

**DC/2015/00390 Applicant: Taylor Wimpey**

**DC/2015/00392 Applicant: Barratt / David Wilson**

**APPROVAL OF ALL MATTERS RESERVED EXCEPT FOR ACCESS (OUTLINE APPLICATION APPROVAL REFERENCE DC/2013/00368)**

**LAND AT WONASTOW ROAD, MONMOUTH**

**RECOMMENDATION: Approve**

Case Officer: Jo Draper

Date Registered: 5/5/2015

**1.0 APPLICATION DETAILS**

- 1.1 This report relates to the residential development of a total of 340 dwellings at Wonastow Road. This comprises the residential area that was subject to the outline consent DC/2013/00368. The outline consent covers 21.4 hectares of land located to the west of Monmouth, north of Wonastow Road. This includes a residential area that was approved for up to 370 dwellings and 6.5 hectares of employment land plus associated formal and informal public open space and access. There are two developers of this residential site, Taylor Wimpey and Barratt / David Wilson. The site has been subdivided with Taylor Wimpey proposing to construct 166 dwellings on the western parcel of the site, while Barratt has proposed 174 new dwellings on the remainder with 50 and 52 affordable housing units allocated on the respective sites.
- 1.2 As both sites are served from the same access approved under DC/2015/00226, share the same services, together with areas of public open space and footpaths and are therefore considered together for the purposes of Planning Committee. These applications are also being presented to Planning Committee alongside DC/2015/00404 and DC/2015/00921 which relate to the formal discharge of planning conditions of outline permission DC/2013/00368; this includes the following: condition 5 (surface water management), 7 (pedestrian footway and cycle path to Drewen Farm), 8 (details of new or enhanced footpaths and cycle paths), 9 (Programme of archaeological works), 10 (Green Infrastructure Management Plan), 11 (Dormouse method statement), 16 (Construction Environmental Management Plan), 18 (Biodiversity monitoring strategy), 20 (Landscape Scheme) 22, (Scheme of Earthworks), 23 (Details of enclosures and phasing) and 29 (Hydraulic Assessment).
- 1.3 This development was submitted originally with a total of 350 units, 35% of which was affordable housing many of which were accommodated in blocks of flats in the central part of the site. This was presented during the first submission of the scheme, the layout was considered poor, the proposed dwellings were uninspiring driven by engineering requirements and the need to deliver affordable housing (given the number and tenure for those units). That site layout and design were considered unacceptable, whilst the affordable housing failed to provide the type of tenure of housing required. In response to officer concerns a significantly improved layout and better house design was presented, involving the overall number of dwellings being reduced to 340, providing 30% (102 units) of affordable housing. However, only 6 of the 102 affordable units are

now proposed to be accommodated in flats designed in the form of a large three storey building - the remaining units would be accommodated in one and two storey buildings, the design of which reflects the traditional, simple design that is consistent throughout the scheme.

- 1.4 The principle of development on this site has been established with the outline Planning consent DC/2013/00368. There are details that are subject to discharge of condition applications that are being addressed separately at the end of this report. The issues to consider as part of this application relate to the layout, car parking, residential and visual amenity, house types, affordable housing and the integral landscaping (both hard and soft) that falls within the respective red line boundaries for both application sites. The red line boundary for the Barratt site includes the overall public open space which comprises the attenuation ponds and boardwalks that fall within the eastern part of the site. There are a total of 22 and 20 house types for the Barratt and Taylor Wimpey site respectively. This application has been subject to significant changes and revisions from when it was originally submitted in April 2015; the original layout plan was titled Revision E, Planning Committee are being presented with a Site Layout Plan which is Revision X.
- 1.5 The proposed road layout consists of primarily a north-south spine road through the development which is identified as a 'Village Street'. At the northern end there is a further 'Village Street' which heads east forming the primary access into the area associated with land at Drewen Farm. Side roads are referred to on the plan as 'Quiet Lanes' which are of a secondary nature having variable carriageway widths and generally a footway on one side only. One of these quiet lanes also links into the land at Drewen Farm thereby providing a second access to this allocated site.
- 1.6 Green Infrastructure (GI) has been a major steer in terms of developing this site to the current layout. Significant efforts have been made to use the existing GI assets and make them work within the site to create a better layout. For example the existing mature hedgerows (allocated as strategic landscaping in the outline approval) and surface water drainage (which previously would not have been in the public realm) now have been used to provide footpath links north-south and east-west of the site, providing links between the Public Open Spaces on site and the open space to the east of the site which contains the ponds, boardwalks etc. The surface water drainage system is being considered separately as part of Condition 5 of the outline approval to be discharged below. However in brief the surface water flood management scheme is derived of a series of channels, mainly open, some of which are culverted when they traverse the highway. This drainage network transfers the surface water drainage from within and around the site to the attenuation ponds which forms the Sustainable Urban Drainage System to serve this site. These open channels and ponds form an integral part of the green infrastructure scheme. Hedgerows are now the prominent front boundary material, with trees strategically planted in the zoned areas to act as a traffic calming measure to replace bollards previously planned and to deter hazardous on street parking. A significant number of new trees, in excess of 250, have been planted throughout the site. In terms of new habitat creation, new thorny hedge buffer and shrubby infill planting, (H1 & SH1), new native and woodland matrix buffer planting, new native hedgerow planting is proposed and managed as set out in the Green Infrastructure Management Plan. The new thorny buffer hedges will be approximately 1 - 2m wide and a total length of 1172.4 linear metres of hedgerow will be created as

part of the development works. This is in addition to the ornamental hedges that demarcate the front boundaries of the majority of the site which the majority of dwellings proposed at the site would enjoy.

- 1.7 With regard to enclosures there are different types to reflect whether the boundary is within the public domain or in a less public position. As well as planting hedgerows, there would be a 0.72m high natural stone cock and hen wall that forms the boundary to the main central Public Open Space, with a higher 1.8m high version of this demarcating the rear boundary of properties that are prominent within the street scene. Elsewhere a 1.8m high brick wall is proposed along more discreet sections within the public domain where it forms the boundary to a private garden. In other spaces particularly adjoining footpaths, the boundary materials proposed are designed to prevent any sense of enclosure being created whilst still providing the required level of privacy to peoples' properties. High boundary fences are softened and screened by an outer strip of hedgerow. Other areas combine railings with a brick screen wall, avoiding narrow enclosed avenues of walls and fences which create uninviting pedestrian routes. Rear gardens not in the public domain are screened by 1.8m high panel or close boarded fence.
- 1.8 External materials proposed comprise a palette of two types of render, terracotta and cream. The render is to be broken up throughout the site by properties finished in a facing brick, the same brick is to be used on the many boundary walls within this site. A 'Terca Nutcombe Multi Stock' Brick has been proposed as the finishing brick. The roof materials proposed are a Redland Saxon Roof Tile to be used throughout the site, the applicants having justified this on the basis that The Saxon range matches the appearance of authentic quarried slate. In addition black round profile rainwater goods on a white uPVC fascia board will be consistently applied across the whole site. There have been no compromises made for the affordable housing as the 102 affordable units all matching the materials, design and form of the private dwellings on this site.
- 1.9 With regard to the house types, whilst there are a total of 42 different types of house design across this 340 unit housing site, there are prevailing characteristics that are consistent throughout. The house types are all of a simple frontage with traditional pitched roofs, the house frontages have a hierarchy of windows with a traditional six pane over a single pane window, the lintels are arched and throughout the site a large number of the dwellings on the key frontages on both the 'Village Streets' and 'Quiet Lanes' have chimneys. The layout provides a mix of house types with terraced, semi-detached and detached properties situated along the 'Village Streets', the majority of the detached units have been concentrated to the outer parts of the site. There is one three storey building that has been designed as a large dwelling that accommodates six flats
- 1.10 With regard to car parking each plot has a minimum of one space per bedroom up to a maximum of three spaces where there are three or more bedrooms (without including integral garages). Visitor spaces are to be largely accommodated on the streets.
- 1.11 This application has been submitted alongside supporting documents, which include a statement on viability with regard to the reduction in affordable housing and an environmental/sustainability survey.

**on the following strategic sites**

## **2.0 RELEVANT PLANNING HISTORY**

DC/2013/00368 Outline application for up to 370 dwellings and 6.5 hectares of employment (B1 and B8) and associated infrastructure with all matters reserved except for access.

Approved 19.12.14

DC/2015/00226 Construct a new access road and footpath improvements.

Approved 12/08/15

DC/2015/01116/NEW Siltbuster Ltd: Reserved matters addressing appearance, scale layout and landscaping for part of the employment land

## **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

### Strategic Policies

The application site is allocated in the Local Development Plan as one of the four strategic mixed-use sites within Monmouthshire.

### **Strategic Policies**

#### **Policy S1 – The Spatial Distribution of New Housing Provision**

The main focus for new housing development is within or adjoining the main towns of Abergavenny, Chepstow and Monmouth.

#### **Policy S2: Housing Provision**

Provision will be made to meet a requirement for 4,500 residential units in the plan period 2011-2021

#### **Policy S3 Strategic Housing Sites**

The housing need from new housing allocations as set out in Policy S2 will largely be met on the following strategic sites which includes Monmouth – Land at Wonastow Road. Policy S3 also requires any detailed application for the strategic sites identified in this policy to include a feasibility assessment for suitable renewable energy and low or zero carbon technologies that could be incorporated into the development proposals. This should be considered at the reserved matters stage of this application.

#### **Policy S4 Affordable Housing**

#### **Policy S7 Infrastructure Provision**

#### **Policy S12 Efficient Resource Use and Flood Risk**

#### **Policy S13 Landscape, Green Infrastructure and the Natural Environment**

#### **Policy S16 Transport**

## **Policy S17 Place Making and Design**

### **Strategic Sites**

#### **Policy SAH4 – Wonastow Road, Monmouth**

### Development Management Policies

#### **Policy H1 Residential Development is in Main Towns, Severnside Settlements and Rural Secondary Settlements**

#### **Policy CRF2 Outdoor Recreation/Public Open Space/Allotment standards and provision**

#### **Policy LC5 Protection and Enhancement of Landscape Character**

#### **Policy GI1 Green Infrastructure**

#### **Policy NE1 Nature Conservation and Development**

#### **Policy EP1- Amenity and Environmental Protection**

#### **Policy MV1- Proposed Developments and Highway Considerations**

#### **Policy MV2 – Sustainable Transport Access**

#### **Policy MV3 Public Rights of Way**

#### **Policy MV4 Cycleways**

#### **Policy DES1 General Design Considerations**

#### **Policy SD2 Sustainable Construction & Energy Efficiency**

#### **Policy SD4 Sustainable Drainage**

## **4.0 REPRESENTATIONS**

### **4.1 Consultations Replies**

The Consultation responses that have been received in relation to the Planning Applications DC/2015/00404 and DC/2015/00952 are addressed individually under their respective application for a discharge of condition below.

Monmouth Town Council: refuse

1. Not enough information given
2. What percentage between B1 and B8 whether this percentage meets the LDP
3. Cannot understand insufficient information regarding drainage and the prevention of flooding
4. Concern of the safety to existing residents

5. Water flow from new industrial estate is unknown
6. Has provision been made for drainage of the Drewen Farm site when constructed?
7. Concerns as only access into the site and this is through a new industrial zone.

MCC Highways: the scheme after significant consultation and revisions now delivers a layout whereby as a whole the parking guidelines meet the requirements set out in the Council's Supplementary Planning Guidance 'Monmouthshire Parking Guidelines 2012' and 'Domestic Garages'. There are small pockets which do not fully satisfy the required level for off-site private parking, these areas have been looked at pragmatically where this is considered not to potentially compromise the highway network.

The road layout with the exception of the private forecourts has been designed to adoptable parking standards. Conditions are recommended relating to adoption/maintenance and management of streets and an estates phasing plan.

Rights of Way: the applicant's attention should be drawn to the Public Right(s) of Way No's 267 and 51 in the Community of Monmouth which runs through and abuts the development site respectively. Public Right of Way No. 51 in the Community of Monmouth abuts the field boundary and the developers proposed link is in keeping with connecting to the public right of way network. The applicants must be made aware that no materials can be stored on the Public Right of Way and that any damage to the surface as a result of the development, must be made good at their expense. It is unsure at this stage who is responsible for the hedge. If it is the developer's responsibility then it is recommended that a stock proof kissing gate is installed in the boundary. This would be in keeping with the Welsh Government and Monmouthshire's policy on least restrictive access, improving local public footpaths for various benefits such as health and transport. This would be an extremely important link to the existing public right of way network providing circular walks to the residents and an alternative to driving.

MCC Housing & Community Services: satisfied with the scheme.

#### 4.2 Neighbour Notification

Two letters have been received that raise the following points:

- A hedge onto neighbour's land is shown on the proposed plan as a footpath. This access is not acceptable, consent has not been requested, or any approval given. Any encroachment will be treated as trespass and proceedings will ensue.

A Local Business has submitted the following representations:

We own 3 units on the Wonastow Road Industrial Estate West, 2 are rented to Eagle Plant and One we run our own engineering business JO Engineering Ltd. The Eagle Plant unit's we built 10 years ago and are well aware of the building difficulties that we had, due to the land being very water logged, and had to go to great expense to put a large number of piles in the groundwork. Our unit at JO Engineering is also build on a raft design due to the land conditions. We have been in our building for approx. 20 years and in all those years every winter have seen the land behind our units badly water logged. We have also seen the rain which runs on the edge & included in our property in the winter months very close to flooding area, it does further along the Wonastow Road flood in the winter months on many occasions.

I therefore find it unthinkable for a large development to be going to the Monmouth Planning Department on a known flood area of land, and then to make this matter much worse the catchment pond is situated directly behind the Eagle Plant buildings, and the plans submitted do not show either of our buildings. I feel this is a very relevant omission as to the overall feasibility and siting of this catchment pond and plan. We have grave concerns of the design, construction and site of this catchment pond, and even more worrying if this pond fails it has the possibility of causing extreme disruption to Eagle Plant and our own engineering business, we have a number of extremely expensive and high tech CNC machinery which we could not easily move or relocate.

Our basic concerns regarding the catchment pond are:

1. The location of the attenuation pond in a fluvial and surface water flood zone. By having the pond location in a flood zone the designers are taking up some of the storage capacity of the floodplain and this will be discharged off site. Ideally the pond should be located outside of a flood zone. This should be assessed and compensation (further storage) provided if necessary.
2. The actual pond could be flooded / partially full already which will take up some of the capacity of the pond.
3. The bund around the pond will intercept overland flow of water and direct it offsite, possibly towards adjoining businesses. The potential risk should be assessed and shown to not flood or impact upon off-site locations.
4. There is a chance that the bund will be breached/overtopped directing water offsite, possibly towards adjoining businesses. This should be assessed and shown to not flood off-site locations. The bund should not be located so close to the boundary of the site or existing properties.
5. The bund is going to increase the surface water runoff. The steep angle of the bund will result in water running off towards adjoining businesses. This may not be a great deal of water but with the pond being so close to surrounding factories and the waterlogged nature of the ground it may have an impact on these businesses.
6. The pond is not going to work as designed if the pond is not lined it could be full of water or waterlogged before a rainfall event and will therefore have less storage capacity. It could potentially be overtopped and flood off site locations.
7. The size of the pond should also be much larger to store the water that already runs onto the site and is already stored on the site.
8. If the pond is lined this would affect the local groundwater levels which are already very high across the area, this could also impact off-site locations such the factory, service conduits / foundations existing drainage.
9. The Flood Consequence Assessment does not adequately assess the flood risk to the site from surface water flooding or groundwater flooding both of which are known to affect this area. The development would also increase the risk and impact of surface water flooding and groundwater flooding to off-site locations such as adjoining businesses.

#### 4.3 Other Representations

Representation received by Bovis (Interest in Drewen Farm Site)

Bovis has a land interest at Drewen Farm which adjoins the application site to the north and forms part of the Wonastow Road allocation. The details contained within the applications are fundamental to the future delivery of the remaining part of the

allocation and the contribution that the site makes to housing delivery in Monmouthshire)

The following points are raised:

1. Surface Water Drainage (addressed below under Discharge of Condition 5)
2. Foul Water Drainage (addressed below under Discharge of Condition 29)
3. Phasing (addressed below under Other Issues)
4. Layout Design: positive that the northern part of the site has now been amended to include two access points into the land at Drewen Farm with amendments to the layout and landscaping scheme providing greater flexibility for integration. It is essential that the phasing of the connecting routes positively enables the adjacent land at Drewen Farm to deliver without delay (Bovis are aware that the affordable housing plots are triggered by the s106 agreement, the layout is such that this would reasonably facilitate the access into the Drewen Farm site)
5. Road Layout: with 450 units being accessed on completion of the allocation we would suggest that the southern section of the village street is provided at a width of at least 7.6m with the northern section providing a minimum of 5.5m.
6. Engineers to check layout for compliance with local standards for both private and visitor parking; from a review of the layout it would appear that there is little, if any formal visitor parking provision which suggests that this would be incorporated on street. This may cause difficulties for passing vehicles, refuse vehicles etc. Reassurance required that the proposed road hierarchy and parking arrangements will not prejudice the future delivery of the land at Drewen Farm.

Gwent Police: To improve safety and reduce congestion the junction of Wonastow Road and the Link Road should be redesigned giving the through route for the new estate and the business estate as being via the link road which should give access to the A40 north without using Cinderhill Street.

The road network within the new estate is such that vehicle speeds are not an issue; suggest that consideration is given to a vehicle speed limit of 20mph with traffic calming features as part of the design and adequate provision made for the shared use of the road network by the pedestrian and cyclist.

#### 4.4 Local Member Representations

No representations received to date

### **5.0 EVALUATION**

As this is a reserved matters application and the principle of up to 370 houses has been established on site; the main issues that arise in the consideration of this application relates to the following:

Visual Amenity  
Green Infrastructure  
Affordable housing  
Neighbour Impact  
Ecology  
Parking and Highways  
Sustainability/ Environmental Statement



## Other Issues

### 5.1 Visual Amenity

The Inspector as part of the Local Development Plan Public Inquiry stated the following:

“The new settlement edge, which will be created along the western boundary of the site, will need careful treatment but, subject to good design and appropriate landscaping, the development will not be unsightly or any more obtrusive than other recent residential development in the town.”

This development will be visible from many surrounding viewpoints, so that it is important that the built form works visually both from outside the site looking in and from within the site looking out. There are a number of measures that have been undertaken to achieve this. The layout has sought to contain the more dense development within the central parts of the site, whilst the density reduces near to the outer edge. The house types have been changed, raising the standard of design by for instance, varying the eaves heights, dropping the houses by a few soldier courses (which lowers the dwelling and helps to create a more bespoke appearance that is exclusive to this site), and windows being tucked traditionally under the eaves that help the development ‘settle’ into the site with a lower profile form of development. Simple features like the inclusion of chimneys at strategic points, coupled with varying roof heights and a change in housing types add diversity and interest to the street scene. The road network and areas within the public realm have been enhanced with the addition of a significant number of trees as well as retention where possible of all the existing hedgerows and mature trees. This is complimented by small areas of open space dotted around the site and hedgerows that demarcate the front boundaries of properties providing a defined front space. The road networks weave through the site with varying widths and textures, and they turn the corner to further interest points. All dwellings situated on the corners of roads have two frontages so dwellings with two public elevations do not turn their back on the highway. The external materials have a warm palette albeit limited in variations to one external brick and two render colours. This will help to visually break up the development whilst at the same time the development will not appear too busy. The roof tile proposed will work with the traditional appearance of the dwellings. In terms of visual amenity the scheme is successful in achieving a high quality, attractive scheme, which in conjunction with the green infrastructure softens the overall built form and helps the development to be assimilated into the surrounding countryside.

### 5.2 Green Infrastructure

“Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect villages, towns and cities. Individually these elements are GI assets, and the roles that these assets play are GI functions. Where appropriately planned, designed and managed, the assets and functions have the potential to deliver a wide range of benefits” (Green Infrastructure Supplementary Planning Guidance).

Green Infrastructure was intrinsic in transforming this site from the original scheme that was dominated by an engineered form and created very few links or inspiring spaces. The principles of using the existing assets as opportunities to positively enhance the scheme have now been embraced fully in the layout and management as addressed in the Reserved Matters Applications above. The existing mature trees and hedgerows have been protected and used in areas that form part of the public realm as opposed to be hidden away at the rear of private

gardens. The mature hedgerows and drainage channels run alongside these footpaths, connecting all parts of this site back to a community hub, which is the central area of Public Open Space, and across into the strategic open space. The surface water drainage viewed previously as a constraining factor of this site has become an opportunity as a large part of the strategic open space contains the attenuation ponds and boardwalks, allowing ecology to thrive in the wetland areas but providing an open space that can be enjoyed by future residents. This space will be interpreted (using on site information boards) and enhanced through a management plan that ensures the long term delivery of the green infrastructure objectives. The links within the site do not just connect inwards into informal and formal community spaces including the Public Open Spaces, Strategic Open Spaces and allotments but look outwards also, with connecting points around the site, back to Monmouth Town and to the open countryside to the north and west of the site. The existing footpath that crosses the site east to west has been retained and embraced, connecting internally with footpaths that run along the established strategic landscape belts, linking the fields to the west of the site and across to the SINC to the east. There are further footpath links to west of the site connecting in at two points to access an existing footpath that runs alongside the site boundary. The site provides connection to the north of the site by two connecting points to the Drewen Farm site and there is a footway that is now included within the red line site plan that leads from the Strategic Open Space to Wonastow Road to the east of Model Farm.

The proposed landscaping, formal and informal public open spaces, rights of way, surface water drainage are all incorporated as part of the Green Infrastructure and whilst tackled separately in the consideration of the discharge of condition 10 (addressed below) for the purposes of the Reserved Matters application, the proposal delivers a comprehensive and robust response to our Green Infrastructure Policy and SPG and will support sustainable growth, improve quality of life and place, deliver ecosystem services and tackle climate change.

### 5.3 Affordable Housing

The developers have provided a statement to justify the reduction to 30% affordable housing provision; this is given in the following statement:

*The 35% is stated in the S106 dated 19th December 2014 (extract below) with a proviso required by MCC that this may vary.....This was to take into account the specific housing needs at the time.*

*The Section 106 states.... 35% of the units constructed shall be affordable, 50% social rent, 25% Low Cost Home Ownership and 25% Intermediate. It may be necessary by negotiation and agreement between the owner and the Council to vary the provision and tenure split based on the housing need and the Council's Housing Services Section reserves the right to do so in order to meet housing need.*

*This is exactly what TW and BDW were just about able to do. A revised Affordable Housing requirement was presented by MCC, which can be delivered within the flexibility written into the S106. The social rented was increased from 50% to 83%. To be able to accommodate the required Affordable Housing mix has stretched the development to the brink of being unviable. We have improved the distribution of the Affordable Housing as required by Policy and delivered a much improved layout, dwelling design and delivered what is required in terms of house type, mix etc. All the other S106 items have remained the same.*

*The site has been acquired from South Wales Land Development Ltd at a fixed price, they are not the applicant for the Reserved Matters submission etc. The acquisition cost including the clawback payable to RIFW/WG took into account the S106 items. As above the Affordable*

*Housing as proposed by MCC in May 2015 and agreed by Barratt/David Wilson and Taylor Wimpey is based on the cost assigned to Affordable Housing when the price payable was fixed. Consequently there isn't any scope at all given all the costs and the price paid to make an off-site contribution.*

The proposal has delivered 30% affordable housing with Taylor Wimpey providing 50 and Barratt/ David Wilson providing 52 dwellings. These range from bungalows to four bedroom semi-detached dwellings, to one bedroom dwellings; 37 units are for shared ownership, 65 are social rent. There is only one block of flats proposed in this site providing six flats accommodated within a three storey building. The other flats are accommodated as 'walk up' flats in two storey buildings that blend in with the design and form of the private dwellings on site. The affordable housing is 'pepper-potted' around the site with a maximum of 14 units contained in one area. When such areas of affordable housing are in close proximity the layout has been designed so that their aspect faces away from the other affordable units and are separated by key infrastructure like roads and footpaths. The tenure, design and layout of the proposed affordable housing has changed considerably during the course of the application. In this site the affordable housing is not squeezed into the corner of the site with clear differences in housing sizes and gardens, the units are well integrated into the site, share the same materials and design, garden space and in certain cases arguably enjoy the most attractive locations on the site with five affordable units (plots 220-224) facing south and fronting directly onto the main central Public Open Space. The form, design and materials proposed for these affordable dwellings would be of a quality to afford not only one of the best positions on site (particularly for families with young children) but are deservedly located in one of the most important street vistas in the site. Affordable housing has been embraced and fully integrated into this site.

#### 5.4 Neighbour Amenity

The issue of open spaces, footpath links and landscaping, all of which add to the overall living experience and the level of amenity enjoyed by the future occupiers of the site, are considered under the Visual Amenity and Green Infrastructure paragraphs above. This section looks primarily at privacy distances between dwellings. The layout has been designed to meet in general the privacy guidelines between first floor habitable windows and the boundaries for private amenity spaces. In cases where these distances are compromised additional planting has been proposed and the orientation revised to prevent any direct overlooking. The size and position of the gardens vary, however they are proportional to the size of the dwellings that they serve and with the significant amount of strategic open space that is available, the neighbour amenity of the future occupiers of these dwellings is more than acceptable in this case.

#### 5.5 Ecology

The strategy for ecology on this site was determined as part of the Outline approval and conditioned rigorously. The details are addressed separately as part of the relevant discharge of conditions below.

#### 5.6 Highways and Parking

The highway layout has evolved from the original scheme submitted and is much improved as referred to above.

In terms of parking, certain cases large detached garages have been included within the calculation of parking needs and conditions are recommended accordingly to ensure that these parking spaces are not compromised. Integral garages however have not been included in the calculation, and are not subject to this condition. Further to this, conditions are recommended that relate to the future management, maintenance and phasing of the streets.

With regard to the speed restriction raised by Gwent Police, the change in surface material, inclusion of ‘natural’ street calming measures e.g. provision of on street tree planting, coupled with the road design will bring the speed of motorists down to an acceptable level.

As a whole the site delivers a highway network and parking provision that meets the required standards as set out in the Council’s Supplementary Planning Guidance.

### 5.7 Environmental/sustainability survey

In line with Policy S3 of the Local Development Plan a feasibility assessment of suitable renewable energy and low or zero carbon technologies that could be accommodated into the scheme has been submitted with this detailed application.

The assessment submitted as part of this application can be summarised in the following points:

- The combined effect of the costs associated with these various requirements has diminished the scope to accommodate alternative energy generation as part of the housing development. The development will comprise homes with drastically reduced energy consumption. Taylor Wimpey and Barratt David Wilson (BDW) new homes are designed with energy efficiency as a key design consideration. Good levels of insulation, quality construction on-site and high-efficiency heating systems help to cut down carbon emissions and energy consumption
- The ‘Fabric First’ principles are an approach that has been endorsed through Zero Carbon Hub reports and proposals to Government when proposing the Zero Carbon Hierarchy. Taylor Wimpey and BDW has carried out significant work ensuring their new homes are designed to be highly energy efficient by concentrating first on providing their customers with optimising built-in measures before turning to ‘bolted-on’ renewable technology. The adopted approach has the following benefits:
  - Any built-in fabric improvements last for the lifetime of the home.
  - The approach is ‘energy-blind’, and therefore not subject to external influences such as changes in Government policies, (e.g. feed-in tariff, the Renewable Heat Incentive), or fluctuations in energy pricing or availability.
  - Home owners do not have to interact with fabric improvements – they are technologically ‘light’ and require no maintenance or interface from owners to operate.
  - It tackles the highest use of energy first – space heating.

### 5.8 Other Issues Raised

This section considers the representation submitted by Bovis Homes in relation to the Drewen Farm site.

#### Phasing

There are two sources that cover outline phasing, the first is in the Section 106 Agreement in relation to affordable housing, and the second source is within the Dormouse Method Statement.

Working this forward the earliest possible time that the access required for Drewen Farm can be constructed would be during Phase 3 (September 2016 to Sep 2017) of the phasing plan of the strategic site, working on the basis that the development starts on time according to the schedule set out. To bring this connection into place any earlier will have to be through a private arrangement between the developers.

#### 5.9 Drainage

A neighbouring business has made representation regarding the surface water drainage of the site. The principle of developing the site has already been agreed, and the issues regarding the surface water drainage are addressed under the Discharge of Condition 5 below.

#### 5.10 Response to Town Council comments

With the exception of the issues raised by the Town Council regarding the employment element, which is not considered as part of this application, all other issues - namely surface water drainage and safety of existing residents - have been addressed under the reports below that consider the relevant conditions to be discharged.

#### 5.11 Conclusion

This site is the first Strategic Site to come forward as part of the Local Development Plan and brings with it many benefits: it will provide 340 homes (including 102 affordable homes) with up to a further 110 houses to come forward as a result of this development. As a result of the Section 106 agreement this development will now provide an off-site contribution for adult recreation, off-site access sustainability improvements involving the northern footway, whilst the surface water drainage system will now provide a positive improvement to the existing situation. However, this proposal has gone beyond this, in that it has responded to the constraints on site and converted them into opportunities as part of the green infrastructure proposal. The house designs go beyond the standard house type and have delivered simple, good quality traditional dwellings. The proposed scheme promotes a sense of community as all routes return to the strategic open spaces, whilst footpath linkages on the outer edges ensure that the development is strongly linked with the surrounding area and the town centre.

The Monmouthshire LDP Vision is, by 2021, to provide a place where:

1. People live in a more inclusive, cohesive, prosperous and vibrant communities, both urban and rural, where there is better access to local services, facilities and employment opportunities
2. The distinctive character of its built heritage, countryside and environmental assets has been protected and enhanced
3. People enjoy more sustainable lifestyles that give them opportunities for healthy activity, reduced reliance on the motor car and minimised impact on the global environment.

This scheme delivers through its layout and design these objectives and is recommended for approval accordingly.

## **6.0 RECOMMENDATION: APPROVE**

### Conditions

1. Development to be constructed in accordance with the Approved Plans
2. Protection of existing and proposed trees
3. Details of window detailing, headers, cills and recesses to be provided
4. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established].
5. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.
6. With the exception of integral garages, all garages hereby approved shall be retained for garaging purposes only.

### Note to Applicant

NOTE The applicant is advised that to discharge condition 5 that the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

**DC/2015/00404 and DC/2015/00921 (relates specifically to archaeological Condition 9)**

**Applicant: Taylor Wimpey/ Barratt David Wilson**

**DISCHARGE OF CONDITIONS 5, 7, 8, 9, 10, 11, 16, 18, 20, 22, 23 AND 29 OF  
OUTLINE PLANNING PERMISSION DC/2013/00368**

**LAND AT WONASTOW ROAD, MONMOUTH**

Monmouth Town Council has provided the following comments relating to DC.2015/00404 in its entirety:

1. Not enough information given
2. What percentage between B1 and B8 whether this percentage meets the LDP
3. Cannot understand insufficient information regarding drainage and the prevention of flooding
4. Concern of the safety to existing residents
5. Water flow from new industrial estate is unknown
6. Has provision been made for drainage of the Drewen farm site when constructed
7. Concerns as only access into the site and this is through a new industrial zone.

The concerns of the Town Council are addressed as part of the discharge of Condition 5 - Surface Water below:

**Discharge of Condition 5 (Surface Water Drainage)**

*“No development shall commence on site until a detailed surface water management scheme, which shall include the programme for its implementation, has been submitted to and agreed in writing by the Local Planning Authority; the detailed surface water management scheme shall reflect the information as set out in the submitted drainage strategy (Drainage Strategy (FMW Consultancy) July 2014). The development shall be carried out in accordance with the agreed details.”*

Surface water drainage details have been submitted in the form of the following documents:

- (i) Drainage Concept Masterplan
- (ii) Supplementary Report Drainage

Consultation Responses

Natural Resources Wales: No objection to the partial discharge of Condition 5. Condition 5 relates to the whole of the site both residential and business. Only surface water details in relation to the residential part of the site have been submitted to us. Therefore, we advise that the condition is only partially discharged and that additional surface water drainage details for the business/industrial area are submitted to facilitate full discharge of the condition.

We have received the Report of Surface Water Drainage Supplementary Report, dated July 2015, Revision 0, which has provided additional details on the proposed attenuation and discharge rates requested in our letter of 19 June 2015.

Additional comments given:

We are satisfied that the details in the aforementioned report are sufficient to show that the surface water drainage strategy can adequately control surface water runoff from the residential element of the development site and channel the wider catchment runoff through the development. Calculations show that surface water discharge from the site can be controlled to greenfield rate. The calculations demonstrate that the increased attenuation offered at the site can reduce downstream flows up to the 1 in 100 storm event offering a betterment to the current situation.

No modification, culverting or infilling of any ditches, reens or watercourses within the area of the NRW internal drainage district (IDD), including any discharge to ordinary watercourses or supporting attenuation, shall be undertaken without a written Land Drainage Consent from NRW.

We would highlight that the surface water drainage from the adjacent LDP allocated housing site at Derwen Farm has not been considered within the calculations for the run-off from the Wonastow Road site.

RPS (on behalf of Bovis): it is critical that the drainage proposed does not prejudice the ability to deliver the remaining housing allocation within the Drewen Farm site

In the light of the drainage information recently submitted to the Council to discharge conditions on the outline consent, Bovis Homes has appointed a specialist consultant WYG to undertake a review of the proposed strategy and the constraints/opportunities for land of this for the land at Drewen Farm.

The recommendations of WYG include that, if a shared attenuation pond cannot be confirmed then the option to discharge into the Wonastow Road site at the existing greenfield runoff rate could be an option. WYG advise that this would require the provision of attenuation within the Drewen Farm site in order to control the run off at pre-development 'greenfield' run off rates, which would then discharge at a natural flow rate across the Wonastow site. WYG advised that allowance has been made for greenfield run off from Drewen farm site within the attenuation basin at the Wonastow Road site. Request that this remains the case.

Also advised that any connection into Wonastow Road system would require the agreement of the adjoining developers /landowner, whilst technical details to be agreed at a later stage in conjunction with NRW.

In the interest of the wider allocation it is appropriate for the Local Planning Authority to ensure the following:

1. That connection into the Wonastow Road system from Drewen Farm will be facilitated and supported by the applicants/landowner; and
2. That the detailed design will as part of the technical approval with the NRW be appropriate to accommodate the needs of Drewen Farm site and other potential future development.

### Evaluation

There has been significant negotiation with the existing applicants and NRW regarding this issue. Originally the drainage plan did not indicate any connection to the Drewen Farm site, but this was changed following negotiation with the applicants. The drainage plan now shows



a connection point to the site. The applicants have stated that the drainage infrastructure is designed to take the surface water drainage from this site at no more than greenfield rate. The main issue to address at this stage is whether there is potential for Drewen Farm to be served without compromising the drainage strategy that Wonastow Road is based on. The applicant has recently submitted further information that demonstrates that the existing surface water drainage for Drewen Farm does not drain through the application site. It is understood that it discharges into the Wonastow Brook near the junction of Wonastow Road and Wonastow West Industrial Estate by means of a culvert. It is clear now that in consultation with the land drainage officer in Natural Resources Wales that there are now at least two options that are available for the drainage of Drewen Farm.

1. Drewen Farm accommodates additional attenuation on site, which in theory this site can accommodate (as this is a large site for what will be a maximum of 110 houses), with the maximum outfall being no more than a greenfield rate, the developers of Drewen Farm to make modifications as required to the discharge from the pond to meet the requirements of the NRW. The modification would just be to allow an increased discharge from the pond, this could be done a number of ways, to make sure that a controlled volume of water is entering Wonastow Brook.
2. To discharge at a controlled rate along the existing route outside of the current application site so it enters the brook at a different point with a controlled rate of discharge.

Which option is taken will be determined by the detailed drainage strategy to be undertaken by the developers of the Drewen Farm site. It would be unreasonable to expect the applicants of the current site to undertake further work to accommodate the drainage requirements of this adjacent allocated site. What is relevant from the information provided is firstly that the development of the Wonastow Road site does not compromise the feasibility of the Drewen Farm site coming forward in terms of surface water drainage, and secondly the surface water drainage requirements of the Drewen Farm site do not undermine the betterment offered as result of the current scheme.

**Recommendation: Partially Discharge Condition** (N.B. the condition could only be fully discharged on receipt of drainage proposals for the employment element of the overall site).

#### **Condition 7 Pedestrian Footway and Cycleway to Drewen Farm**

*“The proposed detailed layout shall make provision for a pedestrian footway and cycle path link to the north of the site to link with the Drewen Farm site and a timetable for its implementation”.*

This is now included in the layout plan and the phasing plan that has been provided which delivers the site shows these links coming into place in 2018-2020. The details are acceptable and the condition can be discharged accordingly.

**Recommendation: Discharge Condition**

#### **Condition 8 Details of Footpaths and Cycleways**

*“Details of all new or enhanced footpaths and cyclepaths within the site shall be submitted to and agreed by the Local Planning Authority within the reserved matters submission; the*

*details as approved shall be carried out in accordance with a timetable to be agreed with the Local Planning Authority before works commence on site”*

### Evaluation

These details have been provided as an integral part of the layout, the red line has also been altered to include the footpath that connects the residential site via the strategic open space to Wonastow Road to the east of Model Farm. The plan provides details of the siting, alignment, construction/finish and future management details for the footpath. It has been proposed that the footpath is delivered prior to the occupation of the first dwelling. This is acceptable.

### **Recommendation: Discharge Condition**

#### **Condition 9: Programme of Archaeological Work**

“A programme of archaeological work shall be submitted to the Local Planning Authority and the approved scheme shall be implemented prior to and during construction, as identified in the approved programme.”

A Written Scheme of Investigation for a programme of archaeological work by Monmouth Archaeology was received 24<sup>th</sup> July 2015.

### Consultation Response

Gwent Glamorgan Archaeological Trust: We do not recommend the discharge of the condition until the final report on the archaeological work has been submitted and approved (i.e. passing our QA system which ensures it has all the relevant information to be accepted by the Historic Environment Record for deposition therein). However, the WSI can allow for the condition to be partially discharged at this stage.

### **Recommendation: Partial Discharge of Condition**

#### **Condition 10: Green Infrastructure Management Plan**

*“A Green Infrastructure Management Plan shall be submitted with the Reserved Matters application, and be approved in writing by the Local Planning Authority prior to the commencement 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 approved plan shall be implemented in accordance with the approved details.”*

The following documents have been submitted as part of this application:

Green Infrastructure Management Plan Revision C.

Drawing no. 1349901/P/GA/002 Rev F: Green Infrastructure Plan Sheet A and, Drawing no. 1349901/P/GA/002 Rev F: Green Infrastructure Plan Sheet B.

- Drawing no. 1349903/P/GA/001 Rev H: Green Infrastructure Masterplan - ACCESS
- Drawing no. 1349901/P/PL/010 Rev B: Western Land Parcel Soft Landscape Plan
- Drawing no. 1349901/P/PL/003 rev F: Eastern Land Parcel Soft Landscape Plan

### Consultation Response

Natural Resources Wales: We welcome the general principles within the revised Green Infrastructure Management Plan. We note that it is to act as a guide to management operations and be a ‘living document’, updated during the life of the development following review. However, prior to the discharge of this condition, we advise that your Authority seeks clarification/amendments to the certain points within the revised Green Infrastructure Management Plan.

At the point of writing, these amendments were being discussed with a view to resolving all outstanding issues and reporting the latest NRW comments to Planning Committee as late correspondence.

There are still details that require submission to enable this condition to be fully discharged, this includes details of the play area, allotments and interpretation of the open space, and together with this an addendum will be required to the management plan. The management plan will need to be revised to include these details within the schedule. It is recommended that when the final details are submitted, if acceptable, that these are presented to the Council’s Delegated Panel to allow this condition to be discharged fully. The outstanding details required by NRW are being changed ahead of Planning Committee with NRW’s response being presented as Late Correspondence.

### **Condition 11 Dormice Method Statement**

*“No development shall take place including ground works or site clearance until a Dormouse method statement has been submitted to and approved in writing by the local planning authority. The content of the method statement shall build upon the principles set out in the submitted dormouse mitigation strategy (dated 13 May 2014 by Soltys Brewster, Ref E1347401/R02) and include:*

- a) Purpose and objectives for the proposed works in relation to protection of dormouse and provision of dormouse mitigation and compensation;*
- b) Detailed designs and working methods necessary to achieve stated objectives;*
- c) Extent and location of proposed works shown on appropriate scale maps and plans;*
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;*
- e) Measures to avoid killing and injuring dormice during works,*

- f) *Persons responsible for implementing the works;*
- g) *Initial aftercare and long-term maintenance (linked to Green Infrastructure Management Plan);*

*The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter. Any deviation from the Method Statement shall be agreed in writing with the Local Planning Authority prior to the commencement of that deviation.”*

Document received to discharge this condition is the DORMOUSE METHOD STATEMENT’. Dated 9 July 2015 by Soltys Brewster Ecology.

### Consultation Response

Natural Resources Wales: Further Information is requested for clarification and is being reported as Late Correspondence at Planning Committee.

### **Condition 16 Construction Environment Management Plan**

*“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 as a minimum cover operations that could be detrimental to:*

1. *Watercourses and water bodies*
2. *Trees and Hedgerows*
3. *Dormouse*
4. *Bats*
5. *Amphibians*
6. *Badgers and Hedgehogs*
7. *Nesting birds including barn owl*
8. *Retained grassland habitats including the Site of Importance for Nature Conservation*

*The CEMP: Biodiversity shall include detail of 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 (to 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.*
- h) *Use of protective fences, exclusion barriers and warning signs.*
- i) *Monitoring of implementation of the CEMP*

*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.”*

A Construction Environment Management Plan was submitted as part of this planning application.

### Consultation Responses:

Monmouthshire County Council Ecologist:

Based on the existing proposal, the CEMP is sufficient to discharge the planning condition.

RPS on behalf of Bovis: The CEMP identifies a phasing schedule for delivery, the delivery of the upper half of the site which contains the access roads to land at Drewen farm. The two access routes fall within phases 5 and 6 of the phasing plan, with an anticipated timing of December 2018- march 2020 and January 2020-December 2020. Our concern is that the delivery of development on land at Drewen farm could be prejudiced by the timings associated with the routes from the pending applications and it is the interest of the Local Planning Authority to ensure that this is not the case.

### **Recommendation: Partial Discharge of Condition**

#### **Condition 18 Biodiversity Monitoring Strategy**

*No development shall take place, including demolition, ground works and vegetation clearance, until a biodiversity monitoring strategy has been submitted to, and approved in writing by, the Local Planning Authority. The purpose of the strategy shall be to*

- 1. Monitor the effectiveness of mitigation for dormouse*
- 2. Monitor the effectiveness of mitigation for bats*
- 3. And if necessary, monitor the effectiveness of mitigation for barn owl*

*The content of the Strategy shall include the following.*

- a) Aims and objectives of monitoring to match the stated purpose.*
- b) Identification of adequate baseline conditions prior to the start of development.*
- c) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.*
- d) Methods for data gathering and analysis.*
- e) Location of monitoring.*
- f) Timing and duration of monitoring.*
- g) Responsible persons and lines of communication.*
- h) Review, and where appropriate, publication of results and outcomes.*

*A report describing the results of monitoring shall be submitted to the local planning authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The monitoring strategy shall be implemented in accordance with the approved details.*

Document received to discharge this condition is the Dormouse Method Statement'. Dated 9 July 2015 by Soltys Brewster Ecology.

The information relevant to Dormouse has been submitted as part of the Dormouse Method Statement. The other elements will be delivered on the employment site. A partial discharge is recommended.

### **Recommendation: Partial Discharge of Condition**

#### **Condition 20 Landscape Plans**

*“No development shall take place until full detailed landscape plans have been submitted to and approved in writing by the Local Planning Authority. These details should reflect the information as set out in the Green Infrastructure Plan (1349901-Pre GA 17 Rev G Strategic Landscape and Ecology Framework Mitigation Plan) and Strategic Masterplan (Illustrative Masterplan Rev H). Details shall include:*

- Strengthening of planting 5-10m along the eastern boundary as indicated on the Councils GI plan and extending this to meet the playing fields to seek to offset the visual intrusion of the industrial estate into the residential amenity area.*
- Strengthening of the avenue of trees through the industrial estate.*
- A wooded buffer between the industrial estate and housing estate strengthening the proposed avenue of trees*
- proposed finished levels or contours;*
- car park layouts*
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.)*
- Incorporation of further tree and shrub planting as part of the detailed plan proposals.*
- Other vehicular and pedestrian access and circulation areas;*
- retained historic or other landscape features and proposals for maintenance and restoration, where relevant.*
- Hard and Soft landscape details to include: boundary and surface materials, planting plans, specifications including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species, sizes, numbers and densities.*
- Water Features ie any proposed SUDs scheme*
- Hard and soft landscape details relating to Informal and Public open space areas.*
- Hard and Soft Landscape details relating to the proposed allotment areas.”*

The plans submitted to discharge this condition are:

- Drawing no. 1349901/P/GA/002 Rev F: Green Infrastructure Plan Sheet A and,
- Drawing no. 1349901/P/GA/002 Rev F: Green Infrastructure Plan Sheet B.
- Drawing no. 1349903/P/GA/001 Rev H: Green Infrastructure Masterplan - ACCESS
- Drawing no. 1349901/P/PL/010 Rev B: Western Land Parcel Soft Landscape Plan
- Drawing no. 1349901/P/PL/003 rev F: Eastern Land Parcel Soft Landscape Plan

### Evaluation

This condition covers a wide spectrum of issues, some are partly covered by other conditions, namely green infrastructure and surface water drainage and are assessed in the report under the Reserved Matters application and the relevant discharge of Planning Conditions. The only outstanding points relate to the landscaping on the employment site; the details that have been submitted for this are acceptable and therefore this application can be partially discharged.

### **Recommendation: Partial Discharge of Condition**

### **Condition 22 Details of Earthworks and Timetable for Implementation**

*Before any works commence on site, details of earthworks and a timetable for implementation shall be submitted to and approved by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed,*

*showing the relationship of proposed mounding to existing vegetation and surrounding landform. (These details shall be in accordance with requirements of the GI plan 1349901-Pre GA 17 Rev G Strategic Landscape and Ecology Framework Mitigation Plan). All works approved shall be implemented in accordance with the approved timetable.*

### Evaluation

Revised Plans have been submitted with the drainage details which show the level of bunds and extent of earthworks required, they are currently under review and the comments of the Monmouthshire County Council Landscape Officer and Ecologist will be reported as Late Correspondence at Planning Committee with a view to the discharge of this Planning Condition.

### **Condition 23 Boundary Materials and Timetable for Implementation**

*“Before any works commence on site, a plan indicating the positions, design, materials and type of boundary treatment to be erected along primary routes shall be submitted to and approved by the Local Planning Authority. This boundary treatment shall be implemented in accordance with an agreed timetable set out on the agreed boundary treatment plan.”*

The document submitted for this is: Enclosure Layout Rev C Phasing outlined in Dormouse Method Statement.

### Evaluation

The details of the boundary materials are addressed fully in the Reserved Matters application, the phasing has been confirmed by the applicants that the boundary materials will be delivered at the same time as the housing is delivered according to the phasing plan. This is acceptable and it is recommended that the condition is discharged accordingly.

### **Recommendation: Discharge Condition**

#### **29. Hydraulic modelling assessment**

Prior to work commencing on site a hydraulic modelling assessment shall be undertaken by the developer in liaison with Dwr Cymru Welsh Water to establish the following:

- (i) Point of discharge of the new foul drainage system together with any necessary associated foul sewerage infrastructure works
- (ii) To assess the effect the proposed development will have on the existing water supply network, together with any associated infrastructure works.

### Consultation Responses:

Dwr Cymru Welsh Water: The detail of the condition has been approved as the Hydraulic Modelling Assessment has been satisfactorily undertaken. Welsh Water have confirmed that they are undertaking ongoing works in respect of the requisition for this site and the requirement to implement will still stand and developers are still required to adhere to this condition as both outline and reserved matters should be read in conjunction.

RPS (Bovis) DCWW should ensure that in carrying out their legal duties that the development of Wonastow Road will not compromise the ability of the Bovis site to discharge foul drainage.

Evaluation:

Welsh Water has confirmed that they have taken into account a development of 450 houses which includes the Drewen Farm allocation also.

**Recommendation: Condition Discharged**