

**Application Number:** DM/2018/00769

**Proposal:** Outline development of up to 45 dwellings

**Address:** Land At Chepstow Road Raglan NP15 2EN

**Applicant:**

**Plans:** Green Infrastructure Appraisal 18-10-PL-201 - Rev: A, Masterplan 1391-P-001 - , Site Plan 1391-E-001 - ,

**RECOMMENDATION: Approve**

Case Officer: Ms Kate Bingham  
Date Valid: 10.05.2018

**1.0 APPLICATION DETAILS**

1.1 This is an application on behalf of Monmouthshire County Council for outline consent for up to 45 dwellings in Raglan. All matters are reserved. The site is allocated for residential development under Policy SAH10(iii) (Rural Secondary Settlements) of the Adopted Local Development Plan (LDP).

1.2 The application site extends to approximately 2.18 hectares (5.4 acres) and currently comprises a greenfield site. The northern boundary of the site is formed by some mature trees, the southern by the Nant y Wilcae, the western edge by back gardens of the adjoining properties along Fayre Oaks and The Willows, and the eastern boundary by hedges, a property known as Brooklands Lodge and Chepstow Road. The southern part of the site is located within flood zone C2 and the middle part is within flood zone B. The site, however, is not the subject of any other specific constraints or designations.

1.3 There are no listed buildings on, or immediately adjacent to the site. The centre of the village is designated as a conservation area and is also home to a number of listed buildings including the Grade II\* listed St Cadoc's Church. Raglan Castle, which is Grade I listed (and its grounds designated as an historic park and garden) is also located approximately 1.2km to the north.

1.4 Following the pre-application feedback a public consultation event was held on 30 January 2018 at Raglan Old Village Hall. The details of this, as well as amendments that have been made to the scheme following this event, are contained in the accompanying Public Consultation Report.

**2.0 RELEVANT PLANNING HISTORY (if any)**

<b>Reference Number</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
DM/2018/00769	Outline development of up to 45 dwellings	Pending Determination	
DC/1977/01029	Sanitary Accomodation APP_TYP 01 = Full DEV_TYP 03 = Extension MAP_REF = 341340207610	Approved	31.10.1977

DC/2007/01316	Conversion to two residential properties with garages and gardens.	Approved	25.01.2008
DC/2008/00953	Design variation to existing permission ref: DC/2007/01316 conversion of barn to 2no residential dwelling	Approved	17.09.2008
DC/1995/00982	Erection Of Hay Barn & Implement Shed.	Acceptable	15.11.1995
DC/1974/01034	Junior School/Bus Bay APP_TYP 01 = Full DEV_TYP 01 = New Development MAP_REF = 341400207630	Approved	12.02.1975
DC/1996/00602	Alteration To Cattle Building	Permission Required	11.07.1996
DC/2015/00711	The replacement of existing timber French doors and windows to kitchen area, facing into courtyard area, to aluminium windows and bi-folding doors. Colour scheme to match existing windows and external joinery. (Application numbers DC/2008/00953 / DC/2007/01316).	Approved	11.06.2015
DC/2007/01445	Proposed construction of double garage and store, and timber shelter.	Approved	09.01.2008
DC/1991/00249	1 Single Storey Residential Dwelling.	Refused	03.07.1991

### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

#### **Strategic Policies**

S4 LDP Affordable Housing Provision  
 S12 LDP Efficient Resource Use and Flood Risk  
 S13 LDP Landscape, Green Infrastructure and the Natural Environment  
 S16 LDP Transport  
 S17 LDP Place Making and Design  
 SAH10 LDP Rural Secondary Settlements  
 S7 LDP Infrastructure Provision  
 S1 LDP The Spatial Distribution of New Housing Provision

## **Development Management Policies**

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements

DES1 LDP General Design Considerations

EP1 LDP Amenity and Environmental Protection

GI1 LDP Green Infrastructure

MV1 LDP Proposed Developments and Highway Considerations

NE1 LDP Nature Conservation and Development

SD2 LDP Sustainable Construction and Energy Efficiency

SD4 LDP Sustainable Drainage

LC5 LDP Protection and Enhancement of Landscape Character

SD3 LDP Flood Risk

MV2 LDP Sustainable Transport Access

MV3 LDP Public Rights of Way

CRF2 LDP Outdoor Recreation/Public Open Space/Allotment Standards and Provision

## **4.0 REPRESENTATIONS**

### 4.1 Consultation Replies

Raglan Community Council - Requested more time to comment. Awaiting response.

Dwr Cymru - Welsh Water - No objection subject to conditions.

We were previously consulted on the above development under Schedule 1C Article 2D notice, we reviewed the effects the development would have on our infrastructure and confirmed that we could accept foul water only flows from the development, we also made the applicant aware of a number of sewerage and water assets crossing the site and how these would need to be protected.

The proposed development site is crossed by public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No operational development is to take place within 3 metres either side of the centreline of the 110mm public rising main sewer and the 150mm public combined sewer. We request that all assets crossing the development site are located and marked prior to commencing any operational development. Due to the strategic importance of the 110mm public rising sewer main we would insist on locating this asset on the applicant's behalf. If any development is likely to fall within this area please contact us prior to starting operational development. Assets may be able to be diverted under Section 185 of the Water Industry Act 1991, the cost of which would be recharged to the developer.

From reviewing the submission package we note the applicant is proposing to discharge surface water through the use of sustainable drainage systems and discharge to an existing watercourse. We support the use of sustainable drainage systems for the disposal of surface water. Due to the proximity of the development site to a watercourse we would not support a surface water sewer connection. If the initial surface water removal options are not successful then we advise the applicant to review the surface water removal hierarchy as set out in "Recommended non statutory guidance for sustainable drainage (SuDs) Wales".

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed:

1. The development hereby permitted shall not be commenced until details of a construction design method statement and risk assessment for the protection of the structural condition of the strategic rising main crossing the site has been submitted to and approved in writing by the local planning authority. No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. Thereafter, the protection measures shall be retained at all times during the lifetime of this permission.

2. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 125mm diameter MDPE water main at grid reference 341412,207462. The cost of providing new on-site water mains can be calculated upon the receipt of detailed site layout plans.

The proposed development is crossed by a 3 & 5 inch distribution water main. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. It may be possible for this water main to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

MCC Green Infrastructure Team - Awaiting comments. The following GI advice has been informed by colleagues from; landscape, biodiversity, Public Rights of Way, Trees, Play/ Adult Recreation and Open Space at pre-application stage:

The following GI opportunities should be embraced within the scheme:

- o Creation of public open space (POS) to the south of the site with wetland creation and management to be supported as part of the Site of Interest for Nature Conservation (SINC) floodplain - incorporation of interpretation, and seating.
- o Green spaces to be visually and ecologically connected through green corridors - in particular it is proposed that an accessible green corridor be incorporated between the POS and Fayre Oaks ensuring pedestrian access with links across the site to the proposed play area.
- o Street trees to be incorporated as part of the visual and ecological connectivity to be set outside of private ownership.
- o Appropriate management of grassland sward for pollinators.
- o A permeable route from the site should connect the proposed play area, exiting playing fields and any proposed and existing housing on the eastern side of the village. Opportunities should also be sought connecting to footpath 81 and PROW beyond.
- o Retention, protection and enhancement of the boundary hedgerows to be set outside of private ownership and incorporation of hedgerow trees to maintain the rural character into and out of Raglan.
- o Opportunity for development of key links between the site and to the PROW beyond to increase permeability of the proposal. This should include access to the proposed play area on the opposite side of the road.
- o All existing hedgerows, woodland and parkland character to be protected and reinforced as part of the new development and integrated into accessible green corridors.
- o It was proposed that the land opposite the site adjacent to the tennis courts could come forward as a larger centralised play opportunity helping to address the shortfall at this side of the village. Play opportunities should seek an innovative approach to design. If incorporated this would need to be fully accessible from the proposed site and also offer opportunities for connection and access to the eastern side of Raglan. The southern section of this land should also seek connectivity with the PROW beyond. Safe access to and from the proposed new site needs to be addressed as part of this proposal should this offer come forward.

The layout of the site is yet to be submitted and should be informed by the existing landscape and GI assets and opportunities. At outline stage details of zones of development should be submitted showing links within and outside the site and which areas are to be open. Also features such as green corridors such as avenues of trees along the main access should be shown on a drawing.

All GI assets such as trees or open spaces should be outside private ownership.

MCC Landscape - Awaiting comments. The following advice was received at pre-application stage;

Although a sensitive site there is scope for some development if carefully and sensitively sited and delivered adjacent to the existing settlement edge, however the following constraints need to be fully addressed.

Key issues to address;

- o The lower part of the site sits within the floodplain and is designated a SINC with existing trees and vegetation.
- o The site hedgerows are particularly important both ecologically as a corridor but also in reinforcing the rural character of this entrance/exit.
- o The site forms part of the open countryside defining the southern gateway to the village of Raglan, care should be taken to ensure development is carefully sited so as to minimise impact in design and layout.
- o Access and entrance points should be carefully considered to mitigate impact.

MCC Highways - Unable to provide specific comments on the proposed development at present due to lack of detail, but would not be able to sustain an objection at this stage as the highway authority do not consider that the proposed development would lead to a real deterioration in highway safety or capacity.

The Transport Statement and level of analysis and review is rather poor and this is reflected in Section 5, Transport Implementation Strategy which clearly demonstrates that the applicant has not considered the means of access and fully reviewed the impact of the development particularly sustainable transport implementation and connectivity of the site i.e. the lack of a pedestrian link to the existing footway adjacent to 22 Fayre Oaks, links to the existing footpath adjacent to the Doctors Surgery etc.

I would recommend that the applicant considers reviewing the Transport Assessment and should they wish the means of access to be considered at this stage submit the appropriate detailed design drawings for consideration. In the event that the application is recommended for approval I would welcome the opportunity to provide suitably worded conditions and drafting of a S106 agreement to enable the delivery of the means of access pursuant to S278 Agreement, Highways Act 1980 and off site improvements namely, footpath connection adjacent 22 Fayre Oaks etc.

It is also recommended that due to the site's susceptibility to flooding and the need to consider the transport sustainability of the site in public transport terms that both the Council's Flood Risk Management Team and the Transport Planning & Policy Manager be consulted to offer comments.

MCC Education - Awaiting comments. The following advice was received at pre-application stage:

I can confirm that no education contributions will be required for this development. We would anticipate it to generate 10 primary aged pupils which should be able to be accommodated in Raglan Primary School, as this development would be given priority over the Station Road development. We would anticipate it to generate 9 secondary aged pupils which should be able to be accommodated in Monmouth Comprehensive School also.

#### 4.2 Neighbour Notification

Ten objections received (objections have been grouped for ease of reference)

Principle of development

1. The school and doctor's surgery will not be able to cope with additional houses.
2. This hurried plan is put forward for two reasons.

a) To try and attain the MCC's housing target as laid down by the Welsh Government. This is not being realised due to the large number of small sites, which incidentally are owned by the Council and other physical constraints such as the Fairfield Mabey site at Chepstow.

- b) In an attempt to beat the proposed development at Monmouth Road Raglan.
3. The field is a totally inappropriate site and has been included to raise funds for the MCC.
  4. This proposed site has had a long and convoluted history. It has been considered unsuitable for development on a number of previous occasions from the 1970s. This unsuitability was considered due to it being an active flood plain, unsuitable access and development planning constraints due to services. The extant conditions at this site have not changed throughout.
  5. The site in question (H2R1) was referred to in the 1992 Unitary Development and Local Plans. Minutes of the MCC Council meeting of 1 July 2011 provide evidence of when this site "Off Chepstow Road" was excluded from consideration on the grounds of being an active floodplain area with inadequate access, flooding concerns if developed due to movement of water and planning constraints. At this same meeting, it was also stated that MCC had identified and recorded a superior site for potential development - "Off Usk Road - H2R2". This was inserted in the LDP replacing the "Off Chepstow Road" site, which was removed. It is therefore noteworthy that as shown in an MCC Council report of the Council meeting on development in Monmouthshire of June 2013, the "Off Chepstow Road" site was reinserted and the "Off Usk Road" site deleted without reference or record as to why this took place. As a result only one site "Off Chepstow Road" was available to, and voted on by, Council. We have not been advised/able to find out why this change was made.
  6. At the public Inquiry the Inspector considered that: "In light of the constraints described above, others such as the utilities' infrastructure crossing the site and the need to take account of general planning considerations including privacy and amenity of existing residents, it is possible that the developable area will not be sufficient for 45 dwellings.

#### Flooding and Drainage

1. Surface water flooding in the centre of the site - all test holes were at the edges of the site.
2. Having been a resident of the Village for over 45 years I and other residents can testify to issues with the sewerage system which, since the development of the Ethley Drive site has been exacerbated resulting in regular visits to Fayre Oaks to unblock drains via manholes in gardens in that street. The addition of 45 dwellings can only add to this issue. The capacity of the water treatment plant opposite Brookes Farm will therefore need to be reviewed.

#### Design and Layout

1. Concerns over the high density housing in the proposal which is in no way in keeping with character of the village itself.
2. Raglan is a village of low or single and double storey dwellings with reasonable gardens and footfall spaces in between; the draft shows cramped block housing, this is because you are trying to achieve the 45 figure. This was not accepted by the Public Inquiry inspector who thought a more realistic figure between 30 to 35 could be accommodated.

#### Residential Amenity

1. The proposed site is adjacent to Fayre oaks which consists of one to one and a half storey dwellings. It is therefore imperative to the privacy of those dwellings immediately bordering the development that they are no taller, indeed this would be where any proposed bungalows are best placed.
2. The site plans detailed tree and shrub planting at the Brookes Farm side of the site to lessen the impact that the new buildings will undoubtedly have. There is also the same need to lessen the impact to those houses in Fayre Oaks; however this is not shown in the plan.
3. Question the scale of the plans with regards to the rear gardens of the proposed houses that will back onto Fayre Oaks. The high density housing block is shown as being very near to the houses in Fayre Oaks and gets closer towards the northern section of the site when they should be spaced further away at this end of site as it narrows bringing the housing closer to those in Fayre Oaks.
4. According to the plans the footpath that provides access to a number of houses in Fayre Oaks adjacent to the site will be opened up to provide a thoroughfare onto the site. This will further encroach on the privacy of the houses that face onto this path and consideration needs to be given to provide fencing/hedging to those houses.
5. Consideration needs to be given to the street lighting arrangements to ensure light pollution to neighbouring houses is kept to a minimum.

6. Loss of light occurring as result of new dwellings and the general privacy of the residents that surround or are adjacent to the site. A bit more space and green space / trees etc. has a significant benefit on mental health and general well-being. Being crammed in somewhere is not good for the village or the residents that live in it.
7. The distances the proposed dwellings will be built from existing dwellings in Fayre Oaks cannot be assessed due to no detailed scaled drawings.
8. The site plans do not appear to be to scale as the rear gardens of the houses in Fayre Oaks backing onto the site, appear much larger away than they actually are. The artistic licence has been taken too far.
9. The height and type of dwelling is of concern as the existing dwellings that will back onto the field are bungalows and any dwellings built should not exceed their height.

#### Traffic

1. The plans do not go far enough to address the concerns of residents regarding the increase of traffic through Fayre Oaks which has become a rat run due to the inability of current traffic levels to pass freely through the village High Street. A one way system or traffic calming needs to be considered for Fayre Oaks.
2. Provision of public transport is minimal - such that substantial increase in commuter traffic is anticipated to impact the village.
3. No detail is shown, or considered, for the impact of the 90 odd parking spaces required i.e. the tarmacking of large area of the site, and the subsequent effect on flooding.

#### Wildlife

1. Having read the ecological survey, we are concerned about the impact of this development on the protected bat species living here. They use the whole field as their habitat and are currently unaffected by people and light. This proposed development would have a serious impact on their environment.

#### One letter of support:

1. The affordable housing this proposal would provide is welcomed and outweighs any potential negative issues regarding the scheme.

#### One general comment:

1. This development of 45 houses, together with the 10 social housing units recently constructed seems a fair allocation of the housing demand for the county and was included in the LDP.
2. Understand the grievance of some residents that this site was chosen as owned by MCC instead of a better site accessed from Prince Charles Road, but I think it is such an obviously good location that it would have been selected in the near future anyway.
3. Concerned on a conflict of interest by MCC on adjudicating a section 32 local village contribution from the developer when it is itself the land owner

## 5.0 EVALUATION

### 5.1 Principle of the proposed development

5.1.1 The settlement of Raglan is identified in Strategic Policy S1 of the Local Development Plan as a Rural Secondary Settlement. The site is allocated in Policy SAH10 (iii) of the Local Development Plan for around 45 dwellings on a site area of 2.18ha.

5.1.2 Policy S4 relates to Affordable Housing Provision and states that in Rural Secondary Settlements there is a requirement for 35% of the dwellings to be affordable. The proposal satisfies Policy S4 through the provision of 16 affordable homes (35%).

5.1.3 General policies DES1 and EP1 relating to General Design Considerations and Amenity and Environmental Protection respectively must be taken into consideration. Policy GI1 relating to Green Infrastructure and Policy NE1 relating to Nature Conservation and Development should also be referred to, the retention of existing ecological features and provision of public open space at

the site is welcomed, however the GI team will provide more detailed comments in relation to such matters.

5.1.4 Part of the site (approximately 0.9ha) is located within Zone C2 floodplain, although it is noted that this will not be developed for a residential use and will instead be utilised as public open space. Strategic Policy S12 and supporting development management Policy SD3 relating to Flood Risk are nevertheless of relevance. It is noted a Flood Consequences Assessment has been submitted with the application.

5.1.5 Finally, Policy MV1 relating to proposed development and highway considerations is of relevance.

5.1.6 Given the site benefits from an allocation in the LDP the principle of residential development on the site is acceptable and determination of the application should be focused on the technical details of the scheme having regard to the various policy requirements.

## 5.2 Layout and Design

5.2.1 As all matters are reserved apart from access and therefore the precise detail of the development has not yet been worked up. The illustrative masterplan does however show how the different areas of the site could be developed in response to the constraints and opportunities presented by the site. This shows public open space to the north and southern ends of the site and a primary central road running through the middle. This would be tree lined. A footpath link to/from the existing housing to the east, the public open space and the village facilities such as the doctors and the school are also shown which is welcomed.

5.2.2 The Design and Access Statement submitted with the application states that it is anticipated that a range of house types will be provided in a mix of terraced, semi-detached and detached dwellings with generous gardens. The development will feature typically two storey dwellings but with some single storey and 2.5 storey homes in order to add variety and interest. The final mix of housing and the height of any dwellings will be determined at Reserved Matters stage. The development will be designed to reflect and complement the wider context of the village in terms of its overall architectural style and will look to address the street frontage positively.

5.2.3 On this basis and subject to the detailed design and layout of the houses, it is considered that the site is capable of accommodating up to 45 dwellings without harming the character and appearance of the wider area in accordance with Policy DES1 of the LDP.

## 5.3 Highway Safety

5.3.1 The final details of access are a reserved matter. It is known at this stage however that access will be taken from Chepstow Road and an indicative internal road layout has been provided. The application is supported by a Transport Statement which has assessed the potential highway impacts that could arise as a result of the development. This demonstrates that there are no existing safety issues identified in the area and that the site is attractive for non-car borne trips to local facilities. In addition, the site will generate low traffic volumes that will have insignificant impact at the access or at junctions in Raglan.

5.3.2 Parking provision will be finalised at reserved matters stage, however the Design and Access Statement advises that it should be possible to accommodate the parking requirements of the development within the site in the form of 'on-plot', private garages and shared parking areas to meet Monmouthshire's Parking Standards (one space per bedroom up to a maximum of three with dimensions of 4.8m x 2.4m)

## 5.4 Residential Amenity

5.4.1 As this is an outline application with all matters reserved including access, details of the final number and location of the proposed dwellings have not been provided and therefore cannot be considered at this stage. However, the comments regarding the heights of the dwellings in relation



to the existing housing to the east is noted. Similarly, landscaping details will also be considered at reserved matters stage which will include potential tree and hedge planting for screening between the existing and proposed developments.

5.4.2 The connection to the existing footpath between the side/rear of a property on Fayre Oaks and the rear gardens of The Willows is welcomed as it will significantly benefit the wider community. However, it should be ensured that adequate screening/security is afforded to the existing dwellings that border it.

5.4.3 Overall however, it is considered that the site will be able to accommodate up to 45 dwellings on the land available without harming existing residential amenity in accordance with Policy EP1 of the LDP.

## 5.5 Landscaping, Green Infrastructure and Sustainable Drainage

5.5.1 The site is a sensitive one and is identified by LANDMAP as of high and outstanding value for its visual and sensory, historical and cultural aspects. Historically the top half of the site would have formed part of the extended parkland to the Castle, today it forms the southern entrance and exit into the village and is therefore an important and sensitive setting.

5.5.2 The Landscape Sensitivity and Capacity Study 2010 informs the following:

"Located on the lower valley sides and valley floor of the Nant-y-Wilcae the site includes part of the floodplain. A mix of outgrown and low-cut hedgerows and fences around irregular pastures and rough grassland. Riparian tree cover and occasional trees in hedgerows. Settlement comprises of two rural farmsteads with the settlement lying to the north. The area provides the low-lying setting for the settlement on its southern edge with views out to the low ridge from the settlement.

The area has high/medium sensitivity as it includes the corridor of the Nant-y-Wilcae and provides the setting to the settlement to the south. The most sensitive part of the area is the river corridor/floodplain with associated vegetation and the area to the south of the river.

The area has medium/low capacity for housing due to its floodplain and watercourse with associated vegetation and the separation from the settlement of the area to the south west of the watercourse. The only potential areas for development are adjacent to the settlement to improve the settlement edge especially to the west."

5.5.3 It is therefore clear from the above assessment that although a sensitive site there is scope for some development if carefully and sensitively sited and delivered adjacent to the existing settlement edge.

5.5.4 A Landscape and Visual Impact Assessment is submitted alongside the application which concludes that in terms of landscape effects given the well-contained nature of the site, any effects associated with development on it would be localised and would not extend to the wider countryside or the village's historic core. In terms of visual effects, there are a small number of significant adverse effects, namely those views experienced by residents, walkers and motorists within the immediate vicinity of the site for whom close views over the site would change from an open field to built form. However, it is not considered that these significant effects would extend beyond the locations in close proximity to the site. From distant views the site is difficult to discern and the development would either be undiscernible or effects would be negligible, including in relation to the heritage assets within the wider vicinity.

5.5.5 With the exception of some minor sections of hedgerow on the boundary of the site where vehicular and pedestrian links into/out of the site are located, it is proposed to retain the existing boundary hedgerows and trees.

5.5.6 Overall it is considered that the application site can successfully accommodate the development proposed without giving rise to any significant effects on the landscape character of the wider area or the visual amenity of those using it.

5.5.7 The application is also supported by a Green Infrastructure plan. There are a number of opportunities for GI on this site if incorporated within the scheme, which will have positive benefits contributing towards; health and well-being( through the creation of accessible greenspace,), community access and enjoyment (access to the prowl network and opportunities for play and recreation), habitat provision, connectivity and biodiversity resilience, tackling climate change issues ( flood and water management in this case) and landscape setting and quality of place. In delivering these opportunities the proposal will help to deliver Welsh Governments "Well-Being Goals", "Monmouthshire Well-Being Objectives", as well as seeking to address the "Biodiversity Resilience Forward Plan Objectives".

5.5.8 In seeking to achieve the above, the following opportunities have been identified within the scheme:

- o Creation of Public Open Space to the south of the site with wetland creation and management to be supported as part of the SINC floodplain - incorporation of interpretation, and seating.
- o Street trees along the primary street to be incorporated as part of the visual and ecological connectivity to be set outside of private ownership.
- o Appropriate management of grassland sward for pollinators.
- o A permeable route from the site to connect the proposed play area, exiting playing fields and any proposed and existing housing on the eastern side of the village. Opportunities should also be sought connecting to footpath 81 and PROW beyond.
- o Retention, protection and enhancement of the boundary hedgerows to be set outside of private ownership and incorporation of hedgerow trees to maintain the rural character into and out of Raglan.
- o All existing hedgerows, woodland and parkland character to be protected and reinforced as part of the new development and integrated into accessible green corridors.

5.5.9 A management plan for Green Infrastructure should be submitted to support any Reserved Matters application.

5.5.10 The surface water drainage strategy has been developed to respect the illustrative layout. Infiltration testing has been undertaken at the site which concluded that this is not a feasible option for managing surface water. As such an on-site attenuation feature is proposed which is shown on the illustrative masterplan at the southern end of the site within the public open space.

## 5.6 Ecology

5.6.1 A number of ecological appraisals have been undertaken in relation to the site and these are submitted as part of the application. The results of these appraisals concluded that the site is of moderate interest to wildlife, the main grassland areas less so than the boundary hedges. The riparian corridor to the south offers some potential for wild animals, including otters and white clawed crayfish and must not be disturbed as a consequence of any development. Due to flood risk the outline layout includes a buffer of approximately 50m from the Nant Y Wilcae, which will include a SuDS feature and be designated as public open space. Hedgerows will also be buffered and be retained. Whilst the hedges and riparian corridor provide foraging and commuting corridors for a number of species, including bats, there is no potential for the site to be used by bats for roosting. No evidence to suggest the presence of badgers was found, although the site may be used for foraging purposes.

5.6.2 Several surveys have been carried out on the site dating back to 2014, with the most recent phase 1 update survey carried out in February 2018. The updated report provided following pre-app comments includes a desk study which meets good practice recommendations. The site is of moderate interest for nature conservation; the most important feature is the stream (Nant-y-Wilcae) that forms the southern boundary of the site which the surveys show supports otter, bullhead (a non-migratory fish species), and possibly kingfisher. It is also an important foraging/commuting feature for bats. The wider site has moderate potential for reptiles and hedgehog has been recorded. The hedgerows have low suitability for dormice.

5.6.3 The Nant-y-Wilcae qualifies as a SINC due to the presence of bullhead, otter, and (potentially) kingfisher. It is assumed that the buffer zone maintained between the construction area and the stream will reduce potential impacts from disturbance (excluding lighting). Considering that the site is on the edge of a small urban settlement, and that immediately to the west there are existing houses close to the stream, I do not believe that any increase in recreational use would be of a level to cause a significant negative effect. The occasional use by humans which may occur as a result of designating the adjacent grassland as public open space is unlikely to damage the stream significantly, and would certainly not be as damaging as if the field were used for livestock. Run off from construction activities may result in siltation of the stream, which in turn may have negative effects on bullhead. A Construction Environmental Management Plan (CEMP) to reduce the potential impacts during the construction phases will be required and this has been conditioned below.

5.6.4 Although the updated ecological report has not considered all of the potential impacts during construction and operation, it is considered that there is sufficient information available to inform a decision.

5.6.5 Overall, subject to the imposition of conditions and the recommendations within the ecological appraisal, it is considered that the development can be accommodated on the site without having a detrimental impact on ecology.

## 5.7 Flood Risk

5.7.1 As required by the allocation, no development is proposed within Flood Zone C2 and it is envisaged that this could be provided as an amenity open space area for both residents of the development as well as the wider area. The remainder of the site is located in Flood Zones A and B and the supporting flood risk assessment confirms that residential development is appropriate in these areas. All sources of flood risk for the area proposed for built development have been identified to be low and flood risk mitigation measures are not required, although minimum finished floor levels have been recommended. This can be conditioned.

## 5.8 Heritage and Archaeology

5.8.1 The proposed development would have no or a very weak, visual relationship with Raglan Castle and its grounds and the relationship between the site and the Conservation Area and the Parish Church is limited. Consequently it is not considered that the proposed development would significantly impact on these designated historic assets.

5.8.2 The application is supported by an Historic Environment Desk Based Assessment which concluded that there was low potential for the survival of Prehistoric and Roman period archaeological remains on the site but high potential for the survival of medieval agricultural archaeological evidence in the form of ridge and furrow earthworks in the northern part of the site, and the remains of a water mill, potentially from the early post medieval period or earlier, in the southern part. It was recommended that a detailed topographic survey of the site be carried out to obtain more detail of these features and this was subsequently undertaken. As the potential mill remains are located on part of the site where no development is proposed, it was concluded that no further investigation of this feature was required. The detailed topographic survey confirmed the presence of upstanding ridge and furrow earthworks and details of this are shown in the submitted Archaeological Earthworks Survey report. It is considered that the report sufficiently preserves by record this archaeological feature and therefore no further intrusive investigation is required.

## 5.9 Affordable Housing

5.9.1 Local Development Policy S4 requires that 35% of all housing on site must be affordable housing delivered through a Registered Social Landlord. Monmouthshire's policy is for the affordable housing to be tenure neutral. This is where tenure of housing is not predetermined but

can vary according to needs, means and preferences of households to whom it is offered. The housing also needs to meet Welsh Government Development Quality Requirements (DQR). The nominated Registered Social Landlord will pay 42% of Welsh Government Acceptable Cost Guidance for the houses. The development proposals include the provision of 35% (16 units) affordable housing which is in accordance with Policy S4. This will be secured via a Section 106 Legal Agreement.

#### 5.10 Other Section 106 Requirements

5.10.1 Based on MCC's adopted standards of off-site recreation a contribution of £3,132 per dwelling would be required to be spent within Raglan (probably on the new Community Hub and associated facilities. In terms of play equipment, there is a move towards more informal 'wild' play and away from fixed Local Areas of Play which are under used and expensive to maintain. It is the intention that all open space and highways would be adopted by Monmouthshire County Council.

5.10.2 No education contributions will be required for this development. It is anticipated that 45 dwellings would generate 10 primary aged pupils which will be able to be accommodated in Raglan Primary School. The development is anticipated to generate 9 secondary aged pupils which will be able to be accommodated in Monmouth Comprehensive School.

5.10.3 A contribution will also be sought for supporting sustainable transport (such as buses) in the local area.

#### 5.11 Response to the Representations of the Community/Town Council

5.11.1 Awaiting comments at the time of preparing this report.

#### 5.11 Well-Being of Future Generations (Wales) Act 2015

5.11.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

### **6.0 RECOMMENDATION: APPROVE**

Subject to a 106 Legal Agreement requiring the following:

#### S106 Heads of Terms

35% affordable housing.  
Open space provision and management.  
Support for sustainable transport in the area.

If the S106 Agreement is not signed within 6 months of the Planning Committee's resolution then delegated powers be granted to officers to refuse the application.

#### **Conditions:**

1 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

REASON: The application is in outline only .

- 2 (a) Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
b) The development hereby approved must be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.

3 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of "biodiversity protection zones";
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard habitats and species protected under the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), and Environment (Wales) Act 2016.

4 Prior to occupation, a "lighting design strategy for biodiversity" for the development shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats, otters and birds and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

REASON: To safeguard protected species in accordance with Environment (Wales) Act 2016 and Conservation of Habitats and Species Regulations 2017.

5 The development hereby permitted shall not be commenced until details of a construction design method statement and risk assessment for the protection of the structural condition of the strategic rising main crossing the site has been submitted to and approved in writing by the local planning authority. No other development pursuant to this permission shall be carried out until the

approved protection measures have been implemented and completed. Thereafter, the protection measures shall be retained at all times during the lifetime of this permission.

REASON: To protect the integrity of the public rising sewer main(s) and avoid damage thereto.

6 No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

7 A Green Infrastructure Management Strategy Plan shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement or occupation of the development. The content of the Management Plan shall include the following; a) Description and evaluation of Green Infrastructure assets to be managed. b) Trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. The Management Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the Green Infrastructure Management Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning Green Infrastructure objectives of the originally approved scheme. The development shall be carried out in accordance with the approved plan.

REASON: To safeguard all Green Infrastructure Assets at the site in accordance with Local Development Plan policies, DES1, S13, G11, NE1, EP1 and SD4.

8 No development, including demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project for the duration of the development and who shall be responsible for:

1) Supervision and monitoring of the approved Tree Protection Plan; 2) Supervision and monitoring of the approved tree felling and pruning works; 3) Supervision of the alteration or temporary removal of any Barrier Fencing; 4) Oversee working within any Root Protection Area; 5) Reporting to the Local Planning Authority; 6) The Arboricultural Consultant shall provide site progress reports to the Council's Tree Officer at intervals to be agreed in writing by the Council's Tree Officer before works commence on site.

REASON:~ To protect valuable tree or other landscape features on the site in the interest of preserving the character and appearance of the visual amenities of the area.

## **INFORMATIVES**

1 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

2 Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

3 The Naming & Numbering of streets and properties in Monmouthshire is controlled by Monmouthshire County Council under the Public Health Act 1925 - Sections 17 to 19, the purpose of which is to ensure that any new or converted properties are allocated names or numbers logically and in a consistent manner. To register a new or converted property please view Monmouthshire Street Naming and Numbering Policy and complete the application form which can be viewed on the Street Naming & Numbering page at [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk). This facilitates a registered address with the Royal Mail and effective service delivery from both Public and Private Sector bodies and in particular ensures that Emergency Services are able to locate any address to which they may be summoned. It cannot be guaranteed that the name you specify in the planning application documents for the address of the site will be the name that would be formally agreed by the Council's Street Naming and Numbering Officer because it could conflict with the name of a property within the locality of the site that is already in use.

4 Please note that Great Crested Newts are protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This includes protection for individual newts from killing, injury, capture or disturbance. It is also an offence to damage or destroy breeding sites or resting places even if the animal is not present. If great crested newts are found during the course of works, all works must cease and Natural Resources Wales contacted immediately.

5 Please note that all reptiles are protected by the Wildlife and Countryside Act 1981 (as amended). It is illegal to intentionally kill or injure Adder, Common lizard, Grass snake or Slow worm. If reptiles are found at any time during clearance or construction, all works should cease and an appropriately experienced ecologist must be contacted immediately.

6 All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September

7 Please note that the hazel dormouse is protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This includes protection for individual dormice from killing, injury, capture or disturbance. It is also an offence to damage or destroy breeding sites or resting places even if the animal is not present. If dormice are found during the course of works, all works must cease and the Natural Resources Wales contacted immediately.

8 Please note that otters are protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes otters and places used for resting up, breeding, etc. whether an otter is present at the time or not. If otters are disturbed during the course of works, all works must cease and Natural Resources Wales contacted immediately.