



monmouthshire
sir fynwy

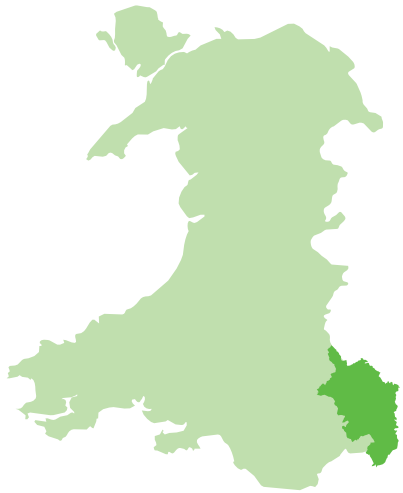
Replacement Local Development Plan 2018-2033

Deposit Plan - Summary
October 2024



What is the Replacement Local Development Plan (RLDP)?

Land for Homes and Jobs and Protecting our Environment



Monmouthshire County Council is preparing a Replacement Local Development Plan (RLDP) for the period from 2018-2033. The RLDP will allocate land for sustainable development, designate land for protection and contain policies to provide the basis for decisions on planning applications. It will cover the whole county except for the area within the Bannau Brecheiniog National Park (BBNP).

It supports the delivery of the Council's core purposes of becoming a net zero carbon county, supporting well-being, health and dignity for everyone at every stage of life.

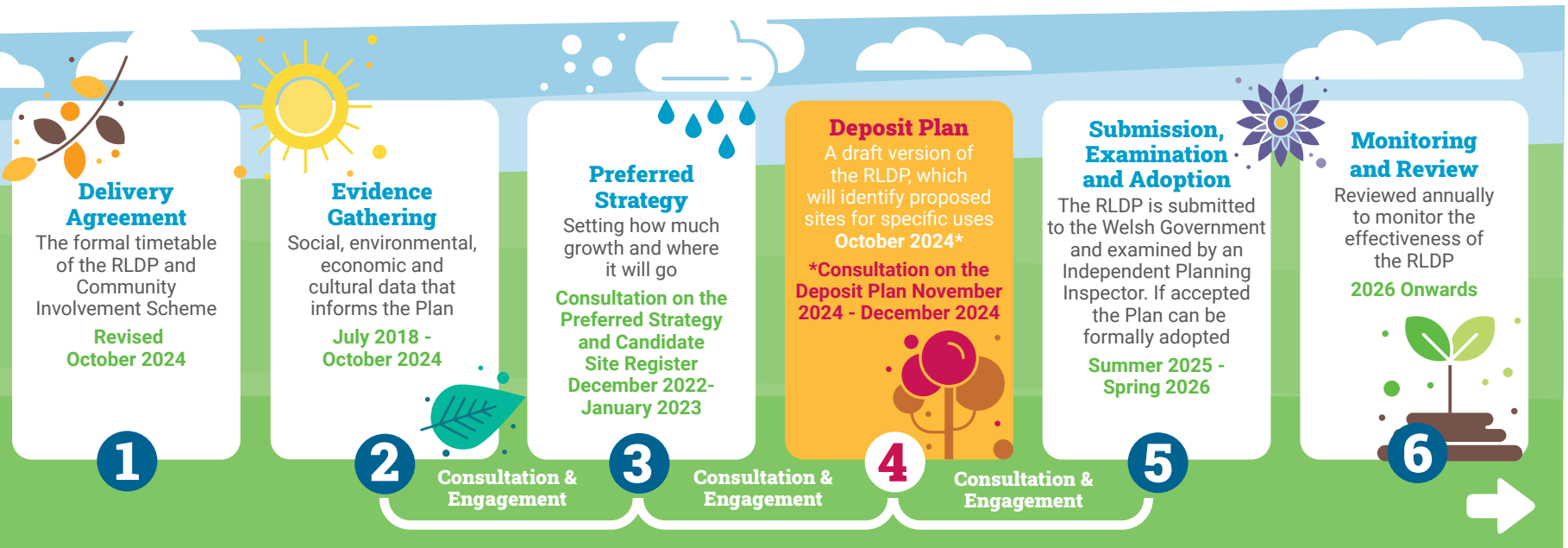
It will assist in delivering the Council's core objectives and addressing the core issues of:

- Providing essential **affordable homes** at pace and scale.
- Responding to the **climate emergency** by delivering net zero carbon homes in exemplar well connected places.
- Responding to the **nature emergency** with policies that protect and enhance Monmouthshire's special environment and biodiversity.
- Ensuring **communities are socially and economically sustainable** by attracting and retaining younger people to rebalance our ageing demographic.
- Supporting our **economic prosperity** by providing a range of good quality employment land opportunities to encourage business growth and attract inward investment.

The RLDP Process:

Preparing the RLDP is a step-by-step process. We are currently in the Deposit Plan stage of the process.

These are the key steps to the RLDP:



What is the Deposit Plan?

The Deposit Plan is a key stage in the preparation of the RLDP. It progresses the evidence gathering and stakeholder engagement undertaken to date and sets out the strategy, proposals and detailed policies for the future use and development of land in Monmouthshire from 2018-2033.

The Deposit RLDP is accompanied by the following maps:

Proposals Map: This illustrates the geographical location and extent of the site-specific development and protection that are designated in the RLDP.

Constraints Map: This shows the geographical location and extent of development constraints created by legislation outside of the development plan process, for example, Scheduled Ancient Monuments, flood plains and Sites

of Special Scientific Interest (SSSI). Although this does not form part of the RLDP, regard must be given to the constraints map when considering development proposals. The Constraints Map includes designations made by statutory bodies other than the Council and will be updated as necessary.

The Deposit RLDP will be supported by two independent assessments:

Integrated Sustainable Appraisal (ISA): assesses the extent to which the Plan's strategy and policies will help achieve the wider environmental, economic, social and cultural objectives of the RLDP. The ISA also assesses the Plan's impact on health, equality and the Welsh Language.

Habitats Regulations Assessment (HRA): assesses whether the Plan proposals would have any significant adverse effects on designated sites, including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The Deposit Plan consists of a written statement detailing the strategy, proposals and policies, along with a proposals map on a geographical base. Its structure and format is as follows:

Key Issues, Challenges and Opportunities

Provides a summary of the key issues, challenges and opportunities within Monmouthshire.

RLDP Strategic Framework

Outlines RLDP Vision and Objectives emerging from evidence base, sets context for Plan's strategic direction, details Monmouthshire growth & spatial strategy.

Implementation and Delivery

Sets out the RLDP strategic policies, site allocation policies and detailed development management policies. This policy framework provides the basis for the rational and consistent consideration of planning applications and appeals.

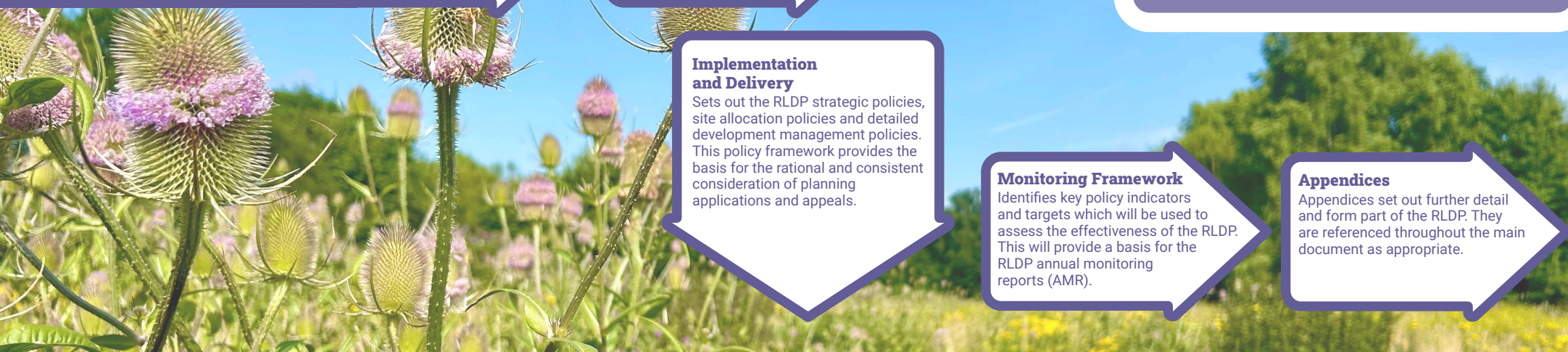
Monitoring Framework

Identifies key policy indicators and targets which will be used to assess the effectiveness of the RLDP. This will provide a basis for the RLDP annual monitoring reports (AMR).

Appendices

Appendices set out further detail and form part of the RLDP. They are referenced throughout the main document as appropriate.

The RLDP will also be accompanied by an **Infrastructure Delivery Plan (IDP)**, which will set out what is needed to support the development of the residential site allocations. It will sit alongside the council's **Local Transport Strategy** and an **Economy, Employment and Skills Strategy**.





Our Key Issues, Challenges and Opportunities

To assist in delivering the council's core purpose of becoming a net zero carbon county, supporting well-being, health and dignity for everyone at every stage of life, a number of key issues and challenges have been identified.



1. Delivering essential affordable homes at pace and scale with exemplar well connected places for both existing and future residents.



2. Responding to our climate and nature emergency with policies requiring new homes to be net zero carbon, and supportive policy framework to incorporate renewable energy generation and technologies where appropriate. The Plan also includes protection policies that safeguard and enhance Monmouthshire's unique environment.



3. Ensuring our communities are socially and economically sustainable by providing accessible places to live and work and a choice and range of homes to retain and attract younger people and rebalance our ageing demography.



4. Support our economic prosperity by providing a range of good quality employment land opportunities to encourage business growth and attract inward investment. The Plan also includes supportive policy frameworks for our agricultural, tourism and retail economies.



Lack of affordable housing:
There are 2,064 households in housing need
(MCC Local Housing Market Assessment Refresh 2022-2037)



Opportunities associated with the removal of Severn Bridge tolls, Cardiff Capital Region City Deal and South East Wales Metro



High level of out commuting:
Net out commute of some 2,800 residents
(ONS 2021 annual population survey)



The need to tackle climate change, carbon reduction and pollution
MCC passed a motion to tackle climate change in May 2019
We have an urgent need to tackle water quality and phosphate pollution in our rivers



The ageing population and relative absence of 20-40 year olds which impact our economic base and future economic prospects



High average house prices: £400,496
(based on sales and valuations October 2023 - March 2024)



The protection of our landscapes and heritage that make Monmouthshire a unique, special and attractive place to live



The challenges of rural isolation and sustaining rural communities

Our Vision for Monmouthshire

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



Communities

People live in inclusive, equal, safe, cohesive, prosperous and vibrant communities. Urban and rural areas are well-connected and have better access to local services, facilities, open spaces and employment opportunities.



Economy

Communities and businesses are part of an economically thriving, ambitious and well-connected county.



Environment

The best of the county's built heritage, countryside, biodiversity, landscape and environmental assets have been protected and enhanced to retain its distinctive character.



Connected

People enjoy healthier, more sustainable lifestyles with improved access to public transport and active travel opportunities and have a minimised impact on the global environment, supporting our ambitions for a zero carbon county.



What goals do we need to set to achieve Our Vision?

Aspirational yet achievable objectives for the RLDP have been set to meet our key issues, and deliver the vision.

Housing

To provide urgently needed affordable housing within exemplar, mixed, sustainable and well-connected places for both existing and future residents.

Demography

To increase opportunities for the younger population to live and work within Monmouthshire, creating a more balanced demography and socially and economically sustainable communities.

Climate and Nature Emergency

To strive to limit the increase in global temperatures to 1.5°C, supporting carbon reduction through a variety of adaptation measures including, facilitating resilient ecosystems and nature recovery, the use of renewable energy, net zero carbon homes, the design and location of new development, encouraging balanced job and population growth to reduce out commuting, the provision of broadband connectivity to reduce the need to travel, the provision of ultra-low emission vehicle charging infrastructure to reduce emissions and improve air quality, and the provision of quality green infrastructure.

Green Infrastructure, Biodiversity & Landscape

To protect, enhance and manage the resilience of Monmouthshire's natural environment, biodiversity and ecosystems and the connectivity between them, while at the same time maximising benefits for the economy, tourism, health and well-being. This includes the Wye Valley National Landscape (AONB), the county's other high quality and distinctive landscapes, protected sites, protected species and other biodiversity interests.

Economic growth/employment

To support a thriving, well-connected, diverse economy, which provides a range of good quality employment opportunities to enable and encourage indigenous business growth and attract inward investment and competitive innovative businesses, including the provision of start-ups and grow on spaces.

Our core underpinning objectives are:

- 
1. Delivering essential affordable homes at pace and scale with exemplar well connected places for both existing and future residents.
- 
2. Responding to our climate and nature emergency with policies requiring new homes to be net zero carbon, and supportive policy framework to incorporate renewable energy generation and technologies where appropriate. The Plan also includes protection policies that safeguard and enhance Monmouthshire's unique environment.
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3. Ensuring our communities are socially and economically sustainable by providing accessible places to live and work and a choice and range of homes to retain and attract younger people and rebalance our ageing demography.
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4. Support our economic prosperity by providing a range of good quality employment land opportunities to encourage business growth and attract inward investment. The Plan also includes supportive policy frameworks for our agricultural, tourism and retail economies.



Our goals continued...

Placemaking

To create exemplar sustainable places through design, layout and mix of uses that enhance the character and identity of Monmouthshire's settlements and landscape; create attractive, safe and accessible places to live, work and visit; and promote people's prosperity, health, happiness and well-being.

Infrastructure

To ensure that appropriate physical and digital infrastructure (including community and recreational facilities, education, sewerage, water, transport, health care and broadband, etc.) is in place or can be provided to accommodate new development.

Accessibility

To seek to reduce the need to travel by promoting a mix of land use allocations and improved internet connectivity, and where travel is required, to provide opportunities for active travel and integrated sustainable transport above the use of the private car.

Communities

To ensure Monmouthshire is a connected place where people feel part of a community, are valued and have good access to education, employment, shops, housing, public transport, active travel, healthcare, community and cultural facilities.

Rural Communities

To sustain existing rural communities as far as possible by providing affordable homes and development opportunities of an appropriate scale and location in order to assist in building sustainable rural communities and strengthening the rural economy.

Health and Well-being

To improve access to recreation, sport, leisure activities, open space and the countryside and to enable healthier lifestyles. To support the Health Board to improve health infrastructure to meet community needs.

Town and Local Centres

To sustain and enhance the centres of Abergavenny, Caldicot, Chepstow, Magor, Monmouth and Usk as vibrant and attractive centres serving the needs of their population and those of their surrounding hinterlands. Supporting the adaptation to meet the needs of the evolving role of the high street.

Our core underpinning objectives are:

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Our goals continued...

Culture, Heritage & Welsh Language

To protect and enhance Monmouthshire's built environment, culture and heritage for the future while maximizing benefits for the economy, tourism and social well-being, including supporting and safeguarding the Welsh Language.

Land

To promote the efficient use of land, including the need to:

- Maximise opportunities for development on previously developed land whilst recognising that brownfield opportunities are limited in Monmouthshire.
- Protect the best and most versatile (BMV) agricultural land while recognising that this will not always be possible given the high proportion of BMV land in the County and the limited opportunities for brownfield development.
- Support the adaptation and re-use of existing sustainably located buildings.

Natural Resources

To ensure the efficient use of natural resources, including providing increased opportunities for water efficiency, energy efficiency, renewable energy, recycling and waste reduction.


Flood Risk


To ensure that new developments consider the risk of flooding, both current and future, avoiding inappropriate development in areas at risk from flooding or that may increase the risk of flooding elsewhere. Development should be designed using natural flood management measures to manage flood risk and surface water run-off appropriately.

Minerals & Waste

To meet the county's regional and local obligations to manage and dispose of its waste and to safeguard and exploit its mineral resource sustainably.

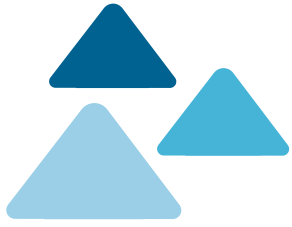
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How much growth

Between 2018-2033 The Sustainable and Resilient Communities Strategy aims to:

- Grow Monmouthshire by up to **6,210 homes***
This includes the provision of up to **2,000 affordable homes**
- Support a level of job growth that supports our housing growth and grows Monmouthshire's economy. To support our job growth we will allocate a minimum of **38ha of employment land** in accessible and sustainable locations and provide a supportive policy framework to encourage business growth.



*There are currently approximately 4,080 homes in Monmouthshire's Housing landbank. This means that we will need to allocate land to provide **2,130 new homes** including **1,065 new affordable homes**.

The RLDP Sustainable and Resilient Communities Strategy

Our Key Issues, Vision and Objectives, along with community consultation and engagement sessions, have informed how much growth (homes and jobs) is needed in the county over the Plan period and where that growth is located.

Housing Supply Component	No. of Homes	
Housing growth figure	6,210	RLDP Housing Requirement – 5,400 +15% flexibility allowance (as per Welsh Government guidance).
Existing Commitments 2018-2024	3,018	Homes that have been built and/or have planning permission between 2018-2024.
Windfall Allowance	887	The predicted amount of unplanned housing anticipated within settlement boundaries for example single plots, or sites that have a change of use.
Existing LDP Rollover sites	175	Existing LDP sites which do not currently benefit from planning permission. Three sites, two in Monmouth and one in Little Mill make up the 'rollover' allocations component.
New Allocations	2,130	New allocations identified in the RLDP.

Housing supply component:

Because the Plan period has already begun (2018) most of the housing growth has already taken place as homes have already been built/are under construction/ or have planning permission. This growth is termed 'existing commitments'.

The housing growth figure also takes into account:

- 'Windfall housing' (unplanned housing that is predicted to be built within existing settlements between 2018-2033); and 'Rollover Sites' (sites allocated from the previous plan but have not obtained planning permission).



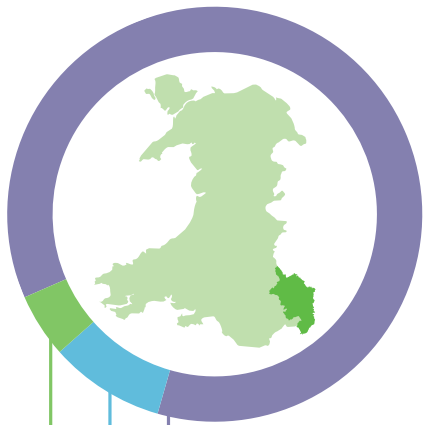
Where will the growth go?

Growth will focus on the county's most sustainable **Primary Settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside.**

Focusing growth in the most sustainable settlements will limit the impact of climate change and ensure good placemaking principles of attractive, accessible places to live and work that reduce the need to travel and have access to sustainable transport links and walking routes to town centres.

A smaller proportion of growth is allocated in our **Secondary Settlements of Usk, Raglan and Penperlleni** and our most sustainable **Main Rural Settlements.** Growth in rural locations will deliver much needed affordable homes for local people and help to address rural inequality and rural isolation in these areas by sustaining communities.

The sites selected have been informed by the consultation responses received on the 2021 Preferred Strategy and the December 2022 Preferred Strategy, as well as our evidence base.



Growth in Primary Settlements

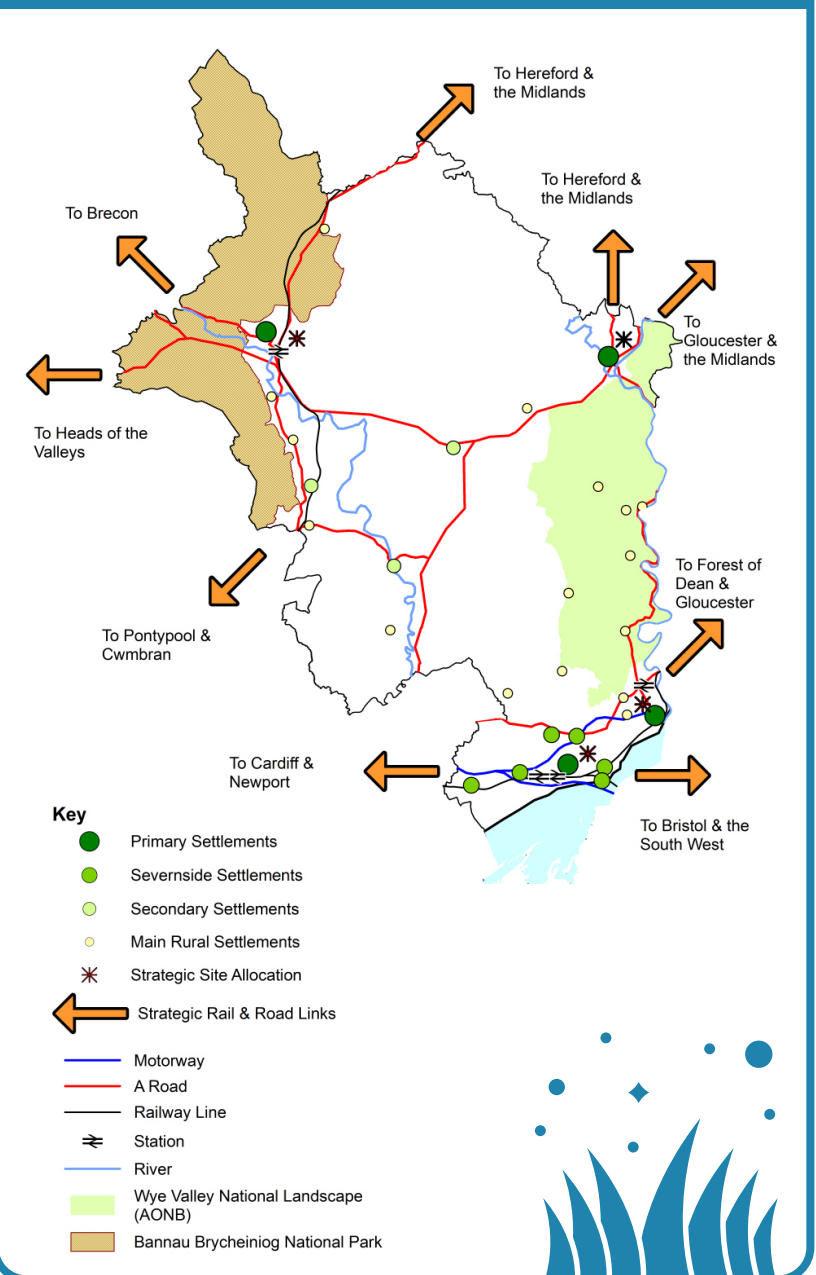
Abergavenny
(Inc. Llanfoist, Chepstow, Monmouth)

Caldicot
(Inc. Severnside area: Caerwent, Crick, Magor and Undy, Rogiet, Portskewett and Sudbrook)

Growth in Secondary Settlements
Penperlleni, Raglan, Usk

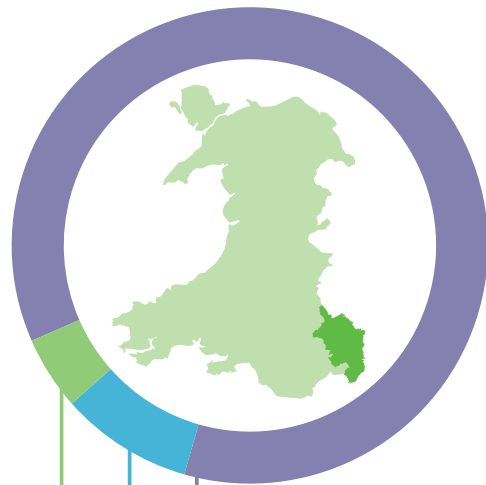
Growth in Rural Settlements

Our Spatial Strategy is illustrated in our Key Strategic Diagram



How will we deliver exemplar affordable homes at pace and scale?

The RLDP has identified housing land to meet the growth required to deliver Monmouthshire's new homes including, our ambition to deliver affordable homes at pace and scale.



Growth in Primary Settlements

Abergavenny
(Inc. Llanfoist, Chepstow, Monmouth)

Caldicot
(Inc. Severnside area: Caerwent, Crick, Magor and Undy, Rogiet, Portskewett and Sudbrook)

Growth in Secondary Settlements
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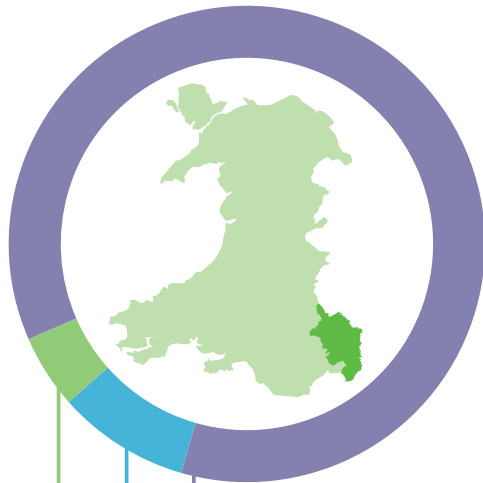
Growth in Rural Settlements

Primary Settlements

Site Name	Settlement	Allocation Type	Site Area (ha)	Approximate No. of Total Homes in Plan Period	50% of which will be Affordable Homes
Land to the East of Abergavenny	Abergavenny	Strategic Mixed-use Development including: • Residential • Neighbourhood Centre • Park and Ride • B1 Use employment	35.9	500	250
Land to the East of Caldicot/North of Portskewett	Caldicot	Strategic Mixed-use Development including: • Residential • Primary school • Neighbourhood Centre • B1 Use Class employment • Strategic public open space	64	770	385
Land at Mounton Road	Chepstow	Strategic Mixed-use Development including: • Residential • Commercial uses such as C1 Use Class Hotel • C2 Use Class residential care home	12.8	146	73
Land at Leasbrook	Monmouth	Strategic Residential	11	270	135
Land at Penlanlas	Abergavenny	Residential	6.17	100	50
Land at Rockfield	Monmouth	Residential	1.5	60	30
Land at Drewen Farm	Monmouth	Residential (rollover site)	6.6	110	55
Tudor Road, Wyesham	Monmouth	Residential (rollover site)	2.1	50	25
Land at Former MoD	Caerwent	Mixed-use • Residential • B1 Use employment	4.2	40	20

The geographical locations of the housing land identified in the table is set out on the Deposit Plan's Proposals Map.

How will we deliver exemplar affordable homes at pace and scale?



Growth in Primary Settlements

Abergavenny
(Inc. Llanfoist, Chepstow, Monmouth)

Caldicot
(Inc. Sevenside area: Caerwent, Crick, Magor and Undy, Rogiet, Portskewett and Sudbrook)

Growth in Secondary Settlements
Penperlleni, Raglan, Usk

Growth in Rural Settlements

Secondary Settlements

Site Name	Settlement	Allocation Type	Site Area (ha)	Approximate No. of Total Homes in Plan Period	50% of which will be Affordable Homes
South of Monmouth Rd	Raglan	Residential	4.5	54	27
Land East of Burrium Gate	Usk	Residential	2.6	40	20
Land West of Trem yr Ysgol	Penperlleni	Residential	3.4	42	21

Rural Settlements

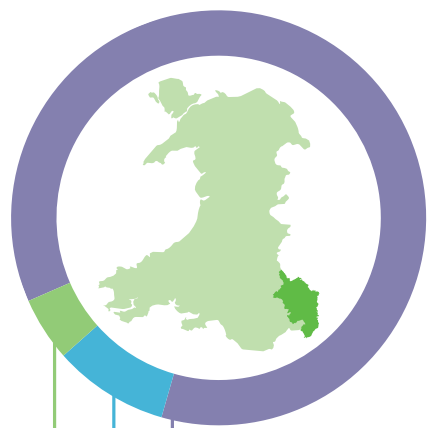
Site Name	Settlement	Allocation Type	Site Area (ha)	Approximate No. of Total Homes in Plan Period	50% of which will be Affordable Homes
Land adjacent to Piercefield Public House	St Arvans	Residential	1.1	16	8
Land at Churchfields	Devauden	Residential	1	20	10
Land East of Little Mill	Little Mill	Residential	1.68	20	10
Land North of Little Mill	Little Mill	Residential (rollover site)	0.87	15	8
Land adjacent to Llanellen Court Farm	Llanellen	Residential	1.56	26	13
Land West of Redd Landes	Shirenewton	Residential	1.76	26	13

The geographical locations of the housing land identified in the table is set out on the Deposit Plan's Proposals Map.

How will we deliver exemplar affordable homes at pace and scale?

Why were these sites selected?

- These sites have provided sufficient evidence of viability and deliverability to demonstrate that the homes will be delivered by 2033.
- In accordance with the PPW12's site search sequence, preference has been given to the development of previously developed land (brownfield land). It is, however, recognised that there are limited opportunities for further significant brownfield development in Monmouthshire. While growth is focused in the most sustainable settlements, it must be recognised that landscape quality and agricultural land quality are high throughout the county. As such, these challenges cannot be avoided via a different spatial option.
- The Plan allocates those sites that are the best connected, most sustainable, deliver placemaking benefits and are least harmful, which has required balanced planning considerations and decisions with a preference for promoting the most sustainable sites.



Growth in Primary Settlements

Abergavenny
(Inc. Llanfoist, Chepstow, Monmouth)

Caldicot
(Inc. Severnside area: Caerwent, Crick, Magor and Undy, Rogiet, Portskewett and Sudbrook)

Growth in Secondary Settlements
Penperlleni, Raglan, Usk

Growth in Rural Settlements



How will these sites be delivered?

- The homes will be built to Net Zero Carbon standards, incorporating renewable energy generation technologies, low carbon heating systems and ULEV charging points.
- 50% of the homes for each site will be affordable housing comprising a mix of housing types and tenures to meet local needs.
- The developments will all be required to meet the placemaking principles of the RLDP. This ensures well-connected, green infrastructure led, balanced communities that are not only respectful but also protective of Monmouthshire's natural and historic environment.
- The sites will be required to provide high quality, usable open space and appropriate green spaces according to the agreed standards set out in the RLDP.
- The design of the sites must prioritise connections and active travel to local trip attractors and public transport facilities, and they must contribute towards any necessary infrastructure improvements.

How will we support economic prosperity?

The RLDP has identified the following **Employment Land*** in accessible and sustainable locations. This will support job growth, allow residents to live and work in Monmouthshire, and reduce levels of out-commuting.



What is Employment Land?

* **Employment land** relates to 'B use classes' in planning terms, which is land for industry such as light industry, research and development (B1), manufacturing (B2) and storage and distribution (B8).

Site Name	Area (Ha)	Use Class
Land at Nantgavenny Business Park, Abergavenny	0.59	B1
Poultry Units, Rockfield Road, Monmouth	1.3	B1
Land North of Wonastow Road, Monmouth	4.5	B1, B2, B8
Newhouse Industrial Estate, Chepstow	2.5	B1, B2, B8
Land adjoining Oak Grove Farm, Caldicot	6	B1, B2, B8
Quay Point, Magor	14	B1, B2, B8
Rockfield Farm, Undy	3.2	B1
Gwent Euro Park, Magor	7	B1, B2, B8
Raglan Enterprise Park, Raglan	1.5	B1, B2, B8
Land West of Raglan	4.5	B1, B2, B8
Land to the East of Abergavenny	1	B1
Land at Former MoD Site, Caerwent	1	B1
Land to the East of Caldicot	1	B1

The geographical location of the employment land identified is set out on the Deposit Plan's Proposal Map.

- There are new employment opportunities on our mixed-use allocations: Land to the East of Abergavenny, Land to the East of Caldicot/North of Portskewett and Land at the Former MoD Site Caerwent.
- Demand for physical employment land/space is changing. However, not all employment sectors, such as manufacturing and distribution can work from home. Therefore, the RLDP must allocate sufficient employment land (B use class) to meet the employment needs of such businesses.
- Many other jobs within Monmouthshire will be delivered through other foundational sectors such as **agriculture, tourism, retail and leisure**. The RLDP plans positively for these sectors through complimentary and supportive policies.

Our Supportive Economy Policies

Policy S11 supports Monmouthshire's **rural economy** to enable rural enterprise uses and the diversification of the rural economy subject to scale and type being compatible with the surrounding area. Conversion of existing buildings within the countryside is encouraged over new build.

Policy S12 supports Monmouthshire's **visitor economy** and supports **sustainable forms of tourism**, such as camping and glamping, that can demonstrate minimal impact on the surrounding environment. The Policy also supports exceptional tourism proposals that can demonstrate significant economic benefits and protects the visitor economy from the loss of facilities.

Policy S14 protects the **retail hierarchy** and core uses of Monmouthshire's historic market towns and local centres to ensure a wide range of uses including leisure and cultural as well as a **Primary Frontage core retail**.

This will ensure Monmouthshire's towns retain and enhance their retail and social appeal to attract residents and visitors and that they continue to remain vibrant and attractive. The Policy supports proposals that will enhance the vitality and vibrancy of our retail economy. It does not support uses that undermine the vibrancy of our town centres, such as ground floor residential and does not support 'out of town' retail uses.

Strategic Allocations: Land to the East of Abergavenny

Strategic Mixed-Use Development including:

- Residential
- Mixed use Neighbourhood Centre
- Park & Ride
- B Use Class Uses

Land to the East of Abergavenny:
Circa 35.9 ha

Approx. No. of Total Homes: 500
Of which Open Market: 250
Of which Affordable Homes: 250

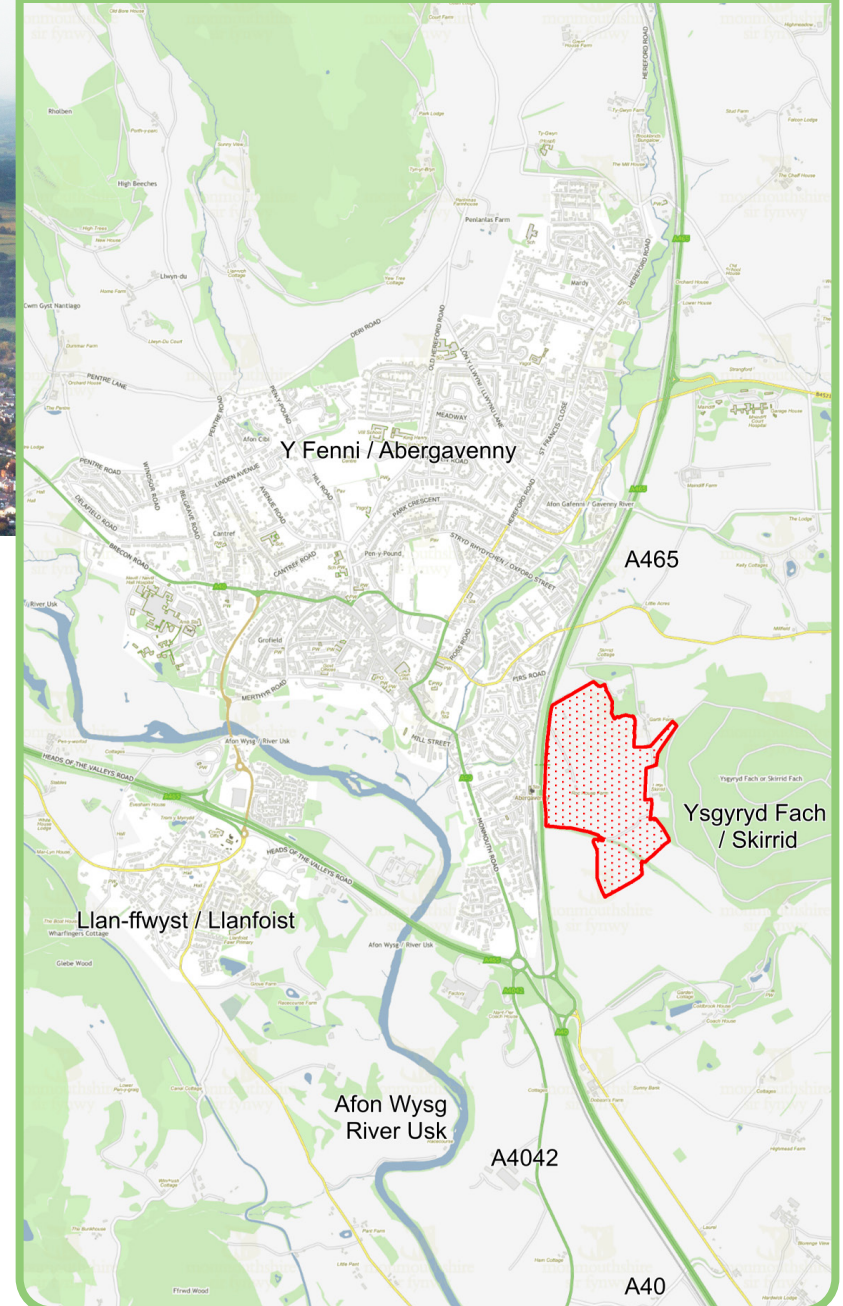


What this includes:

- This strategic site allocation is a sustainably located edge of settlement site. The site is located on the eastern edge of Abergavenny and is bordered by the A465 and railway line to its western boundary and the footslopes of the Ysgryd Fach (Little Skirrid) to the east.
- The site will form an exemplar well-connected mixed-use urban expansion to Abergavenny containing a mix of residential uses alongside employment/commercial uses, associated facilities and services.
- The allocation represents the intended future direction of development in the Abergavenny area with the longer-term intention for further growth beyond the Plan period.
- Integrating the strategic site with the existing settlement is a key principle in the site's development. Identifying connection links that provide crossings across the railway line and the A465 is a key focus for the site.
- The site's western end plays an important role in integrating the new neighbourhood with the railway station and wider Abergavenny. It offers the potential to provide a 'community hub' serving both the urban extension and the railway station area, a park and ride facility for the railway station, and linkages to and from the allocation to the station and Abergavenny.



Site Location



Land to the East of Abergavenny

Indicative Masterplan



-  REDLINE BOUNDARY
-  RESIDENTIAL DEVELOPMENT
-  NEIGHBOURHOOD CENTRE
(including Community Buildings, Cycle Hire/ Parking and Electric Vehicle Charging)
-  PROPOSED B1 ZONE
-  PARK AND RIDE
-  PROPOSED TREES
-  VEHICULAR ACCESS
-  PEDESTRIAN/ CYCLE ACCESS
-  EXISTING TREES
-  PROPOSED ACTIVE FRONTAGES
-  PUBLIC RIGHT OF WAY
-  PROPOSED ATTENUATION FEATURE
-  PROPOSED PEDESTRIAN/ CYCLE ROUTE
-  EMERGENCY SERVICE ACCESS
-  EXISTING BUS STOP
-  POTENTIAL PLAY AREA

Connection of Site into wider PROW network.

Strategic Allocations: Land to the East of Caldicot/ North of Portskewett

Strategic Mixed-Use Development including:

- Residential
- Primary School
- Mixed use Neighbourhood Centre
- B1 Use Class Employment
- Strategic public open space

Land to the East of Caldicot:
Circa 64 ha

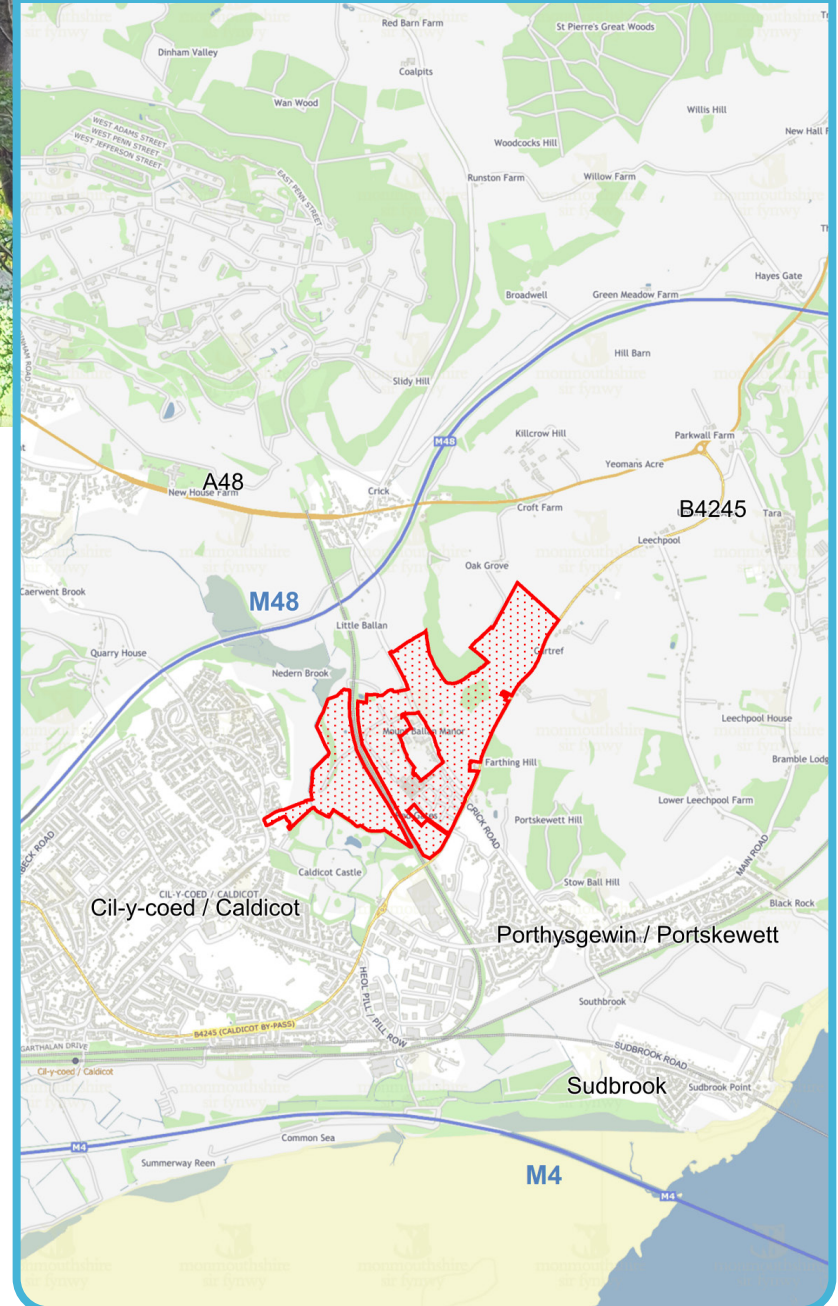
Approx. No. of Total Homes: 770
Of which Open Market: 385
Of which Affordable Homes: 385

What this includes:

- Land to the East of Caldicot/North of Portskewett is a sustainably located edge of settlement site. Development here will extend the settlement of Caldicot to the north-east, adjacent to the Crick Road, Portskewett site. Development will take place north of the Caldicot Castle Country Park, a Conservation Area and Area of Amenity Importance. No built development will take place in these sensitive areas.
- The site is located to the south of a council-owned solar farm, and opportunities to link the site with this renewable energy resource are being explored. The site includes previously developed land comprising a commercial equestrian centre, with much of the remainder being greenfield Council-owned land. The inclusion of such suitable land is supported by Future Wales Policy 3 which supports public leadership and the use of public land to deliver on ambitious affordable housing targets.
- The site will form a new neighbourhood of Caldicot with links to Portskewett to the south east. The primary school will benefit the wider community by serving the new development and the nearby homes in Caldicot and Portskewett. The school and the local centre will provide a key focal point of the site.
- Crick Road provides a central spine through the development and will be incorporated into the site as an active frontage, providing legibility for the community across the site. This will act as a gateway to the site as a whole and ensure the development of either side of the road is integrated cohesively. Permeability is key to enabling integration both within the site and the surrounding area.



Site Location



Land to the East of Caldicot/ North of Portskewett

Indicative Masterplan



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

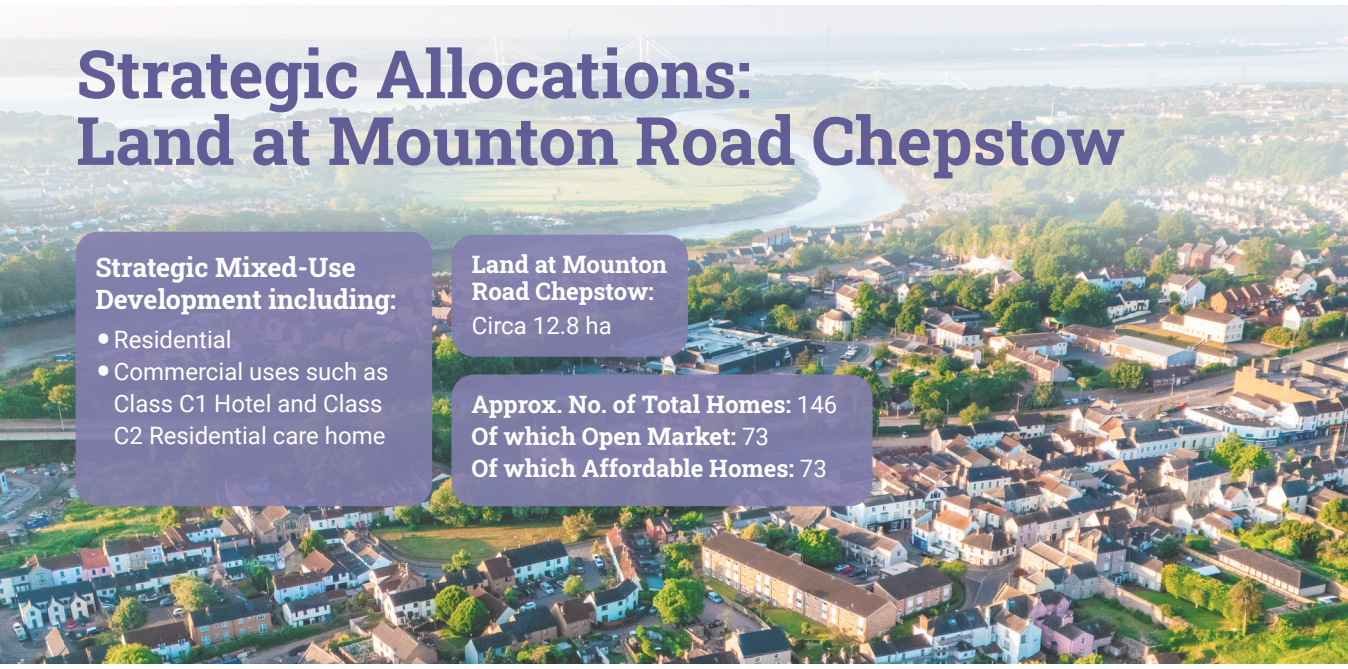
Strategic Allocations: Land at Mounton Road Chepstow

Strategic Mixed-Use Development including:

- Residential
- Commercial uses such as Class C1 Hotel and Class C2 Residential care home

Land at Mounton Road Chepstow:
Circa 12.8 ha

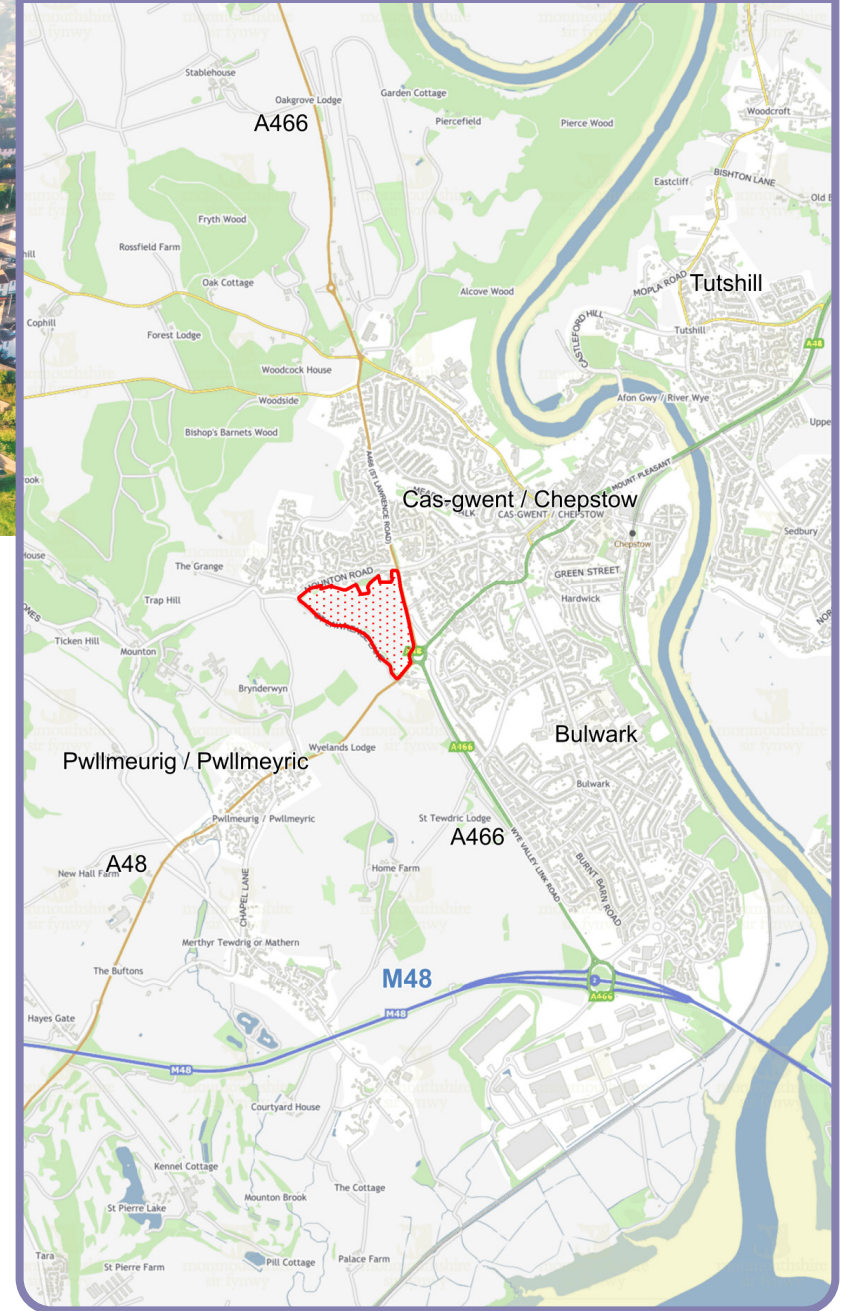
Approx. No. of Total Homes: 146
Of which Open Market: 73
Of which Affordable Homes: 73



What this includes:

- Land at Mounton Road is a sustainably located edge of settlement located to the western edge of Chepstow, west of the A466 (St Lawrence Road), north of the A48 and south of Mounton Road.
- The mixed-use development proposal, which includes a care home and hotel, provides a unique opportunity to locate homes and jobs together and boost Chepstow's local opportunities.
- Key considerations will be integrating the site with the existing settlement, identifying connection links and a design interface that provides crossings across the A466 and ensuring land is safeguarded for potential future improvements to the Highbeech Roundabout.
- The proposal will also be required to provide a publicly accessible community parkland that respects the setting of the nearby Grade II listed St Lawrence House and creates opportunities for recreation and leisure.

Site Location



Land at Mounton Road Chepstow

Indicative Masterplan



-  REDLINE BOUNDARY
-  RESIDENTIAL DEVELOPMENT
-  HOTEL/ COMMERCIAL DEVELOPMENT
-  INDICATIVE FRONTAGE
-  PRIMARY STREET
-  SIDE STREET
-  PROPOSED TREES
-  VEHICULAR ACCESS
-  PEDESTRIAN/ CYCLE ACCESS
-  EXISTING TREES
-  NATIONAL CYCLING ROUTE
-  ROUNDABOUT IMPROVEMENT SAFEGUARDING
-  PUBLIC RIGHT OF WAY
-  PROPOSED ATTENUATION FEATURE
-  PROPOSED PEDESTRIAN/ CYCLE ROUTE
-  OPPORTUNITY FOR VEGETATION ENHANCEMENT
-  PROPOSED BUS STOP
-  EXISTING BUS STOP
-  POTENTIAL PLAY AREA
-  POTENTIAL DEVELOPMENT AREA TO BE EXCLUDED FROM HIGHBEACH ROUNDABOUT IMPROVEMENTS
-  ST LAWRENCE HOUSE (Grade II Listed Building)

Strategic Allocations: Land at Leasbrook Monmouth

Strategic
Residential
Development

Land at Leasbrook
Monmouth:
Circa 11 ha

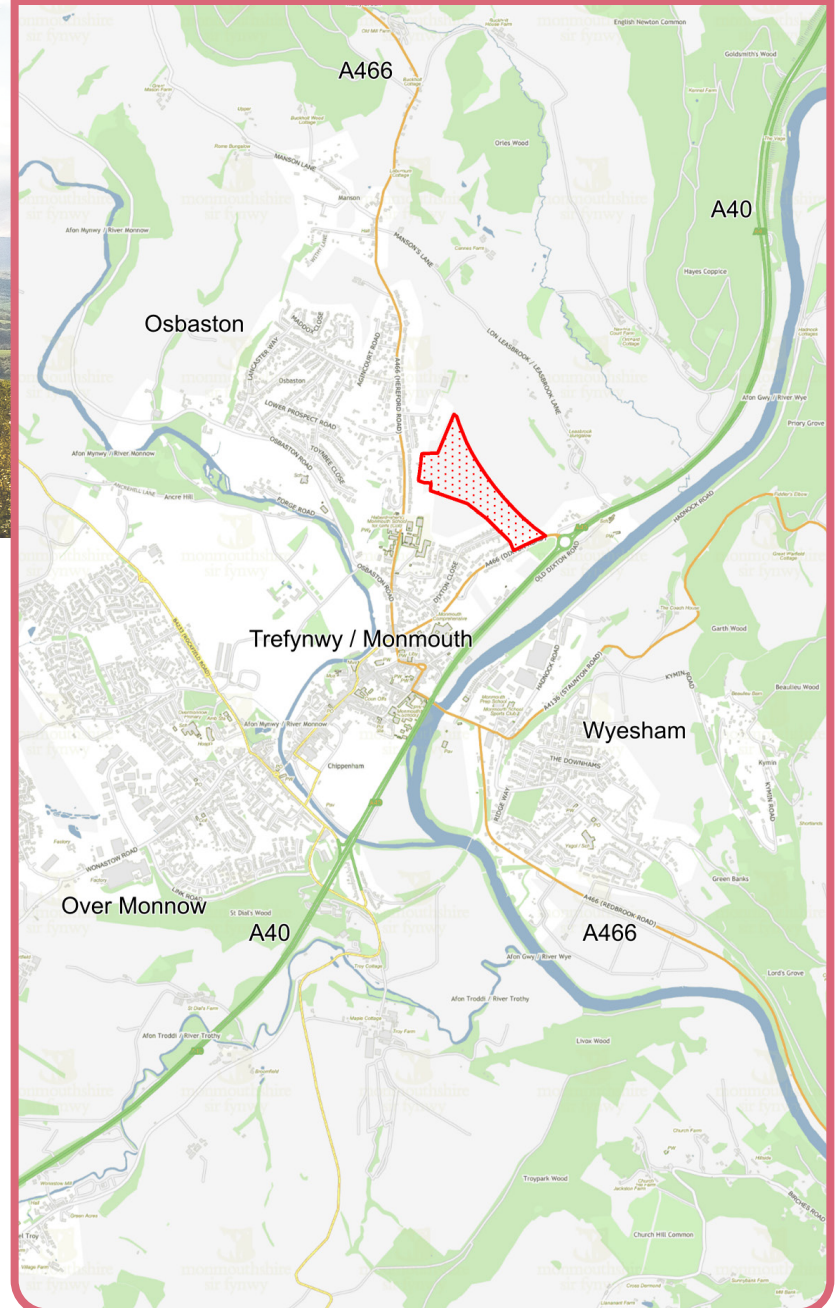
Approx. No. of Total Homes: 270
Of which Open Market: 135
Of which Affordable Homes: 135



What this includes:

- Land at Leasbrook is a sustainably located edge of settlement site, north of Dixon Road. The site is adjacent to developments at Dixon Close and Hereford Road, including Haberdashers' Monmouth School's playing pitches to the west.
- The site offers the opportunity to create an exemplar residential and GI-led development, which is important due to the gateway location of the site at the entrance to Monmouth from the north.
- Key considerations for the site's development include a footpath link to Dixon Close and along Dixon Road, allowing links to wider active travel links in Monmouth, and the need for an emergency secondary access onto Hereford Road.
- A green buffer is also required to minimise any potential landscape impact on the adjacent Dixon Conservation Area and the Lower Wye Valley Landscape of Historic Interest.


Site Location



Land at Leasbrook Monmouth

Indicative Masterplan



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

How the Plan will respond to our Climate Emergency?

To address and actively respond to one of our core issues - the **Climate Emergency** - the Deposit Plan contains several policies to tackle Climate Change.

Our supportive Climate Protection Policies

Climate Change (Strategic Policy S4) sets out the key ways the Plan will do this which includes locating development outside of flood risk areas, promoting energy efficiency through the design of buildings, using land efficiently to minimise the need to travel, providing ultra-low emission vehicles (ULEV) charging infrastructure and utilising sustainable construction techniques and local supplies where possible.

Net Zero Carbon Homes (Policy NZ1) requires that new homes be built to the highest energy efficiency standards, which are higher than the current Building Regulations standards. This includes space heating demand of less than 25KWh/m²/annum, energy consumption generated by renewables on the dwelling (or via the overall development), and new homes that cannot connect to the gas grid with all heating provided through low carbon heating systems.

Renewable Energy Allocation (Policy CC2) identifies land at Raglan Enterprise Park as having potential for ground mounted solar development within the county. This provides an opportunity to contribute to local and national renewable energy targets and potentially provide direct-access energy sources to adjoining existing and proposed employment uses.

Renewable Energy Generation (Policy CC3) includes Renewable Energy Targets and a supportive policy framework for new renewable energy generation schemes, such as ground mounted solar arrays, roof mounted solar panels, onshore wind and heat pumps. The policy and other protection policies within the Plan ensure renewable energy schemes have no unacceptable adverse impacts on Monmouthshire's landscape, historic features, biodiversity and residential amenities. It is made clear within the policies that renewable energy schemes are only acceptable if they do not compromise Monmouthshire's distinct identity.

Sustainable Transport (Policy S3) ensures development proposals are located and designed to reduce the need to travel and promote a shift away from the private car. The Policy promotes active travel, safe access and efficient capacity of the transport network and requires proposals to demonstrate solutions to rural transport issues when appropriate to do so. The policy, however, recognises that Monmouthshire is predominantly a rural county. While development is directed to the county's most sustainable settlements, the Plan also supports appropriate development within Monmouthshire's rural locations where the car is the only realistic mode of transport.



How the Plan will address our Nature Emergency?

The Deposit Plan contains numerous **protection policies** that will address Monmouthshire's '**Nature Emergency**' by protecting and enhancing Monmouthshire's special and unique spaces, landscapes and biodiversity.

Our supportive Nature Recovery and Protection Policies:

Green Wedge Designations (Policy GW1) protects land to avoid the coalescence of some of Monmouthshire's settlements, safeguards the countryside from encroachment and protects the setting of an urban area. Green Wedge designations have also been designated as buffers between the settlement edge of Abergavenny and the Bannau Brycheiniog National Park. The designations are set out on our Proposals Map.

Landscape Protection (Policies LC1, LC2, LC3, LC4, LC5) protect and enhance the unique landscape character of Monmouthshire, including our statutory landscapes Blaenavon Industrial Landscape World Heritage Site, Bannau Brycheiniog National Park, Wye Valley National Landscape (AONB) and our Dark Skies from light pollution.

Green Infrastructure (GI) (Policies, GI1, GI2) ensure the protection and enhancement of all of Monmouthshire's GI, which is defined as a network of green spaces that connect places. It includes landscape levels such as uplands, valleys, river corridors and coastlines, and local smaller levels such as woodlands, trees, hedges, parks and street verges.

Nature Recovery (Policies NR1, NR2, NR3) ensures the protection of locally* protected species, nature sites and water resources and sets out the requirement for **net benefit biodiversity gain**, whereby all proposals will need to demonstrate how they have improved biodiversity due to the development. Monmouthshire's Severn Estuary is to be protected from increased recreational pressure from activities such as dog walking.

** National and International designations, such as Sites of Special Scientific Interest (SSSI) are protected with National Planning Policy*

Public Open space and Areas of Amenity Importance (AAI) designations (Policies C13, C14) protect these public spaces, including sports pitches, play areas, parks, informal green spaces, grasslands and woodlands. Areas of Public Open Space and AAIs are set out on the Proposals Map.



How will the Plan protect and enhance our distinctive built environment?

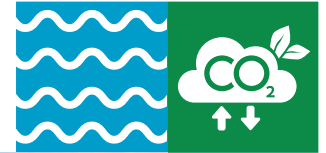
Monmouthshire is renowned for its distinctive identity and the high quality of its natural, historic and built environment. The Deposit Plan will protect and enhance Monmouthshire's built environment with placemaking policies that seek high quality design and place people, **natural resources and the natural environment at the heart of the design process**. This achievement will depend upon identifying and understanding the local characteristics which are distinctive to an area.

Placemaking and High Quality Design (Policies S3 ,PM1 and PM2) set out detailed criteria of how development will protect and enhance Monmouthshire's built environment by having a **green infrastructure-led approach** that respects local distinctiveness, incorporating a safe and inclusive design that offers access for all. All designs should be of high quality, respect existing surroundings, such as scale, height massing, and materials, and maintain reasonable levels of privacy and amenity for neighbouring occupiers.

Monmouthshire's Historic Environment

Monmouthshire has a rich built heritage and historic environment, which includes 31 Conservation Areas, 48 Historic Parks and Gardens, 3 Landscapes of Outstanding Historic Interest, approximately 164 Scheduled Ancient Monuments (SAMs) and 2,145 Listed Buildings. The preservation and enhancement of our historic assets are covered in the National Planning Policy.

The Plan contains local **Policies HE1 and HE2**, which set out Monmouthshire's specific guidance on protecting and enhancing our Conservation Areas in relation to their unique settings and distinctive qualities. **Policy HE3** protects and preserves our unique Roman Town of Caerwent settlement to ensure that the significant archaeological remains remain undisturbed and its historic open character is preserved.





Consultation Process

- A six-week consultation will take place on the Deposit Plan from 4th November 2024 – 16th December 2024.
- The consultation will allow the public and interested stakeholder to submit their views in writing to the Council. All representations received during the consultation will be recorded and reported to the Council.
- During the consultation period, we will hold virtual engagement and drop-in sessions in various locations across the county.
- For further information, please visit the Planning Policy Website:
www.monmouthshire.gov.uk/planning-policy