

Monmouthshire County Council
Monmouthshire Replacement Local Development Plan 2018-2033
EXAMINATION

Hearing Session 5 – Affordable Housing & Gypsy and Travellers

Wednesday 16th September 2026

Ref.	Action Point	Deadline	Council Response
AP5/1	Council to implement amendments set out in ED29 'Deposit RLDP Schedule of Proposed Changes (August 2026)' unless otherwise amended by specific Action Points		
AP5/2	Council to submit copy of Viability Guidance produced on behalf of Planning Officers' Society Wales.	25.09.2026	Copy submitted – document AP5.2.
AP5/3	Council to amend affordable housing (AH) provision figure in Policy S7 to reflect the latest AH provision figure in the Housing Background paper April 2026 (M2/1a).	25.09.2026	Amend the first sentence of Strategic Policy S7 to read: <i>'The affordable homes target for the Plan period 2018 – 2033 is 1,707 – 2,121 homes.'</i> The amendment is included in the Matters Arising Changes Schedule.

AP5/4	Council to amend penultimate paragraph of Policy S7 to read: '...meet national policy and guidance...'		The reference to 'national policy guidance' has been deleted from the penultimate paragraph of Policy S7 as it duplicates national policy requirements and is therefore considered unnecessary. The amendment is included in the Matters Arising Changes Schedule.
AP5/5	Council to review and amend the wording of the penultimate paragraph of Policy S7 in line with supporting text in RLDP paragraph 13.1.13.	25.09.2026	The Council has reviewed the relevant wording and propose that the penultimate paragraph of Policy S7 is amended to read: <i>'Sites must not be subdivided, phased or reduced in density in an attempt to avoid on-site provision of affordable homes'.</i> The amendment is included in the Matters Arising Changes Schedule.
AP5/6	Council to review Policy S7 and consider if paragraphs 13.1.11 and 13.1.12 of the supporting text need to be included therein.	25.09.2026	The Council has reviewed the relevant wording and propose the following: Inclusion of an additional paragraph in Policy S7 after point v) to read: <i>'Off-site provision of affordable housing or payment in lieu of on-site affordable housing will only be considered in exceptional circumstances. Exceptional circumstances will not apply to allocated sites'.</i> Amend the wording of the first two sentences of paragraph 13.1.11 as follows to provide further clarity on the Council's approach: <i>'The Council will seek to provide affordable housing on-site. Only in exceptional circumstances will off-site provision be considered.'</i>

			<i>This might occur, for instance in situations where the management of the affordable housing cannot be effectively secured, for example sheltered retirement housing schemes. Exceptional circumstances will not apply to allocated sites.'</i> Delete the wording included in the first sentence of paragraph 13.1.12 to avoid ambiguity and ensure consistency with paragraph 13.1.11 and Policy S7: <i>'In the exceptional circumstances where on-site provision is not considered appropriate and off-site units cannot be delivered as an alternative site is not available, the Council will consider accepting and affordable housing contribution payment in lieu of on-site affordable housing provision.'</i> These amendments are included in the Matters Arising Changes Schedule.
AP5/7	Council to provide evidence to support paragraph 55.2 of Hearing Statement M5/1 in relation to past delivery of AH exception sites.	25.09.2026	Document A5.7 provides a table of affordable housing exception schemes approved in accordance with Adopted Local Development Plan Policy H7- Affordable Housing Rural Exceptions, over the period of 2014 – 2026. This is submitted as a separate document.
AP5/8	Council to review the opening paragraph of Policy H9 in respect of 'Favourable consideration....' To make clear that proposals will be permitted where they meet the policy's criteria.	25.09.2026	The Council has reviewed the wording and propose that the opening paragraph of Policy H9 is revised to read: <i>'Proposals for 100% affordable housing exception sites adjoining Tier 1, 2, 3 and 4 settlements identified in Strategic Policy S2, that would not otherwise be released for residential development, will be permitted provided that all of the following criteria are met:.'</i> The amendment is included in the Matters Arising Changes Schedule.

AP5/9	Council to consider whether including reference to community led housing is required in either the supporting text of Policy S7 or Policy H9.	25.09.2026	The Council has considered this and maintain the position that this matter is clearly set out in paragraphs 4.2.26 and 4.2.27 of Planning Policy Wales. It is not, therefore, considered necessary to refer directly to this type of housing in Strategic Policy S7 or the supporting text.
AP5/10	Council to provide plans that show all authorised Gypsy & Traveller sites, whether existing, proposed, in public or private ownership, in the context of existing settlements: a. County-wide; and b. In respect of the area close to the proposed RLDP allocation.	25.09.2026	Document AP5.10 sets out a list of Gypsy and Traveller sites in Monmouthshire to include those approved and pending consideration, together with the proposed RLDP allocation. This is submitted as separate document.
AP5/11	Council to submit copies of Cabinet/Scrutiny reports that considered the site-specific impacts of candidate G&T sites.	25.09.2026	The relevant documents have been submitted. Please also note that the LVIA and LVIA Appendices for the wider Bradbury Farm and Oak Grove Farm Site can be viewed in the following Submission Documents SD393 and SD394 respectively.
AP5/12	Council to delete 'in accordance with Circular 005/2018' from criterion a) of Policy GT1		Amendment included in the Matters Arising Changes Schedule.
AP5/13	Council to delete 'high' from criterion e) of Policy GT1.		Amendment included in the Matters Arising Changes Schedule.
AP5/14	Council to amend 4 th line of RLDP paragraph 15.1.2 to refer to 'GTAA'.		Amendment included in the Minor Editing Changes Schedule.