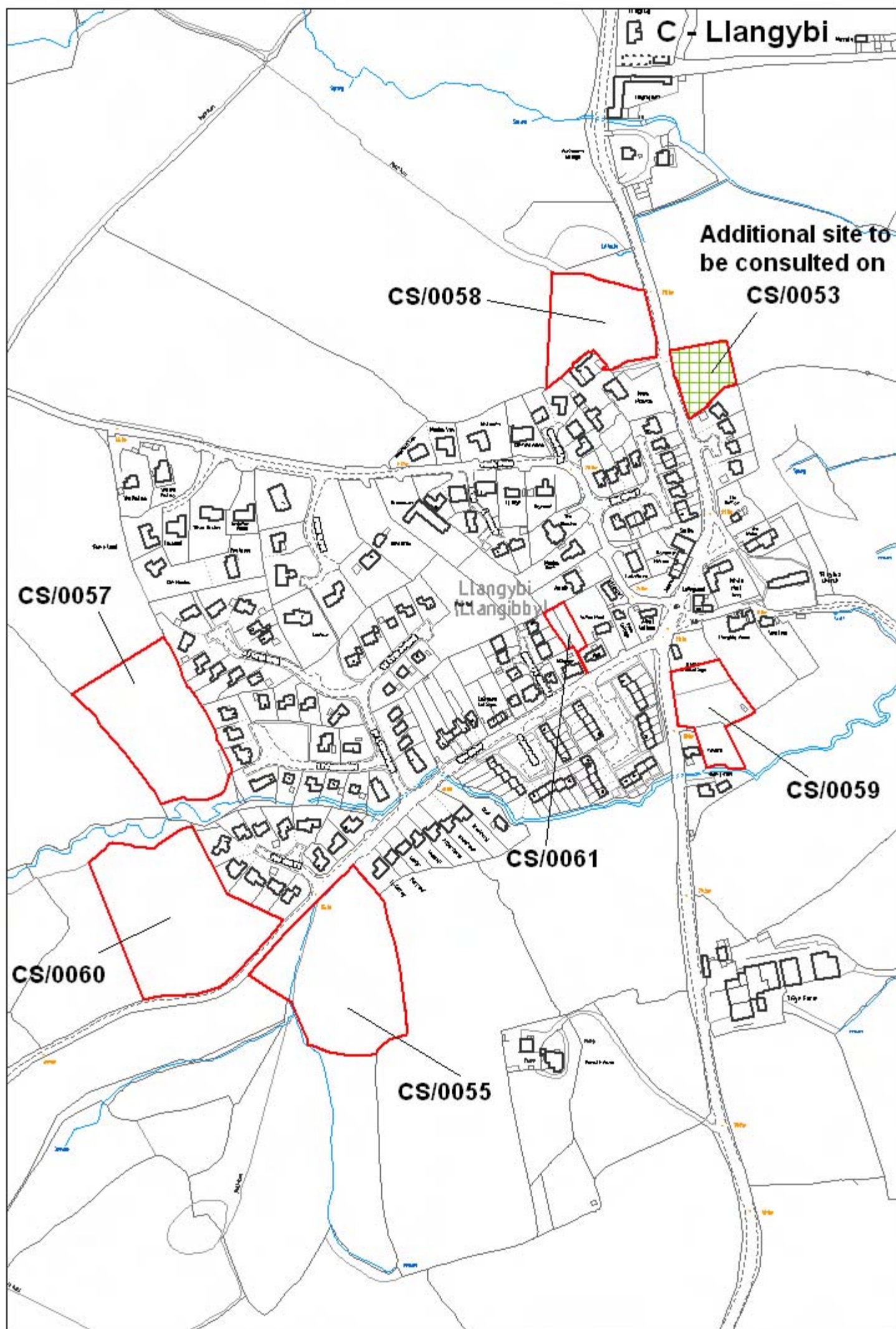
CS/0147

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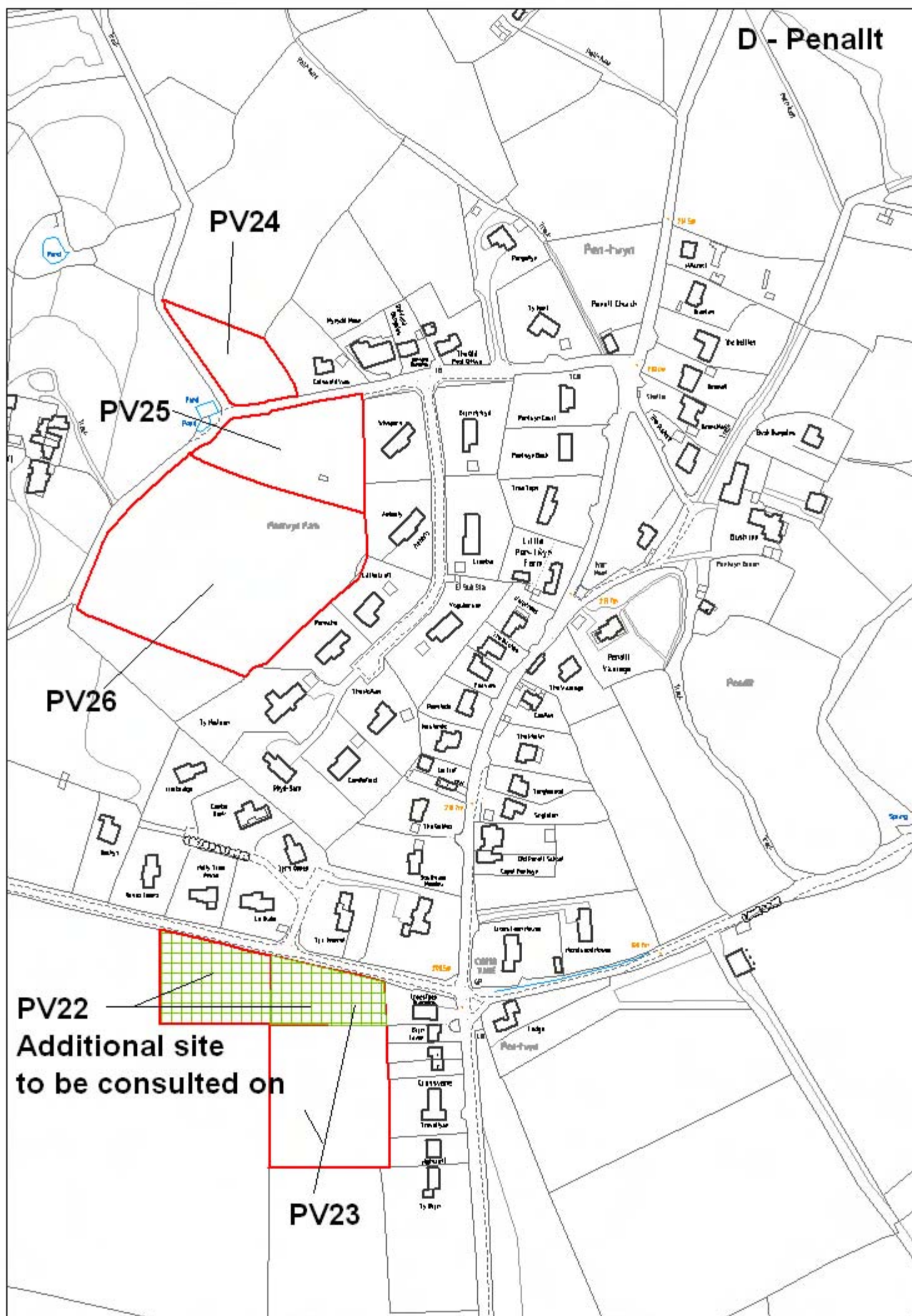
PV05

PV05a

**Additional site to
be consulted on**



D - Penallt



E - Llandogo

CS/0208

~~PV10~~

PV09

**PV09 Additional
Site to be consulted on**

F - Wyesham

CS/0018

Additional site to be
consulted on
CS/0238

CS/0008

