



Dear Ms de-Courcey and Ms MacFarlane,

Monmouthshire Replacement Local Development Plan (RLDP) – Initial Questions

Thank you for your letter requesting the Council to consider the implications for the RLDP of the recently published Welsh Government 2022-based local authority population and household projections and the 2025-based estimates of housing need for Wales. The Council will prepare a brief paper to consider these matters by Friday 6th March 2026.

In considering the Welsh Government 2022-based local authority population and household projections, the paper will set out:

- The modelling scenario undertaken by Edge Analytics which forms the basis of the RLDP growth strategy.
- A high-level overview of the Welsh Government 2022-based local authority population and household projections for Wales, with specific reference to Monmouthshire's position.
- A comparison of Welsh Government's 2018-based principal population and household projections, the 2022-based principal population and household projections and the demographic-led scenario that underpins the RLDP growth strategy.
- An overview of the dwelling requirement that arises from the three different data sets of population and household growth (noted above), combined with the application of a vacancy rate.
- As assessment of any potential implications of the 2022-based projections for the RLDP, including whether updates to the evidence base and/or background documents are required.

In the absence of any published 2022-based projections for the Bannau Brycheiniog National Park, the comparison of data sets will be at the Monmouthshire Unitary Authority level.

In considering the Welsh Government 2025-based estimates of housing need for Wales, the paper will provide:

- An overview of the main findings of the housing need estimates.
- A comparison of the key trends arising from the 2025-based estimates with the level of growth in the RLDP, including the Plan's affordable housing targets. Consideration will also be given to the findings of the latest Monmouthshire LHMA.

Could PEDW please confirm whether this scope of work is sufficient to address the matters raised.

Yours sincerely,

Andrew Jones
Head of Planning/Pennaeth Cynllunio