

Application Number: DM/2018/01606

Proposal: Reserved matters application (pursuant to outline application DC/2016/00883) for the development of 144 dwellings and associated engineering works.

Address: Rockfield Farm, The Elms, Undy, NP26 3EL

Applicant: Mrs Rhian Powell

Plans: All Proposed Plans SAND-GW-01 - REV A, Site Plan SLP-01 - , Site Layout TP-01 - REV D, Street Scene SS-01 - REV A, Site Layout AFH-01 - REV B, Site Layout AMP-01 - REV B, Site Layout HF-01 - REV E, Site Layout HYP-01 - REV B, Site Layout PP-01 - , Site Layout PS-01 - REV B, Site Layout RSP-01 - REV B, Site Layout SHP-01 - REV B, Site Layout ELSP-01 - REV B, Site Layout EF1-01 - REV C, Site Layout EF2-01 - REV C, All Proposed Plans 211-GE-01 - , All Proposed Plans 211-ST-01 - REV A, All Proposed Plans 421-GW-01 - , All Proposed Plans 421-ST-01 - , All Proposed Plans 531-GEG-01 - , All Proposed Plans 531-ST-01 - REV A, All Proposed Plans 641-ST-01 - , All Proposed Plans CAST-ST-01 - , All Proposed Plans SHAL-ST-01 - , All Proposed Plans SHER-GW-01 - , All Proposed Plans SHER-ST-01 - REV A, All Proposed Plans SHER-ST-02 - , All Proposed Plans SHIP-GEG-01 - , All Proposed Plans SHIP-GW-02 - , All Proposed Plans SHIP-GW-03 - REV A, All Proposed Plans SHIP-GWG-01 - , All Proposed Plans SHIP-STG-01 - , All Proposed Plans SHIP-ST-01 - , All Proposed Plans SWAN-GE-02 - , All Proposed Plans SWAN-GW-02 - REV A, All Proposed Plans SWAN-ST-02 - , All Proposed Plans WEN-GE-01 - , All Proposed Plans WEN-GE-02 - REV A, All Proposed Plans WEN-GW-01 - , All Proposed Plans WEN-GW-03 - REV A, All Proposed Plans WEN-ST-01 - , All Proposed Plans WEST-GE-01 - , All Proposed Plans WEST-GE-02 - , All Proposed Plans WEST-ST-01 - , All Proposed Plans WICK-GE-01 - REV A, All Proposed Plans WICK-GE-02 - REV A, All Proposed Plans WILB-GW-01 - , All Proposed Plans WILB-GW-03 - , All Proposed Plans WILB-ST-01 - , All Proposed Plans WYCL-GE-01 - , All Proposed Plans WYCL-ST-01 - , All Proposed Plans WYCL-ST-02 - , All Proposed Plans WYE-GE-01 - REV A, All Proposed Plans WYE-GW-01 - , All Proposed Plans WYE-GW-03 - REV A, All Proposed Plans WYE-ST-01 - REV A, All Proposed Plans WYE-ST-02 - REV A, Fencing Plan ED-01 - , Fencing Plan ED-02 - , Fencing Plan ED-03 - , Fencing Plan ED-04 - , Fencing Plan ED-05 - , Fencing Plan ED-06 - , Garage Plans GAR01 - , Garage Plans GAR02 - , Garage Plans GAR04 - , Garage Plans SA01 - , Technical Details 10216-100-01 - REV J, Technical Details 10216-100-02 - REV J, Technical Details 10216-100-03 - REV J, Technical Details 10216-201-01 - REV A, Technical Details 10216-201-02 - REV A, Technical Details 10216-202 - , Technical Details 10216-203 - REV A, Technical Details 10216-204 - REV A, Technical Details 10216-204-02 - REV B, Technical Details 10216-205 - REV A, Technical Details 10216-S278-01 - , Technical Details 10216-S278-02 - REV A, Site Layout 10216-108 - REV B, Site Layout 10216-109-01 - REV B, Other GIMHP - , Other DESIGN COMPLIANCE - , Tree Protection Plan ARBORICULTURAL METHOD STATEMENT - , Other NOISE ASSESSMENT - , Technical Details GC3103-CAP-79-XX-DR-E-1301 - REV P01, Technical Details GC3103-CAP-79-XX-DR-E-1303 - REV P01, Other CEMP - , Other HYDRAULIC MODELLING ASSESSMENT - , Site Layout 18119.201 - REV G, All Proposed Plans SAND-G2-01 - REV A, All Proposed Plans SAND-GEG-02 - REV A, Technical Details GC103-CAP-79-DRE-1302 - REV PO3, Site Layout BBL-01 - , Landscaping Plan 18119.111 - REV E, Landscaping Plan 18119.101 - REV I, Landscaping Plan 18119.102 - REV I, Other GILMMP - V3,

RECOMMENDATION: APPROVE

This application is presented to Planning Committee as it constitutes major development and is the subject of 19 letters of objection

1.0 APPLICATION DETAILS

1.0.1 The application seeks reserved matters consent for the development of 144 dwellings on land forming part of the former Rockfield Farm, Undy. The site forms part of a strategic mixed use development site referred to under Policy S3, the table accompanying Policy S2 and strategic allocation Policy SA5 of the Monmouthshire County Council Local Development Plan (LDP). The current proposal constitutes the first phase of a development that was granted outline consent on 20th March 2018 for the development of up to 266 houses and approximately 5575 square metres of employment land (use class B1), over an area of 13.8 hectares (application DC/2016/00883 refers).

1.0.2 Application DC/2016/00883 was approved following the completion of a Section 106 legal agreement requiring the developer to provide a number of contributions for the whole of the site. The site the subject of the current application constitutes areas A and D of the Development Framework referred to as part of outline application and is specifically required, as part of the Section 106, to provide the following:

1. 25% affordable housing;
2. The provision of a Local Area of Play and a sum of £75,000 for its on-going maintenance;
3. The provision of a sum of £100,000.00 to improve Rockfield View play area and on-going costs prior to the occupation of the 100th dwelling;
4. To fully implement the Open Space Works prior to 90% of the site being occupied;
5. To establish a management company to own and maintain the Open Space Land or the transfer of the Open Space Land in conjunction with a commuted sum (to be negotiated) to the Council;
6. To enter into a 278 agreement for works on the Elms Road prior to commencement of the development;
7. To construct the estate road to serve phases A to D from the B4245 to adjoin Elms Road prior to occupation of any dwellings;
8. To provide a sum of £800,000 towards the provision of adult recreation/ community facilities at the Three Fields site in Magor with Undy;
9. To provide a sum of £87,500 towards public transport to develop the existing bus service, payable prior to the occupation of the 100th dwelling;
10. Provision of drainage details for the Surface Water Attenuation Area prior to the commencement of development;
11. Not to occupy or allow occupation of any of the dwellings until notification has been provided that the Surface Water Attenuation Area has been provided in accordance with the agreed specifications.

A copy of the completed Section 106 agreement and the full contributions required to be provided is available on the Council's website.

1.0.3 As indicated above, the application proposes the development of 144 dwellings comprising a mix of 1 bedroom flats up to 4 bedroom dwellings. The buildings would be two storey in form, finished externally with a mix of render, brick and reconstituted stone and concrete roof tiles.

1.0.4 Thirty-six of the dwellings proposed (25%) are allocated as affordable homes and comprise 12 one-bedroom 'walk up' flats, 16 two-bedroom houses, 7 three-bedroom houses and 1 four-bedroom house, spread out across the site. The private houses consist of 6 two-bedroom houses, 43 three-bedroom houses and 59 four-bedroom houses.

1.0.5 The development would be solely accessed from a new junction with the B4245 in the southern eastern corner of the site which is currently being considered as part of a Section 278,

Highways Act 1980 Agreement. The primary road would cross the site in a north-westerly direction and adjoin with The Elms to the west. This highway would also serve later developments to the west. Secondary and shared access highways would lead from the primary road in a northern and southern direction to serve the dwellings. As part of the Section 278 agreement the southern part of The Elms would be closed to vehicles and converted to a shared pedestrian/ cycle way leading into the Rockfield Grove estate. Pedestrian link pathways to The Elms, the B4245 and land to east would be provided throughout the site. A swale, the diverted route of the public footpath and landscaped buffer would be provided to the north of the primary road through the site.

1.0.6 The proposed layout plans also indicate the provision of a local area of play (LAP) in the southern part of the site and two landscaped attenuation ponds either side of the principal vehicular access.

1.1 Site Appraisal

1.1.0 The application site comprises two irregularly shaped fields with an area of approximately 5.4 hectares, located on the northern-eastern side of Undy. The site is located to the north of Rockfield Grove housing estate, 140m to the south of the M4 motorway and has a road frontage with the B4245 to the south-east. The land is gently undulating in profile with nature, with maintained hedgerows around the periphery and crossing the site from north-west to south-east. A parcel of allotment gardens is located to the south-east. An adopted class three highway, known as The Elms, which currently runs northward from Rockfield Grove and from which access is currently gained, abuts the western boundary of the site. Public Right of Way footpath 372/24 crosses the site from the western boundary to the south-eastern corner. The northern extent of the site is limited by a safeguarding area for the proposed M4 Relief Road.

1.1.1 The proposals map of the LDP identifies that the site is located within the settlement development boundary of Magor with Undy and forms part of a larger allocated, strategic mixed use site (SAH5). The southern part of the site, adjacent to Rockfield Grove is allocated as an area of amenity importance and also forms part of the preferred route of the Magor Undy bypass. The northern boundary abuts with the M4 safeguarding zone, whilst the land to the east, which falls within the Rogiet ward, forms part of the limestone safeguarding area and the Undy, Llanfihangel Rogiet and Rogiet green wedge.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/01606	Reserved matters application (pursuant to outline application DC/2016/00883) for the development of 144 dwellings and associated engineering works.	Pending Determination	
DM/2018/01706	Demolition of the farmhouse and outbuilding is required to prepare the site for the next development stage.	Approved	15.11.2018
DC/2016/00883	Master planned development of 13.8 hectares of land for residential use and employment use; up to 266 Proposed residential units and approximately 5575 square meters of B1 floor space.	Approved	20.03.2018

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S2 LDP Housing Provision
S3 LDP Strategic Housing Sites
S4 LDP Affordable Housing Provision
S5 LDP Community and Recreation Facilities
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
SAH5 LDP Rockfield Farm, Undy

Development Management Policies

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
CRF2 LDP Outdoor Recreation/Public Open Space/Allotment Standards and Provision
SD2 LDP Sustainable Construction and Energy Efficiency
SD4 LDP Sustainable Drainage
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development
GI1 LDP Green Infrastructure
EP3 LDP Lighting
EP5 LDP Foul Sewage Disposal
MV1 LDP Proposed Developments and Highway Considerations
MV2 LDP Sustainable Transport Access
MV3 LDP Public Rights of Way

4.0 REPRESENTATIONS

4.1 Consultation Replies

Magor and Undy Community Council- It is requested that consideration be given to a roundabout at the entrance of the site to slow down the traffic entering Undy.

Rogiet Community Council - Recommend that the application be refused on the grounds of overdevelopment of the whole area including lack of infrastructure and amenities.

MCC Planning Policy- The site forms part of an allocated site in Policy SAH5 of the Local Development Plan for a cumulative provision of around 270 dwellings and 2 hectares of serviced land for industrial and business development. Strategic policy S4 relates to Affordable Housing provision and states that in Severnside Settlements there is a requirement for 25% of the total number of dwellings on site to be affordable. It is noted the Reserved Matters application relates to 144 dwellings, including 36 affordable units (25%) on phases 1, 2 and 3.

As noted in the comments on the outline application the, part of the site is designated in DES2 as an Area of Amenity Importance, the DES2 land on this part of the site is private farmland with no public access and no logical boundary. The land does not fulfil an amenity role, it was previously included as a buffer between the edge of the settlement and the indicative Magor/ Undy by-pass link. There is no justification for this buffer to continue to be designated as an Area of Amenity Importance. It is considered, therefore that there is no conflict with Policy DES2.

Strategic Policy S13 relation to Landscape, Green Infrastructure and the Natural Environment is of importance. Policy LC5 relation to the protection and enhancement of landscape character must also be considered. Additionally Policy GI1 should be referred to in relation to Green Infrastructure. Policy NE1 relating to Nature Conservation and Development must also be considered.

Strategic Policy S17 relation to Place Making and Design should also be considered along with Policy DES1 with regard to General Design. Criterion i) of DES1 requires a minimum density of 30 dwellings per hectare in order to ensure the most efficient use of land. The density of the site is not known; details of the density would be useful.

Policy CRF2 relating to outdoor recreation/ public open space/ allotment standards and provision is also of relevance.

Policy EP1 relating to Amenity and Environmental Protection should also be considered most notably in relation to noise and impact on neighbouring dwellings.

Policy MV1 should be referred to with regard to access and car parking. Policy MV2 relation to highway considerations and sustainable transport access is also of relevance. The financial contributions associated with the Section 106 completed as part of the outline application seek to make improvements to transport infrastructure, services and improvements to the highway network.

Matters relating to impact on the B4245 / East Facing Steelworks Road Slips (roundabout) junction and the safeguarding of the Magor/ Undy by-pass have been assessed and considered as part of the outline application and found to be acceptable.

Policies SD2 and SD4 relating to sustainable construction and energy efficiency and sustainable drainage respectively must also be considered.

Welsh Government Transport - Welsh Government as highway authority for the M4 does not issue a direction in respect of this application. Previous notes in our letter for the outline application of August 2016, remain applicable.

South East Wales Trunk Roads Agency- No response received to date

MCC Highways - Raise no objection. The means of access to the B4245 is considered acceptable and is the subject of a Section 278 Agreement, Highways Act 1980. The layout is deemed acceptable for adoption and the highway authority would actively encourage the developer to offer the estate roads for adoption pursuant to Section 38 of the Highways Act 1980.

The layout also addresses the requirement to re-engineer and change the use of the publically maintained highway known as The Elms, the details submitted are acceptable in principle. The re-engineering works and change of use will be subject to the applicant entering into a section 278 agreement with the highway authority prior to commencement of the development.

MCC Rights of Way - Raise no objection to the layout of the paths detailed on the layout drawings.

Ramblers Association - No response received to date

Affordable Housing- The mix of affordable dwellings proposed is compliant with the need for the area and the provision requested. Following consideration, a Registered Social Landlord has confirmed that the properties are DQR compliant.

Specialist Environmental Health Officer- subject to the proposed mitigation measures provided in the Environmental Noise Assessment REF: 4833/EBF1_REV2 6 the September 2018 I have no objection to this development but with regard to the findings of the aforementioned report and its summary / conclusions it is recommended that any grant of planning permission be subject to the following:

No Construction Management Plan has been submitted to satisfy Condition 8 of Outline Planning Permission DC/2016/00883. The requirement to submit such details will need to be reconditioned as part of any grant of consent.

Natural Resources Wales - We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Checklist, Natural Resources Wales and Planning Consultations (March 2015). We therefore do not have any comment to make on the proposed development.

MCC Green Infrastructure (GI) - We have reviewed the amendments for the Green Infrastructure Plan and 5 Year Green Infrastructure Landscape Management & Maintenance plan submitted with the application and the details submitted and are generally happy with the details that have been provided. Concerns regarding SuDS drainage, design of the attenuation ponds and soft and hard landscaping within and around the periphery of the site have been resolved. The areas indicated as a Local Area of Play and Areas of Open space are compliant with requirements and appropriately positioned and designed.

Biodiversity and Ecology - The application for the proposal is informed by an updated ecological assessment included in the Construction Environmental Management Plan. We are satisfied that based on the implementation of this and the detailed landscape designs, there will be limited detrimental impact on ecological interests and new benefits shall be realised through the creation of wider landscape buffers and a permanent pond in the SuDS.

The CEMP refers to the use of amphibian kerbs which is supported by the ecology team; however, the locations of these will need to be made available. We would welcome the inclusion of these subject to the approval of Highways.

The use of permeable boundary features is welcomed but these should only be positioned in locations away from the main road to prevent hedgehog access where mortality risks are higher. I do not believe we have a plan illustrating the positions of these.

Dwr Cymru/ Welsh Water - We recommended a condition relating to potable water supply which was placed on consent ref DC/2016/00883 under condition no. 15, the applicant progressed with the hydraulic modelling assessment and we released the findings of the assessment to the applicant in September 2015.

The assessment identified four connection points and a network reinforcement scheme to allow the proposed development site to connect to the water mains network, without causing detriment to the service provided to our existing customers. During the completion of the water hydraulic modelling assessment, the proposal of connecting up to 144 dwellings was not considered, however we acknowledge that the report did state that the existing water main network could provide an adequate water supply for up to 200 dwellings from Connection point 1.

However, as the modelling assessment was completed three years ago, there would be a requirement to update the assessment to account for any changes in the water network. We can then confirm if we can accommodate 144 properties. If so this would avoid the requirement for any water network reinforcement works to be implemented prior to connecting to surrounding water mains for up to 144 dwellings.

We note a copy of the previously completed hydraulic modelling assessment from September 2015 has been provided as part of this reserved matters application. However, this does not satisfy the requirements of condition 15 in providing a potable water scheme to allow for an adequate water supply for 144 dwellings. We therefore request that condition no.15 attached to consent DC/2016/00883 is not discharged as part of this reserved matters application, and is transferred to the reserved matters consent.

Wales and West Utilities - According to our mains records Wales & West Utilities has no apparatus in the area of your enquiry. However, gas pipes owned by other GT's and also privately owned may be present in this area.

Cadw - We have no objections to the impact of the proposed development on the scheduled monuments.

In response to the outline application it was noted that the application site is located some 15m north of the scheduled monument Medieval Moated Site 400m north of Undy Church (MM198) and the proposed development would have a very slight adverse impact on the setting of the monument. It was also noted that the application is located some 535m to the west of Standing Stone 252m south of Bencroft Lane (MM068) and it was concluded that the proposed development would also have a very slight adverse impact on the setting of this monument.

The current application includes details of the layout of the development and the style of the building. In the vicinity of scheduled monument MM198 the houses will be set back from the modern B4245 by a pond and the view of the proposed houses will be screened by a hedge and trees. Views from scheduled monument MM068 will remain similar to those proposed when the outline planning application was determined.

In our opinion, the provision of the pond and hedge in the views from scheduled monument MM198 are welcomed but do not significantly alter the impact of the proposed development on the setting of the scheduled monument. Consequently it remains our opinion that the proposed development will have a very slight, but not significant adverse impact on the settings of scheduled monuments MM068 and MM198.

Glamorgan Gwent Archaeological Trust - We note the previous submission with application 2016/00883, of a Written Scheme of Investigation for Archaeological Works (WSI) (Report no FS16-096, dated April 2017), compiled by Dyfed Archaeological Trust. The WSI details the requisite archaeological work for the entirety of the development site, including the area of the current application. The archaeological work consists of the excavation of Field 5 and a watching brief in a 30m wide buffer zone around Field 5, extending into the southern section of Field 1 and the western extent of Field 4. The work in Field 5 has already taken place and is also outside the current application area. However, the current application area encompasses Field 4 and so is subject to the archaeological watching brief.

Assuming that the requisite watching brief is fully implemented and the results suitably reported on, we have no further comment to make at this time.

Ward Member - no response received to date.

4.2 Neighbour Notification

The application has been advertised by direct neighbour notification, the erection of site notices and publication of a press notice. Twenty letters of representation have been received and are summarised as follows:

Highways, Access and Circulation

- Inadequate access
- Inadequate parking provision
- Increase in traffic especially along the busy B4245
- Insufficient public transport in the area. All new houses will need cars in order to get anywhere.
- Current roads cannot cope with the increase in traffic
- Poor access onto main road, a mini roundabout would at least have the benefit of slowing down traffic entering the village, and ease access from the development.
- Development will generate increased traffic flow onto Vinegar Hill which is a very tight lane used by pedestrians and children.
- The road is often at a crawl now if the M48 closes.
- This is an opportunity for the Council to acquire the contributions necessary to improve and increase the local facilities mentioned in so many objections, and the dangerous road conditions pervasive throughout the vicinity, if there are to be commuted sums and/or a s106/CIL, these should be used to improve the local area and ensure the safety of the local inhabitants.
- Consideration needs to be given to providing a footway/cycleway link between Rogiet and Magor.

Design and Amenity

- General dislike of proposal

- Increase in pollution
- Increased Noise nuisance
- Proposed properties will generate increased overshadowing and loss of light to existing dwellings.
- This development should not go ahead until the M4 relief is built along with a new junction on the M4 at Undy.
- This development will mean the loss of green fields which can never be regained.
- Creative figures regarding affordable housing: Whilst 12x1 bed flats, 7x3 bed and 1x4 bed makes 20/144 properties, this is offset by the low proportional population, against 43x3 bed, 59x4bed and 2x6 bed properties across the site. It is notional provision that will not provide affordable housing for local people, as the vast majority of the residents will clearly be from elsewhere in the private sector.
- The proposed location is effectively green belt land. The fields were farmed until very recently. There are plenty of brownfield sites in the county.
- The land represents what little green belt there is left between Undy and the motorway and green recreational space is in scarce supply in Undy.
- Loss of animal habitats
- There are far too many houses for such a small area. If this has to go ahead, provide qualitative space as with 1930s houses. Large gardens both front and rear and sufficient off street parking so that roads are not permanently clogged with parked cars.

Infrastructure

- Significant detrimental impact on the existing stretched infrastructure - highways; doctors; dental surgeries; schools.
- The local primary schools are at capacity.
- Undy has no shops, residents will have to drive.
- The infrastructure of the area has not increased proportionately with the increased number of dwellings built in the area.
- There are not enough district nurses and carers in the area now. Who will care for people at home?
- Services at Chepstow Hospital are being cut back and the Gwent is at capacity; where will people access hospital treatment.
- The villages of Undy and Magor do not have the infrastructure to support this size of development. The public hourly bus service, lack of rail access with no footpath to Rogiet and a road from Caldicot to Magor that cannot cope with the existing HGV traffic 24/7 and speeding vehicles make it unsafe. The extra traffic from the site will add to the existing problems.
- What will happen to the overloaded sewerage systems when it is raining heavily?

Policy

- This is another example of neighbouring County Councils lack of consultation on developments when a mere 3 miles from this location, thousands of dwellings are already being constructed on brownfield sites (Llanwern Steelworks). Monmouth Council, Newport City and Welsh Government need to work closer to come up with sensible plans for housing.
- Housing numbers for Undy & Magor represent 10% of Monmouthshire Council's housing plans in the LDP. That is more new houses than each large town in Monmouthshire!

Support

The proposal would provide affordable housing to Magor which is desperately needed.

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 Policy S1 of the LDP refers to the spatial distribution of new housing provision within the county and states that the main focus for new housing development will be within or adjoining main towns. Outside of this, Policy S1 sets out that a smaller amount of new housing development should be provided in the Severnside sub-region, particularly at Magor/ Undy, Caldicot/ Portskewett and Sudbrook.

5.1.2 Policy S3 of the LDP identifies seven strategic housing sites with Policy SAH5 specifically relating to the development of the Rockfield Farm site, within the boundaries of which this application is located.

5.1.3 Being mindful of its location within the settlement development limits of Magor with Undy and its existing allocation, the principle of developing this part of the site for residential use is acceptable and has been positively established by the granting of outline application DC/2016/00083 on the 20th March 2018. The key considerations with regards to the proposal have been determined as the design of the development; economic development implications; highway safety; residential amenity; education; ecology and biodiversity; archaeology; noise and drainage and water supply.

5.2 Design

5.2.1 Criteria i) of Policy DES1 of the LDP specifies that in order to make the most efficient use of land, developments should seek to provide a minimum net density of 30 dwellings per hectare unless it can be demonstrated that a reduction in density can be justified. The application submitted details the development of 144 residential properties over approximately 5.4 hectares. This equates to a density of approximately 26.6 dwellings per ha. Whilst it is acknowledged that the level of provision is below that sought, in this instance it is considered that the developable area is in reality smaller due to the constraints on the site, namely those relating to drainage, access, existing safeguarding areas, and the need to provide appropriate sustainable surface water disposal, green infrastructure, open space and play facilities. Being mindful of the position of the development on the eastern edge of the existing settlement, it is considered appropriate to provide a looser form of development that would benefit from enhanced area of open space and green infrastructure. As a result it is considered that the shortfall in provision is not so significant to warrant refusal of the application on such grounds.

5.2.2 Following negotiations the layout and design of the proposal is considered acceptable. The development as a whole has been split into three character areas: the gateway zone to the south-east; the street zone to the north and a green edge zone predominantly along the western boundary and the southern edge of the principal highway. Whilst property types will remain consistent across the development there will be suitable differences in external materials and architectural styling to provide character to each area. It is felt that such details will help to provide distinctive elements that will assist in the legibility and orientation within the site.

5.2.3 The main finish will be facing brickwork with elements of render incorporated throughout. The local vernacular consists mainly of brick dwellings with some rendered detailing. The materials proposed are considered in keeping and help create reference key markers and landmark plots, again to enhance legibility and orientation. Care has been taken to ensure that buildings on corners or in prominent or highly visible locations have features such windows or openings in gable features to help provide a sense of natural surveillance over surrounding streets. In some cases, houses types have been changed in order to ensure that long vistas are defined and enclosed in an appropriate manner.

5.2.4 The layout and arrangement of the Local Area of Play and open space have been amended to create a larger but more informal and natural play area, with the surrounding dwellings orientated to face onto the open space, increasing natural surveillance and creating a stronger urban form that helps the open space to be more of a focal point within the development.

5.2.5 To maintain good legibility within the site, appropriate to the scale of the proposed development, a simple street hierarchy is used. The primary road will feed both secondary and shared access roads within the development. These will create loops that link back to the primary road improving legibility, pedestrian accessibility and natural surveillance of the public realm. In addition footpath routes, of an appropriate width and boundary treatment, are proposed through the development providing further connectivity to areas outside the site boundary.

5.2.6 Parking will be provided by a combination of garages, parking spaces and driveways. Hard and soft landscaping will define other public and private areas with landscape and street planting also used to assist in the definition of such spaces and to soften the visual impact of the proposal.

5.2.7 Whilst the change from agricultural fields to urban development will have a substantial effect on the landscape character, with its edge of settlement location making it all the more sensitive to change, it is considered that the overall design of the development proposed is compliant with the requirements of policies S13, S17 and DES1 of the LDP.

5.3 Economic Development Implications

5.3.1 Although this application seeks reserved matters consent purely for residential development, the works could be considered enabling development, facilitating the development of a 2 hectare area of land to the north-west to provide 5575m² of B1(b) Research and Development uses as approved as part of the outline application. The provision of such a use is compliant with the requirements of Policy SAH5 of the LDP and would bring positive economic development for the area.

5.4 Highway Safety

5.4.1 During the public consultation process, numerous concerns have been raised with regards to existing level of use and capacity of the B4245 to accommodate the increased traffic generated by this and other developments in the locality. As part of the outline application, a Transport Assessment was submitted that considered the impact of the development of the whole strategic site on the on the local network (B4245 and local junctions) on the basis of with or without the M4 Corridor around Newport, the historically protected Undy / Magor By-Pass (Policy MV10) and the requirement to provide an east-west link to the adjacent Vinegar Hill Site (Policy SAH6). The transport assessment specifically modelled and tested a number of development scenarios with the results indicating that whichever scenario was taken forward, the impact on the local highway network (B4245) and key junctions would be minimal and that it would be possible to access the development with a T junction on the B4245.

5.4.2 As specified above a simple street hierarchy is used within the development with the primary/ road crossing the site from the B4245 to The Elms, with secondary and shared access roads to the north-east and south-west linking back to the primary road. The internal layout including provision for turning and parking is considered acceptable. The plans also detail that The Elms would be the subject of a traffic order to extinguish the vehicular access and it would be re-engineered to create a safe and manageable link for pedestrians and cyclists between the proposed development and the existing Rockfield Grove estate.

5.4.3 As part of the current proposal the applicant has indicated the provision of a T shaped junction with the B4245 to serve the development. The junction meets highway requirements with regards to dimensions and visibility. The junction, highway provision and alterations to The Elms is the subject of a Section 278 Agreement under the Highways Act 1980 with the Council as Highway Authority which is currently being considered.

5.4.4 No traffic calming along the B4245 or the development of a roundabout at the point of access is proposed. Whilst it is appreciated that such provision could help reduce vehicular speed, it could in turn inhibit the free flow of traffic and has the potential to increase congestion and waiting times in the wider highway network.

5.4.5 Following consultation the Highways Department has provided the following response:

"The highway authority offers no objections to the proposed residential layout as detailed. The means of access has already been considered as acceptable and is the subject of a Section 278 Agreement, Highways Act 1980. The layout is deemed acceptable for adoption and the highway authority would actively encourage the developer to offer the estate roads for adoption pursuant to Section 38 of the Highways Act 1980.

The layout submitted also addresses the requirement to re-engineer and change the use of the publically maintained highway known as The Elms, the details submitted are acceptable in principal. The re-engineering works and change of use are also the to a section 278 agreement with the highway authority prior to commencement of the development."

5.4.6 During the consultation process for the outline application, the Council's Transport Planning and Policy Officer identified that the site is not well served by public transport, with no rail service within walking distance and a poor cycle route connection to the nearest station. The lack of public transport and connectivity has been echoed by many of the public respondents. As part of the completed section 106 agreement, this specific phase of development is required to provide a sum of £87,500 toward public transport to develop the existing bus service, with the sum payable prior to occupation of the 100th dwelling. Future developments of the site will also be required to provide £200,000.00 toward the Magor Rail Service project; a further contribution of £87,500 towards public transport and £70,000 towards the Magor/Undy to Rogiet footpath.

5.4.7 Whilst the wider area is currently lacking in terms of public transport and connectivity, it is considered that the phased contributions referred to above would help increase public and sustainable transport options.

5.4.8 Although the development would generate increased traffic movements, in conjunction with the above contributions, it is considered that the proposal would not significantly increase levels of pollution.

5.4.9 On the basis of the above and in light of the consultation response received from the Highways Department and being mindful of the secured Section 106 contributions that will be generated by the proposal, it is considered that the proposal would not be significantly detrimental to the highway safety and free flow of traffic and is compliant with the requirements of policies S16, MV1 and MV3 of the LDP.

5.5 Residential Amenity

5.5.1 The development of the site for residential purposes in comparison to the existing use and arrangement will inevitably have an impact on the residential amenity of those living closest to the site. However, based on the layout and hard and soft landscaping plans submitted, in association with the orientation of the site relative to Rockfield Grove, the development is considered acceptable in terms of its impact on existing neighbours, with distances between the rear of existing and proposed houses being sufficient so as not to unacceptably impact on privacy, light nor be significantly overbearing.

5.5.2 With regards to the amenity of proposed residents the plans detail that each dwelling would benefit from an area of private enclosed amenity space with a local area of play and areas of open space to be provided as part of the works.

5.5.3 As part of the outline application the MCC Recreation Team identified that there is a large shortfall of off-site recreation provision and a shortage of play provision in Magor and Undy. As a result the following provisions have been secured via the Section 106 agreement:

- £100,000 off site contribution to improve and maintained existing play facilities at Rockfield View; and
- the provision of £800,000 prior to the commencement of development towards the provision of adult recreation/ community facilities at the Three Fields site in Magor with Undy.

5.5.4 Being mindful of the layout, existing and proposed and facilities to be provided on and off site, the application is considered compliant with the requirements of policies S13, S17, EP1 and DES1 of the LDP.

5.6 Education

5.6.1 During the public consultation process concerns have been raised that existing schools within the area are already operating at capacity.

5.6.2 As part of their consultation response for the outline application, the Education Department identified that Undy Primary was working on a capacity of 359 pupils with 278 children on roll. This capacity was calculated on the basis of the 12 classroom/ teaching spaces currently being used by the school.

5.6.3 However, Undy does have a potential capacity for 420 pupils through an additional two demountable buildings that are on site. However the suitability for these to be reinstated as classrooms would need to be assessed. With the Rockfield Farm and Vinegar Hill developments, it is anticipated that the School could reach 414 on roll by 2021 so the two demountables would need to be brought back into use as classrooms.

5.6.4 During 2026 Magor Primary School had capacity to accommodate additional children - they had approximately 295 pupils on roll and a capacity of 388 pupils. The development is within a reasonable distance of Magor School. However, we would need to respect that it is a Church of Wales School and not all parents would wish to their children to be educated through this means. Magor would however be able to accommodate some of the additional children from the development if needed.

5.6.5 No contributions to education were sought as part of the outline application section 106 because the establishments had sufficient capacity to accommodate the children generated by this and the Vinegar Hill proposal. In that the current application is for reserved matters, no additional contributions can now be sought or secured.

5.7 Ecology, Biodiversity and Green Infrastructure

5.7.1 Given the former agricultural use of the area, the site is largely defined and intersected by mature but maintained hedgerows. These are a distinctive element of the site and play an important role in the wider landscape. Although the hedgerows are not subject of any Tree Preservation Orders (TPOs), they are considered to be ecologically important and form important landscape features. Their protection, where practically possible, and enhancement has been a key element to the design and layout of the proposal.

5.7.2 Strategic planting of trees, shrubs and hedges will play an important role in visually softening the new development. Hedges have been used to define boundaries and soften streetscapes in conjunction with tree planting. Ornamental shrub planting has been incorporated where appropriate in response to the layout, but should remain subservient to the green infrastructure and strategic streetscape planting of trees and hedges.

5.7.3 Extensive buffer planting has been included between the development and Rockfield Farm to maintain a robust separation. Similarly, a strengthening and broadening of the existing hedge which forms the eastern boundary to the site has been proposed both as part of the GI strategy and to reduce potential visual impacts of new development on the countryside to the east. Along the southern and south western margins of the development the proposals merge with the existing settlement area where existing vegetation is retained and bolstered to conserve visual amenity and the residential amenity of existing residents.

5.7.4 The applicant's consultants have undertaken a BS5837 compliant tree survey of all trees within and adjacent to the site that may be affected by the proposals. The findings of this are set out in the Arboricultural Method Statement, which supports the application.

5.7.5 The survey process recorded a total of 11 individual trees, 7 groups of trees and 10 hedgerows, totalling 28 items. Of these 28 items, 7 have been categorised as B and are of moderate quality and value; and 18 have been categorised as C and are of low quality and value. In addition, 3 items have been categorised as U and should be considered for removal irrespective of this planning proposal.

5.7.6 All category B trees have been prioritised for retention where practicable due to their condition, age and retention span. Nine category C trees, deemed to be of low quality and value, will be lost as part of the development. In addition, 5 category B and 2 category C items will be affected by the development proposals.

5.7.7 Following consultation, the Council's Green Infrastructure Manager has advised that the Green Infrastructure Plan and Five Year Green Infrastructure Landscape Management & Maintenance plan submitted with the application are generally acceptable and sufficient. Although specific matters with regard to the provision of interpretation panels around the attenuation pond and planting along the eastern boundary have yet to be resolved, this matter is ongoing and Officers are satisfied that these matter can be resolved prior to the determination of the application.

5.7.8 With specific regard to Biodiversity, the Council's Biodiversity and Ecology Officer has provided the following response:

"The application for the proposal is informed by an updated ecological assessment included in the Construction Environmental Management Plan. We are satisfied that based on the implementation of this and the detailed landscape designs, there will be limited detrimental impact on ecological interests and new benefits shall be realised through the creation of wider landscape buffers and a permanent pond in the SuDS.

The CEMP refers to the use of amphibian kerbs which is supported by the ecology team however, the locations of these will need to be made available. We would welcome the inclusion of these subject to the approval of Highways.

The use of permeable boundary features is welcomed but these should only be positioned in locations away from the main road to prevent hedgehog access where mortality risks are higher. I don't believe we have a plan illustrating the positions of these.

Ecological enhancements including opportunities for nesting birds and bats based on priority species identified during the outline application surveys and data search, to be included in the scheme have been requested previously however, these are missing from the application enhancements.

A lighting plan has been submitted demonstrating that many of the luminaires (12-18) include rear baffles which will reduce the negative impact of lighting along the retained hedgerow. It is requested that Luminaires 22, 26 & 31 be changed to lower bollard type lighting to provide lighting for access but reduced spillage or the addition of rear baffles could be used."

5.7.9 The information requested by the Biodiversity and Ecology Officer has been submitted for consideration and any update will be provided to members as late representation. Subject to the additional details submitted being acceptable, the application is considered compliant with the requirements of policies S13, NE1 and EP1 of the LDP.

5.8 Archaeology

5.8.1 As part of the 2016 outline application, Glamorgan Gwent Archaeological Trust (GGAT) identified an archaeological constraint on the site. An archaeological field evaluation conducted in January 2017 revealed pre-historic material in one of the fields. Whilst GGAT noted that the findings may not be of national importance they were of the view that they held regional significance and would be impacted by the proposed development. As a result a Written Scheme of Investigation for Archaeological Works (WSI) (Report no FS16-096, dated April 2017), compiled by Dyfed Archaeological Trust has been submitted as part of the application.

5.8.2 Following consultation with regards to the current application, GGAT have identified that the WSI details the requisite archaeological work for the entirety of the development site, including the area of the current application. The archaeological work consists of the excavation of Field 5 and a watching brief in a 30m wide buffer zone around Field 5, extending into the southern section of

Field 1 and the western extent of Field 4. The work in Field 5 has already taken place and is also outside the current application area. However, the current application area encompasses Field 4 and so is subject to the archaeological watching brief. Providing the requisite watching brief is fully implemented and the results suitably reported on, GGAT have raised no objection to the positive determination of the application. A condition requiring all works to take place in accordance with the WSI could be imposed as part of any grant of consent.

5.8.3 Following consultation, the full details of which are provided above, Cadw have outlined that the development will have a very slight adverse but not significant impact on the settings of scheduled monuments - medieval moated site 400m north of Undy Church (MM198) and the Standing Stone 25m south of Bencroft Lane and as a result have raised no objection to the application.

5.8.4 On the basis of the consultation responses received and subject to compliance with submitted documentation, the application is considered compliant with the requirements of Technical Advice Note (TAN) 24: The Historic Environment (2017).

5.9 Noise

5.9.1 Technical Advice Note (TAN) 11: Noise (1997) sets out the Welsh Government's guidance on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development. The TAN sets out four noise exposure categories (NECs) that sites may fall in, taking account of both day and night time noise levels. For the purposes of clarity the NECs in TAN11 are set out below:

NEC A - Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as desirable.

NEC B - Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection.

NEC C - Planning permission should not normally be granted. Where it is considered that permission should be given, for example, because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

NEC D - Planning permission should normally be refused.

5.9.2 A noise survey was carried out at the outline planning stage, WSP/Parsons Brinkerhoff report 70018501-001 dated July 2016 with an addendum dated January 2017. Noise survey results as part of these previous reports have been used as a basis for predicting noise levels at the proposed dwellings and assessing noise mitigation requirements. A Noise Assessment (dated 6th September 2018) has been submitted as part of the current application. The report takes into consideration potential increases in road traffic following the abolition of the Tolls (December 2018), and of the proposed future M4 relief road scheme. As part of the 2016 application the Council's Environmental Health Officer indicated that the positioning of residential areas in NEC C would be acceptable in principle, provided appropriate façade noise mitigation is devised at design stage to ensure internal noise levels comply with recommendations in BS 8233:2014 (35dB LAeq internal daytime and 30dB LAeq internal at night).

5.9.3 The noise assessment report submitted concludes:

"Based on outline planning noise survey (WSP/Parsons Brinkerhoff) - confirming road traffic noise levels across the site - road traffic noise levels have been modelled across the proposed development site for daytime and night-time periods. Predicted noise levels have been assessed against daytime and night-time noise criteria quoted in current planning guidance.

Road traffic noise levels are indicated to fall under NEC B across the majority of the site. Standard thermal double glazing and trickle ventilation is indicated sufficient to control road traffic noise intrusion for NEC B.

First floor façades for plots closest to the M4 are indicated to fall under NEC C and therefore require updated acoustic glazing and mechanical ventilation. Sound reduction performance specifications have been included in this report.

Noise maps daytime noise levels in the majority of gardens are indicated below 55dB LAeq,16hr, however plots on the northern boundaries are indicated to exceed 55dB LAeq,16hr. Reference has therefore been made to BS 8233:2014 guidance.

As this site is included in the LDP and adjacent to the M4 (strategic transport network), garden noise levels have been designed to achieve the lowest practicable noise levels. By including a close-boarded timber fence to critical northern plots to maximum permitted height (to be agreed with the planning authority) garden noise levels up to 60dBLAeq,16hr represent the lowest practicable noise levels in these locations.

An additional assessment of the noise impact from potential increases in road traffic following the abolition of the Tolls (December 2018), and of the proposed future M4 relief road scheme has also been carried out. Referring to noise data and predictions in the Welsh Government Environmental Statements a negligible impact is indicated."

5.9.4 The site layout plans submitted indicate the provision of a 2m high acoustic fence along the northern and the north-western boundaries of the site. This fence would define the rear gardens of the properties and would be screened by the provision of a 5m thick landscape hedge and buffer along the northern boundary with further landscaping adjacent to the north-western boundary.

5.9.5 Following consultation the Council's Environmental Health Officer has advised, subject to the proposed mitigation measures provided in the Environmental Noise Assessment REF: 4833/EBF1_REV2 6 the September 2018, no objection is raised to the development but with regard to the findings of the aforementioned report and its summary / conclusions that recommend that any grant of planning permission is subject to the following condition:

Noise mitigation measures in the form of building façade constructions and ventilation provisions to the habitable rooms of the scheme are to meet the requirements provided in Environmental Noise Assessment REF: 4833/EBF1_REV2 6 the September 2018 or otherwise alternative mitigation measures submitted and approved as satisfactory by the Planning Authority. Compliance to be certified in writing to the Planning Authority by an appropriately qualified acoustic consultant before the residential use of the unit commences.

5.9.6 The above condition is considered necessary in the interests of protecting the amenity of future occupants of the development. In accordance with the consultation response received and subject to the imposition of the condition referred to above, the application is considered compliant with the relevant requirements of Policy EP1 of the LDP.

5.10 Drainage and Water Supply

5.10.1 The drainage strategy provided proposes a number of sustainable drainage options forming part of the development. These include attenuation ponds, swales and permeable surfaces leading to an interlinked drainage system that will drain the net increase of surface water run-off from the development. It is proposed that foul flows from the proposal would be discharged into existing public sewers. A hydraulic modelling assessment of the site has been undertaken by the developers to assess the ability of the existing sewers to accommodate the proposed development. No objections have been raised by Welsh Water. However, they have requested that conditions relating to portable water, imposed as part of the outline application be reapplied as sufficient details have yet to be submitted to satisfy the requirement of this condition.

5.10.2 Subject to the condition being re-imposed the application is considered compliant with the requirements of Policy SD4 of the LDP.

5.11 Affordable Housing

5.11.1 Policy S4 of the LDP and the completed section 106 for the site requires the provision of at least 25% affordable housing dwellings on site. The plans submitted detail the provision of 36 such properties comprising a mix of 12 one-bedroom walk up flats, 16 two-bedroom houses, 7 three-bedroom houses and 1 four-bedroom house, distributed across the site. The mix proposed is compliant with the need of the area and the provision requested. Following consideration of the plans by a Registered Social Landlord, it has been confirmed that the properties are DQR compliant and they are willing to accept transfer of the properties. The application is therefore considered compliant with the requirements of Policy S4 of the LDP.

5.12 Response to the Representations of Third Parties and the Community Council

5.12.1 As part of their consultation response Magor with Undy Community Council have requested that consideration be given to a roundabout at the entrance of the site to slow down the traffic entering Undy. AS outlined in the highways consideration section of this report whilst such provision would slow traffic down it may also lead to increased congestion to the detriment of the free flow of traffic along the wider highway network and may also generate increased local level pollution from stationary, slowing and accelerating vehicles. The modelling and test scenarios considered as part of the Transport Statement have evidenced that the impact of the development on the local highway network (B4245) and key junctions would be minimal and that it would be possible and sufficient to access the development with a T junction on the B4245. This issue was resolved at the outline stage in that the means of access was not reserved.

5.12.2 Whilst issues raised by the objectors have been addressed in the content of the above report the following summary is provided:

5.12.3 Highway safety

A transport statement submitted as part of the outline application for the entire strategic site determined that there is capacity within the B4245 to accommodate traffic generated by this proposal and that the site could be acceptably accessed by the development of a T-shaped junction. All of the dwellings proposed would benefit from the appropriate number of parking spaces, compliant with the requirements of the Monmouthshire Parking Standards document. Whilst the area lacks public transport facilities, the development would provide a financial contribution to increase such provision.

5.12.4 Design and Impact

The development will change the outlook for existing residents, but it is considered that the orientation and layout proposed would maintain sufficient separation distances and not generate an unacceptable level of overlooking, increased overshadowing or overbearing impact. Although the development would result in the loss of agricultural land on the edge of the settlement, the site is a strategic development site as part of the LDP and benefits from outline planning permission.

The density of development is below that expressed as part of the policy DES1. However, it is considered that the development makes the most efficient use of the land whilst providing sufficient area of play and open space. The number affordable houses proposed is policy compliant and satisfies the mix requested relative to the demand in the area.

5.12.5 Infrastructure

The Council's Education Department have confirmed that there is capacity in the area to accommodate children generated by the development. Whilst concerns with regard to medical care provision are acknowledged such issues are experienced nationally and are not specific to this area, with health care provision being responsive to demand rather than reactive to potential population increase. This is a reserved matters application and s106 contributions towards local health provision cannot now be sought (the appropriate stage for a planning obligation to secure suitable financial contributions is at outline stage).

5.13 Conclusion

5.13.1 The application proposes the development of the site to provide 144 dwellings. The site forms part of a wider strategic development site as part of the LDP and benefits from outline consent for such a development. It is considered that the development has been designed to make efficient use of the land whilst providing appropriate play and open space areas, and the design, layout and finish of the site as a whole would be in keeping with the locality. It is considered that the layout and design indicated would not have a detrimental impact on the residential amenity of those living closest to the site or the highway safety and free flow of traffic in the area. It is considered that sufficient and appropriate consideration and provision has been given with regards to green infrastructure, biodiversity and ecology, noise implications, sustainable drainage and affordable housing.

5.13.2 On the basis of the above report and being mindful of the existing contributions secured by the Section 106 at the outline application stage, the application is considered compliant with the relevant policies of the Monmouthshire County Council Local Development Plan and is recommended for approval subject to conditions.

5.14 Well-Being of Future Generations (Wales) Act 2015

5.8.1 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

Conditions:

1 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

2 Notwithstanding the details of the approved plans, prior to any works taking place above slab level of each dwelling unit, samples of the proposed external finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those agreed finishes which shall remain as such thereafter unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

REASON: In the interests of the visual amenity of the application site and wider area, in accordance with policy DES1 of the LDP.

3 Prior to the commencement of development a potable water scheme to satisfactorily accommodate the water usage from the site shall be submitted to and approved in writing by the local planning authority. Thereafter, no development shall be brought into use and no dwelling shall be occupied until the agreed foul drainage system has been constructed, completed in accordance with the approved scheme.

REASON: To ensure each property can be served with an adequate water supply in accordance with requirements of policy S12 of the Monmouthshire County Council Local Development Plan.

4 Prior to the completion of the first sale of plot 8, the garage shall be converted from a sales suite/ office to garage for purpose ancillary to the dwelling. The building shall not be used as an area of habitable accommodation.

REASON: To ensure sufficient off street parking provision is provided and retained in the interest of high safety and free flow of traffic in accordance with policies DES1 and MV1 of the LDP.

5 The development shall be carried out in strict accordance with the submitted Construction Environmental Management Plan (CEMP) Land at Rockfield Farm, Undy dated September 2018 prepared by Ethos Environmental Planning.

REASON: To protect the biodiversity and ecological value of the site in accordance with policies S13, NE1 AND EP1 of the LDP

6 Noise mitigation measures in the form of building façade constructions and ventilation provisions to the habitable rooms of the scheme shall meet the requirements provided in Environmental Noise Assessment REF: 4833/EBF1_REV2 6 the September 2018 and shall be retained as such in perpetuity. Compliance of such works shall be certified in writing to the Planning Authority by an appropriately qualified acoustic consultant before the first beneficial use of any dwelling commences.

REASON: In the interests of the residential amenity of future occupants of the site, in accordance with the requirements of policy EP1 of the LDP.

7 Prior to any works commencing on the areas the subject of this application, a Construction Management Plan (CMP) in each reserved matters area shall be submitted to and approved in writing by the Local Planning Authority, which shall include traffic management measures, hours of working, measure to control dust, noise and related nuisances and measures to protect adjoining users from construction works. The development shall be carried out in accordance with the approved CMP.

Reason: To ensure the development is carried out in a safe and considerable manner in accordance with the requirements of policy EP1, and DES1 of the LDP.

8 The development shall only proceed in accordance with the details of the Written Scheme of Investigation for Archaeological Works (Report no FS16-096, dated April 2017), compiled by Dyfed Archaeological Trust, submitted and approved as part of application DC/2016/00883. The watching brief shall be fully implemented and the results reported on within 6 months of the completion of ground works on the site.

REASON: In the interests of recording any archaeological features or material uncovered during the course of development in accordance with the requirements of Technical Advice Note (TAN) 24: The Historic Environment (2017).

9 Prior to commencement of development, a "lighting design strategy for biodiversity" to be submitted for approval in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for biodiversity 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 habitat used by foraging and commuting species and to limit adverse changes to behaviour of biodiversity in accordance with policies S13, NE1 and EP3 of the LDP.

10 The garages hereby approved shall be retained solely for the parking of private motor vehicles and for no other purpose including any other purpose ancillary to the enjoyment of the dwelling house.

REASON: The garages form part of the parking provision and their loss for this purpose may lead to parking problems and to ensure compliance with policy MV1 of the LDP.

INFORMATIVES

1 Bats - Please note that Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately (0300 065 3000).

2 Nesting birds - Please note that all birds are protected by the Wildlife and Countryside Act 1981 (as amended). 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 bird species is between March and September.

3 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

4 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 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.