4. KEY ISSUES, VISION AND OBJECTIVES

KEY ISSUES

4.1 In order to assist in the development of the LDP Vision and Objectives, a number of Key Issues have been identified that need to be addressed in 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 household sizes

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.

Infrastructure

- There is a need to ensure that adequate infrastructure is provided to support new development, including provision of sufficient water and sewerage infrastructure without any adverse impact on water quality.

THE LDP SEEKS TO INFLUENCE THESE ISSUES BY:

- *Deciding on a level of growth considered appropriate for Monmouthshire that seeks to balance demands from in-migration and falling household size and the need to provide affordable housing to meet local need against environmental and infrastructure constraints.*
- *Deciding on the spatial distribution of this growth between different urban and rural communities in order to balance the greater sustainability of urban settlements with the difficulties of maintaining services in rural areas where populations are in decline.*
- *Taking an active role in strengthening the local economy, ensuring that an appropriate level of demand for homes is satisfied and providing good quality affordable homes for those who need them in order to ensure that there is a sufficient population of working aged people to support the Monmouthshire economy and to provide more opportunities for young people both to stay and move to the area.*
- *Providing an appropriate amount of housing to be built in rural areas by balancing the need to sustain rural settlements by supporting services and enabling people to remain in their communities with the need to protect the countryside and ensure sustainable patterns of development.*
- *Providing an appropriate amount of affordable housing to meet local needs by both deciding on overall levels of growth and by setting thresholds and proportions to determine the amount of this residential development that is affordable.*
- *Protecting where necessary existing open space and community facilities, facilitating the provision of new facilities and requiring new development to make a contribution to the provision of community infrastructure.*
- *Protecting the vitality and viability of existing town centres and ensuring that the distribution of development supports these main centres.*
- *Ensuring adequate provision of infrastructure to serve new development.*

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 inward investment and 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.

THE LDP SEEKS TO INFLUENCE THESE ISSUES BY:

- *Encouraging a vibrant economy within the County by ensuring that employment sites are located in attractive, accessible and sustainable locations and are of an appropriate size and type to encourage investment.*
- *Ensuring that wherever possible jobs and homes are located in close proximity to each other to provide greater opportunity for people to work locally.*
- *Encouraging the diversification of the rural economy.*
- *Encouraging tourism development while at the same time ensuring that the natural and built heritage that attracts visitors to the area is preserved and enhanced.*

3. VALUING OUR ENVIRONMENT

Rural Environment and Biodiversity

- Monmouthshire has major biodiversity and landscape resources that need to be preserved and should be protected, managed and enhanced.
- 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

THE LDP SEEKS TO INFLUENCE THESE ISSUES BY:

- *Ensuring that new development does not cause harm to international, national and locally protected sites and species and that where appropriate and necessary, avoidance, mitigation and compensation measures are incorporated, while ensuring that new benefits for Biodiversity are explored.*
- *Undertaking a Habitats Regulations Assessment to ensure that the cumulative effects of development in Monmouthshire and adjoining areas do not result in harm to internationally designated nature conservation sites.*
- *Ensuring that biodiversity is considered in any development in order to protect any existing interest on the site and encourage biodiversity enhancements where necessary.*
- *Protecting high quality landscapes throughout the County, paying particular attention to those contained in the Wye Valley AONB and in the setting of the Brecon Beacons National Park*
- *Reviewing the policy approach to SLAs, in the context of seeking to protect and enhance the high quality of the County's landscapes.*
- *Minimising any polluting effects that might arise from new development in the County.*
- *Taking care to ensure that the location of new development does not worsen conditions in existing Air Quality Management Areas or result in new ones coming into being.*
- *Seeking to prioritise the use of previously developed land.*
- *Seeking to identify sites or areas of search that are appropriate for waste management or disposal facilities.*
- *Ensuring that mineral resources are safeguarded and exploited in a sustainable fashion that also enables Monmouthshire to meet its obligation to make its per capital contribution to the requirements of the South Wales region.*
- *Seeking to achieve appropriate patterns of development in order to reduce the usage of private vehicles and to allow for increased walking, cycling and use of public transport.*

- *Promoting energy efficiency in the design of new buildings.*
- *Ensuring that new development is not at risk from flooding.*
- *Encouraging design in all new developments that incorporates water saving measures and measures to reduce flood risk where appropriate.*

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.

THE LDP SEEKS TO INFLUENCE THESE ISSUES BY:

- *Achieving appropriate patterns of development that reduce the usage of private vehicles and allow for increased walking, cycling and use of public transport.*
- *Locating homes and jobs in close proximity to each other in order to reduce the need for high levels of out-commuting.*

5, RESPECTING DISTINCTIVENESS

Built Environment

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

THE LDP SEEKS TO INFLUENCE THESE ISSUES BY:

- *Containing measures to preserve and enhance the cultural heritage and historic environment of Monmouthshire.*
- *Playing a key role in promoting good sustainable design that will enable new development to respect and enhance the existing distinctive character of Monmouthshire.*

SPATIAL ISSUES

4.2 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 local planning authority area as having three broad categories of settlement:

- 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 have taken place without the employment and community infrastructure to match. The area benefits, however, from a strategic location at the 'Gateway' to Wales with good access to the employment markets of Newport, Cardiff and Bristol. 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

4.3 **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.

4.4 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. 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. The town centre itself is a Conservation Area. 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.

4.5   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 48%. 41% of the workforce travels less than 5 kilometres to work.

4.6   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 and consulted on its Publication 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.

4.7   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 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.

4.8   **Abergavenny**, including Mardy, in 2001 had a population of 13,600, living in around 5,700 dwellings. 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.

4.9   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 cattle market which is to be relocated. The Brewery Yard, to rear of the Town Hall and Indoor Market has been recently redeveloped. The town centre itself is a Conservation Area.

4.10   Abergavenny has a self-containment ratio of 53% with 45% of the workforce travelling less than 5 kilometres to work.

4.11   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. Despite these constraints, Abergavenny is proposed in the Wales Spatial Plan as a sustainable location for further growth.

4.12   **Llanfoist** is a village that had 870 people living in 360 dwellings in 2001, although in recent years it has taken some of Abergavenny's suburban growth and also

contains a supermarket that serves the town as a whole, together with the surrounding area.

4.13   **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% with 44% of the workforce travelling less than 5 kilometres to work. Although the town is not connected to the rail network, it has good bus services to the South Wales cities and into Gloucestershire and Herefordshire.

4.14   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. The town centre itself is a Conservation 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.

4.15   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 suburbs – 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.

4.16   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. The Wye Valley AONB adjoins the town in the Wyesham area.

4.17   **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. The village of **Sudbrook** is nearby with just over 400 people living in 140 dwellings. To the west, Caldicot is separated by an important green wedge 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).

4.18   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.

4.19   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, although they also have the characteristics of a 'dormitory' area with high amounts of out-commuting. Despite the low levels of self-containment, however, the Severnside area is extremely well located to the nearby employment markets of Newport, Cardiff and Bristol.

4.20   Caldicot town centre, with its educational and other facilities, serves the whole area but 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.

4.21   Future development in Caldicot and the Severnside area is constrained by a number of factors, including the M4 and M48 to the north and the railway line, the Gwent Levels and tidal flood plain to the south.

4.22   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.

4.23   **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. It has a good range of village facilities and good bus links.

4.24   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.

4.25   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 most of these would only have been considered appropriate for minor infill development.

THE LDP VISION

4.~~26~~2 The LDP Vision was developed from the consultation exercise carried out in the summer of 2008. It has subsequently been adopted as the Vision for the Monmouthshire Community Strategy. Additional lines have been added to the Vision to give it a spatial context and reflect the distinctive geography of Monmouthshire described above.

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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.

The spatial implications of achieving this Vision will be that by 2021:

- The physical character of Monmouthshire's historic market towns of Abergavenny, Chepstow and Monmouth will have been preserved and enhanced and their social and economic strengths built on to develop their role as key sustainable settlements in the County that also serve the needs of their rural hinterlands.

- The newer settlements in ~~the south of the County~~ **Severnside** will have improved infrastructure that helps to rectify the imbalance caused by recent residential growth having taken place without the **local jobs** ~~employment~~ and community **facilities** ~~infrastructure~~ to match. Regeneration will have helped the area to take advantage of its strategic location at the 'Gateway' to Wales with good access to the employment markets of Newport, Cardiff and Bristol.

- Appropriate development opportunities will have been provided in the County's rural area, while at the same time its high quality natural environment and the distinctive rural character of Monmouthshire will have been preserved and enhanced.

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THE LDP OBJECTIVES

4.~~27~~3   In order to achieve the Vision and address the Key Issues, Objectives have been set for the LDP. The Objectives have 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.

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~~ **serving** 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 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.

5.   To improve access to recreation, sport, leisure activities, open space 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 the Wye Valley AONB, the County's other high quality and 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 the efficient use of natural resources including providing increased opportunities for water efficiency, energy efficiency, renewable energy, recycling and waste reduction.

10.   To promote the efficient use of land, including the need to maximise opportunities for development on previously developed land.

11.   To ensure that new development can adapt to the impacts of a changing climate and to also promote opportunities for carbon reduction in order to reduce the contribution made by residents, businesses and industry in Monmouthshire to climate change.

12.   To ensure that new development takes account of the risk of flooding, both existing and in the future, including the need to avoid inappropriate development in areas that are at risk from flooding or that may increase the risk of flooding elsewhere and the need to design development to appropriately manage surface water run-off.

13.   To meet the County'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:

14.   To provide opportunities for integrated sustainable transport, for increased walking, cycling and use of public transport, for reducing reliance on the private motor car and for reducing the need to travel.

Respecting Distinctiveness:

15.   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.

16.   To promote good sustainable design that enhances the character and identity of Monmouthshire's settlements and countryside, creates attractive, safe and accessible places to live, work and visit and improves the quality of new buildings and urban layouts.

THE COUNCIL'S PRIORITIES

4.28   As highlighted in Chapter 2 above, the LDP Vision is the Vision that has been adopted for the Monmouthshire Local Service Board Community Strategy.

4.29   A number of underpinning policy aims are set out in the Community Strategy 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.

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.

4.30   In determining the spatial distribution of development for the LDP, it is clear that improving access to services and tackling climate change are key corporate priorities that the LDP can have an influence over. This is reflected in LDP Objective 14, relating to achieving sustainable accessibility.

4.31   LDP objectives seeking to protect the environment relate to aspects of the Community Strategy priority of tackling climate change and the broader ambition to preserve distinctive character of Monmouthshire set out in point (2) of the Vision statement.

4.32   The provision of affordable housing is also a key corporate priority that the LDP can have a significant influence over. This is reflected in LDP Objective 4.

4.33   Other LDP objectives relating to the theme of building sustainable communities also suggest a broad distribution of development that addresses the needs of rural areas as well as of the towns, particularly objectives 1 and 3.

4.34   Another element of a successful sustainable community is that it is prosperous with good access to employment opportunities, as reflected in parts of point (1) of the LDP Vision statement and objective 7.

4.35   Such objectives are often interrelated. Promoting a 'green economy', for instance, can help in reducing impacts on climate change and provide local employment opportunities.

4.36   All the Key Issues and Objectives set out earlier in this Section play an important role in providing the framework for the policies set out in this LDP. To reflect the

Community Strategy and take account of the corporate objectives of the Council the following matters are identified as the main priority areas for the LDP to deal with:

- Supporting communities
- Provision of affordable housing
- Promoting enterprise
- Tackling climate change
- Protecting the environment
- Providing opportunities for reducing the need to travel.
- Preserving Monmouthshire's distinctive character.

4.37   The following chapters tackle these issues in the order of the main themes of the Wales Spatial Plan:

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