

## 5. Development & Planning

### *Background*

Developments in the area which need planning permission are decided at the Planning Committee of Monmouthshire County Council (MCC). The local Community Council review local plans prior to decision and provide advice to this Committee. MCC have recently (June 2006) adopted a Unitary Development Plan (UDP) which sets out policies for a whole range of planning issues, including in particular those relating to:

- Special Landscape Areas (SLAs)
- Conservation Areas
- Rural developments
- Conversion of buildings in the countryside
- etc



Issues discussed in this section of the Village Plan are intended to complement the UDP and inform about local points of concern and strongly held views. These issues are given credence by the results of the recent community questionnaire. A set of general community policies is produced at the end of the section.

### *Design Statement*

The design statement looks at the existing aspects of an area which are valued and should be preserved or enhanced and then sets out guidelines about those characteristics which can be expected of any new developments. Those wishing to make developments can refer to the statement in conceiving their designs and proposed developments can be judged against the guidelines.

