
From: Newey, Mark (ESNR-Planning)
Sent: 23 August 2021 16:52
To: Hemington, Neil (ESNR-Planning); Fudge, Jonathan (ESNR-Planning); Stephens, Rebekah (NR - Planning Directorate); Lloyd, Nick (ESNR-Planning); Hall, Gareth (ESNR-Planning); Tomos, Jonni (ESNR-Planning); Smith, Joanne (ESNR-Planning)
Subject: RE: Policy Branch Comments on Monmouthshire Preferred Strategy LDP - August 2021 - Final
Attachments: Draft Monmouthshire Responsev1.doc

Hi Neil,

Attached is our draft analysis, subject to including some of Jon's comments.

The numbers aren't that bad. Take off BBNPA 495 and they are about there. Only 5% above current adopted plan. Seems reasonable.

Regards,

Mark

From: Hemington, Neil (ESNR-Planning)
Sent: 23 August 2021 16:49
To: Newey, Mark (ESNR-Planning) Fudge, Jonathan (ESNR-Planning) Stephens, Rebekah (NR - Planning Directorate) Lloyd, Nick (ESNR-Planning) Hall, Gareth (ESNR-Planning) Tomos, Jonni (ESNR-Planning) Smith, Joanne (ESNR-Planning)
Subject: RE: Policy Branch Comments on Monmouthshire Preferred Strategy LDP - August 2021 - Final

Thanks Mark

We need to be consistent.

What are the projections and how do they compare to what is being proposed?

Neil

From: Newey, Mark (ESNR-Planning)
Sent: 23 August 2021 16:45
To: Hemington, Neil (ESNR-Planning) Fudge, Jonathan (ESNR-Planning) Stephens, Rebekah (NR - Planning Directorate) Lloyd, Nick (ESNR-Planning) Hall, Gareth (ESNR-Planning) Tomos, Jonni (ESNR-Planning) Smith, Joanne (ESNR-Planning)
Subject: RE: Policy Branch Comments on Monmouthshire Preferred Strategy LDP - August 2021 - Final

MCC are above the 2018 projections, but are building at least twice that at the moment. If this approach were to be followed that would mean deallocations, nonsense. There is no evidence to support a figure below 350 dpa minimum. There is nothing in writing that says that in the NDF.

There is a process to play out and test the plan. There is no evidence to counteract their current growth projections.

From: Hemington, Neil (ESNR-Planning)

Sent: 23 August 2021 16:29

To: Newey, Mark (ESNR-Planning) Fudge, Jonathan (ESNR-Planning)

Stephens, Rebekah (NR - Planning Directorate) Lloyd, Nick (ESNR-Planning) Hall, Gareth (ESNR-Planning) Tomos, Jonni (ESNR-Planning) Smith, Joanne (ESNR-Planning)

Subject: Re: Policy Branch Comments on Monmouthshire Preferred Strategy LDP - August 2021 - Final

Thanks both

We have been working on the basis that in National growth areas housing should be above the projections and outside them no more than the projection to avoid displacement. Where are MCC?

Neil

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From: Newey, Mark (ESNR-Planning)

Sent: Monday, August 23, 2021 4:04:57 PM

To: Fudge, Jonathan (ESNR-Planning) Stephens, Rebekah (NR - Planning Directorate)

Lloyd, Nick (ESNR-Planning) Hall, Gareth (ESNR- Planning) Tomos, Jonni (ESNR-Planning) Smith, Joanne (ESNR-Planning) Hemington, Neil (ESNR-Planning)

Subject: RE: Policy Branch Comments on Monmouthshire Preferred Strategy LDP - August 2021 - Final

Hi Jon,

Sure, we can talk about this on Wednesday. But, I disagree in my professional opinion with over 30 years in plans.

Regards,

Mark

-----Original Message-----

From: Fudge, Jonathan (ESNR-Planning) Sent: 23 August 2021 16:03

To: Newey, Mark (ESNR-Planning) Stephens, Rebekah (NR - Planning Directorate)

Lloyd, Nick (ESNR-Planning) Hall, Gareth (ESNR-Planning) Tomos, Jonni (ESNR-Planning) Smith, Joanne (ESNR-Planning) Hemington, Neil (ESNR-Planning)

Subject: RE: Policy Branch Comments on Monmouthshire Preferred Strategy LDP - August 2021 - Final

Hi Mark. We have a meeting to discuss this on Wednesday so we can explore more fully then. The rationale behind the amber status is that the thinking on regional working is not fully developed and the LDP must not undermine the National Growth Area, as it stands there is uncertainty about this hence our cautious words. As I said we can discuss more fully on Wednesday

Jon

-----Original Message-----

From: Newey, Mark (ESNR-Planning)

Sent: 23 August 2021 15:55

To: Fudge, Jonathan (ESNR-Planning) Stephens, Rebekah (NR - Planning Directorate) Lloyd, Nick (ESNR-Planning) Hall, Gareth (ESNR-Planning) Tomos, Jonni (ESNR-Planning), Joanne (ESNR-Planning) Hemington, Neil (ESNR-Planning)

Subject: RE: Policy Branch Comments on Monmouthshire Preferred Strategy LDP - August 2021 - Final

Hi Jon,

Thanks for sending through. Appreciate the comments, although whilst I appreciate the issues regarding a regional approach, I don't agree with the text in the yellow box. I don't see any evidence to say their plan is not in conformity with the NDF. It aligns with the green belt approach. A bit more work on the relationship to adjoining LPAs seems worthy, but it's not in conflict with the ambitions/policies in Future Wales. I feel very strongly about this and cannot find any evidence to dispute this position.

Regards,

Mark

-----Original Message-----

From: Fudge, Jonathan (ESNR-Planning) Sent: 23 August 2021 15:00

To: Stephens, Rebekah (NR - Planning Directorate), Mark (ESNR- Planning) Lloyd, Nick (ESNR-Planning) Hall, Gareth(ESNR-Planning) Tomos, Jonni (ESNR-Planning) Smith, Joanne (ESNR-Planning) Hemington, Neil (ESNR-Planning)

Subject: Policy Branch Comments on Monmouthshire Preferred Strategy LDP - August 2021 - Final

Hi Beks

Sorry that this is slightly late. Attached are Policy Branch's comments on the Monmouthshire Preferred Strategy. In essence we believe that there is more work to be done by the LPA to evidence that its PS will not undermine the regional dimension and national growth areas identified in Future Wales. We have colour coded the response as amber. There's a meeting scheduled for Wednesday where we can discuss the matters more fully

Jon

Jon Fudge