

**Application Number:** DM/2019/00346

**Proposal:** Application for the approval of reserved matters (appearance, scale, layout and landscaping) for the development of 106 residential dwellings pursuant to outline permission DC/2016/00880

**Address:** Orchard Lea, Gypsy Lane, Llanfoist

**Applicant:** Candlestone Homes Limited

**Plans:** Drainage 162202-H-004 - , Elevations - Proposed 2247\_(04)\_301\_02 - , Elevations - Proposed 2247\_(04)\_302\_01 - Rev A, Elevations - Proposed 2247\_(04)\_302\_02 - , Elevations - Proposed 2247\_(04)\_300\_02 - Rev D, Elevations - Proposed 2247\_(04)\_300\_01 - Rev D, Elevations - Proposed 2247\_(04)\_303\_01 - Rev A, Elevations - Proposed 2247\_(04)\_304\_01 - Rev A, Elevations - Proposed 2247\_(04)\_305\_01 - Rev A, Elevations - Proposed 2247\_(04)\_306\_01 - Rev A, Elevations - Proposed 2247\_(04)\_307\_01 - Rev A, Elevations - Proposed 2247\_(04)\_308\_01 - Rev A, Elevations - Proposed 2247\_(04)\_309\_01 - Rev A, Elevations - Proposed 2247\_(04)\_310\_01 - Rev B, Elevations - Proposed 2247\_(04)\_311\_01 - Rev A, Floor Plans - Proposed 2247\_(04)\_200\_03 - Rev A, Floor Plans - Proposed 2247\_(04)\_200\_02 - Rev B, Floor Plans - Proposed 2247\_(04)\_200\_01 - Rev B, Technical Details 194565\_A01\_1 - Rev E, Technical Details 194565\_A01\_2 - Rev E, Technical Details 194565\_AT\_A01\_1 - Rev E, Technical Details 194565\_AT\_A01\_2 - Rev E, Technical Details 194565\_AT\_A02\_1 - Rev E, Technical Details 194565\_AT\_A02\_2 - Rev E, Technical Details 194565\_AT\_A03\_1 - Rev E, Technical Details 194565\_AT\_A03\_2 - Rev E, Drainage 162202-DR-001 - , Technical Details 162202-GA-001 - Rev A, Technical Details 162202-DR-003 - , Location Plan 2247\_100 - Rev A, Floor Plans - Proposed 2247\_04\_201 - Rev A, Floor Plans - Proposed 2247\_04\_202 - , Floor Plans - Proposed 2247\_04\_203 - , Floor Plans - Proposed 2247\_04\_204 - , Floor Plans - Proposed 2247\_04\_205 - , Floor Plans - Proposed 2247\_04\_206 - , Floor Plans - Proposed 2247\_04\_207 - Rev A, Floor Plans - Proposed 2247\_04\_208 - , Floor Plans - Proposed 2247\_04\_209 - Rev A, Floor Plans - Proposed 2247\_04\_210 - Rev A, Floor Plans - Proposed 2247\_04\_211 - Rev A, Floor Plans - Proposed 2247\_04\_212 - , Floor Plans - Proposed 2247\_04\_213 - , Floor Plans - Proposed 2247\_04\_215 - Rev A, Floor Plans - Proposed 2247\_04\_216 - Rev B, Floor Plans - Proposed 2247\_(04)\_217 - , Floor Plans - Proposed 2247\_(04)\_218 - Rev A, Floor Plans - Proposed 2247\_(04)\_219 - , Elevations - Proposed 2247\_04\_304\_02 - , Elevations - Proposed 2247\_04\_306\_02 - , Street Elevation 2247\_107-01 - Rev H, Green Infrastructure Appraisal 2247\_103 - Rev E, Other 2247\_104 - Rev E, GI Masterplan edp4404\_r001b - , Landscaping Plan Edp4404\_d002\_d - Rev A, Site Layout 2247\_105 - Rev E, Site Layout 2247-106 - Rev D, Site Layout 2247\_108 - Rev F, Elevations - Proposed 2247\_04\_308\_02 - , Elevations - Proposed 2247\_04\_309\_02 - , Elevations - Proposed 2247\_04\_310\_02 - , Elevations - Proposed 2247\_04\_311\_02 - , Elevations - Proposed 2247\_04\_312\_01 - Rev A, Elevations - Proposed 2247\_04\_312-02 - , Elevations - Proposed 2247\_04\_313\_01 - Rev A, Elevations - Proposed 2247\_04\_313-02 - , Elevations - Proposed 2247\_04\_315\_01 - Rev A, Elevations - Proposed 2247\_04\_315\_02 - , Elevations - Proposed 2247\_04\_316\_01 - Rev B, Elevations - Proposed 2247\_04\_316\_02 - Rev A, Elevations - Proposed 2247\_04\_317\_01 - , Elevations - Proposed 2247\_04\_317\_02 - , Elevations - Proposed 2247\_04\_318\_01 - , Elevations - Proposed 2247\_04\_319\_02 - , External Works Plan 2247\_04\_400 - , Garage Plans 2247\_04\_251 - Rev A, Garage Plans 2247\_04\_254 - Rev A, Garage Plans 2247\_04\_255 - Rev B,

Garage Plans 2247\_04\_256 - Rev A, Garage Plans 2247\_04\_257 - Rev A, Garage Plans 2247\_04\_258 - Rev A, Site Sections 2247\_630 - Rev B, Technical Details 162202-LA-001 - Rev A, Street Scene 2247-107-02 - Rev A, Technical Details 2247-110 - , External Works Plan 2247-526-1 - Rev B, External Works Plan 2247-526-2 - Rev B, Ecology Report Addendum to Preliminary Ecological Appraisal - 25/3/19, 3D Views 2247\_04\_501 - , 3D Views 2247\_04\_502 - , 3D Views 2247\_04\_503 - , 3D Views 2247\_04\_504 - , 3D Views 2247\_04\_505 - , 3D Views 2247\_04\_506 - , 3D Views 2247\_04\_507 - , 3D Views 2247\_04\_508 - , Other 1\_30319\_v2 - Drainage Statement,

## **RECOMMENDATION: Approve**

Case Officer: Ms Kate Bingham  
Date Valid: 03.04.2019

### **This application is presented to Planning Committee due to the development being a Departure from the Local Development Plan**

#### **1.0 APPLICATION DETAILS**

1.1 This application relates to a site situated adjacent to but outside the Settlement Development Boundary of Llanfoist as defined by the adopted Monmouthshire Local Development Plan (LDP) and is therefore considered to be in the open countryside. The site benefits from an outline consent for residential development of up to 115 dwellings. This consent was granted prior to the Ministerial decision to disapply paragraph 6.2 of TAN1 which had attached "considerable" weight to the lack of a 5-year housing land supply as a material consideration in determining planning applications for housing. The outline application was therefore determined on this basis rather than in accordance the paper "Addressing our lack of 5 year land supply: Monmouthshire's Approach to Unallocated Sites" and its associated 'ground rules' adopted by MCC in February of this year.

1.2 The outline consent approved details of the access only with all other matters being reserved. Therefore this application now seeks approval for the appearance, landscaping, layout, and scale of the development. The outline consent benefited from a masterplan which divided the proposed development into character areas as well as agreed parameters of scale and heights. These areas are not intended to divide the development but to provide a subtle change in style, appearance, layout and density as the development goes from the more urban north to the more rural south. The agreed character areas and parameters have been brought through to this reserved matters application which now proposes 106 dwellings.

1.3 To the north, the site is bound by dwellings and Llanfoist Fawr Primary School. The highest part of the site is located adjacent to this school and dwellings to the north of the site. To the west, the site is bound by the B4269 (Gypsy Lane) and beyond this residential dwellings and agricultural fields. To the east the site is bound by a pond, beyond which is Grove Farmhouse and farm buildings (which are also in the ownership of the applicant). Grove Farmhouse is a Grade II\* listed building. All of the surrounding farm buildings have extant planning permission for conversion to residential use. The south of the site is bound by a single track lane which leads to Grove Farmhouse and buildings. Beyond this lane lies further agricultural fields and Monmouthshire Golf Club. The site is segregated from the Blaenavon Industrial Landscape World Heritage Site by the B4269 (Gypsy Lane). The site is approximately 200m to the east of the Brecon Beacons National Park boundary. A locally designated Site of Interest for Nature Conservation (SINC) is located to the south of the site's boundary, beyond the existing lane access to Grove Farmhouse.

1.4 The application has also been publicised as a departure from the Development Plan.

1.5 The application has been amended following discussions with the Development Management Team to include:

- The addition of two affordable bungalows
- Additional tree planting along the street leading from the south to the green avenue;
- Re-orientation of double garage and large single garage roofs;
- Change in surface of footpath leading to open space from tarmac to bark mulch to soften its appearance and create a better transition from the built up area to the informal open space;
- Change in external materials of the apartment block to break up the massing;
- Additional openings in the apartment block to provide natural surveillance of the parking courtyard and added interest to the gable end;
- Bay window added to Plot 101;
- Line of path alongside parking bays of plots 37-39 moved to create space for planting strip between the path and the parking spaces;
- Improvement to the Green Avenue alongside plots 37 and 40 by rearranging the parking to plot 40, gardens of plots 37-39 and the line of the adoptable path to provide a wider and continuous green ribbon through the site;
- Plot 1 has been moved back by 1m and additional planting added at an important gateway to the site.

## 2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DC/2016/00880	The development of up to 115 residential dwellings (C3), open space, landscaping, vehicular access off Gypsy Lane, pedestrian accesses and related infrastructure and engineering works.	Approved	29.03.2018

## 3.0 LOCAL DEVELOPMENT PLAN POLICIES

### Strategic Policies

S2 LDP Housing Provision  
 S4 LDP Affordable Housing Provision  
 S1 LDP The Spatial Distribution of New Housing Provision  
 S12 LDP Efficient Resource Use and Flood Risk  
 S13 LDP Landscape, Green Infrastructure and the Natural Environment  
 S16 LDP Transport  
 S17 LDP Place Making and Design

### Development Management Policies

LC1 LDP New Built Development in the Open Countryside  
 LC3 LDP Brecon Beacons National Park  
 LC5 LDP Protection and Enhancement of Landscape Character  
 GI1 LDP Green Infrastructure  
 NE1 LDP Nature Conservation and Development  
 DES1 LDP General Design Considerations  
 EP1 LDP Amenity and Environmental Protection  
 -MV1 LDP Proposed Developments and Highway Considerations  
 MV2 LDP Sustainable Transport Access  
 MV3 LDP Public Rights of Way  
 LC2 LDP Blaenavon Industrial Landscape World Heritage Site  
 EP3 LDP Lighting  
 SD4 LDP Sustainable Drainage

## 4.0 NATIONAL PLANNING POLICY

### Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

## 5.0 REPRESENTATIONS

### 5.1 Consultation Replies

**Llanfoist Fawr Community Council** - Object on the following grounds.

The site is unsuitable due to its open countryside aspect.

Llanfoist Village has been overdeveloped to a disproportionate degree in recent years.

This has had a considerable impact on the village environment.

The proposed site adjoins existing housing but this location is within the open countryside and access to the development will be from a country lane. This lane already receives a lot of traffic from Llanellen coming to Llanfoist.

When Llanellen Bridge is closed the lane is used as a route to divert traffic.

The safety of pedestrians walking along this lane will be compromised.

Llanfoist Village has been greatly developed in recent years with the addition of a number of large housing developments. This has led to an increase in traffic on local roads.

There has also been an increase in the use of the Medieval bridge.

The infrastructure of Llanfoist cannot sustain all of these houses.

The local school is already full. Therefore, any children living on the proposed development will not be able to attend the local school.

The impact on the village environment has been and continues to be immense with the village being turned into a town.

Llanfoist has doubled its size creating an unattractive urban sprawl.

Llanfoist doesn't have the infrastructure to cope with the additional housing.

There are more suitable locations for development identified in the LDP.

**Cadw** - The proposed development will have a very slight adverse impact on the setting of the World Heritage Site and therefore it will have a very slight impact on its identified Outstanding Universal Values.

**Glamorgan Gwent Archaeological Trust (GGAT)** - No objections.

A field evaluation has already been conducted and reported on (Report no. BA1632GFLA, dated July 2016) without the benefit of the geophysical survey taking place. Nevertheless, none of the eleven trenches encountered any archaeologically significant remains. In particular, no features or structures relating to the medieval origins of Grove Farm or the adjacent fishpond were revealed. As such it is unlikely to be an archaeological restraint to this proposed development.

Consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application.

**MCC Highways** - No objection to the Reserved Matters.

The proposed means of access approved pursuant to Outline Application DC/2016/00880 will be subject to the landowner entering into a section 278 agreement of the Highways Act 1980 with the Council. The highway works including access and junction works, associated footways along the

site frontage and within the public highway shall be subject to technical approval and implementation in accordance with details to be submitted and approved pursuant to the S278 Agreement.

#### Internal Estate Road Layout

The internal estate roads as detailed in the supporting information submitted in support of the application particularly Drawing No. 162202-GA-001 Engineering Layout for Planning, the numerous swept path analysis drawings, internal junction visibility splay drawings and highways Design Technical Note are acceptable, namely; The internal estate road design speed of 20mph or less is accepted, the corresponding horizontal and vertical alignment, turning provision, footway provision promotes and encourages the design speed. The introduction of shared spaces with a reduced speed of 15mph or less is further welcomed.

#### Parking Provision

The levels of parking spaces and detached garages indicated are considered acceptable and in accordance with Monmouthshire adopted parking standards and garage standards.

#### Accessibility

The general arrangement of prospectively adoptable footways is considered acceptable and will provide adequate pedestrian connectivity though the site and to existing pedestrian facilities located on or close to the B4269. The proposal generally accords with the design standards established in the Active Travel Wales Act.

**MCC Green Infrastructure Team** - The response has been provided based on the information provided and additional desk top research. The team have considered the current application, the submitted documentations and cross referenced to the original outline comments.

#### Summary:

1. The reserved matters submissions in general are well considered and generally respond well to the approved GI framework plan.
2. The GI management plan is welcome and comprehensive. Detailed observations made and provided to the applicant. Suggest amendments to this document as a condition if not received prior to determination.
3. The design compliance statement is welcome has been reviewed with general comments provided to the applicant.
4. The provision of extensive albeit undulating in places Public Open Space with biodiversity benefits is welcome.
5. All areas of strategic GI to sit outside of private ownership.
6. Provision of streetscape views to provide visualisations of placemaking showing change in development density, street planting, relationship of house types, active frontages, brick to render and colours and changes in level as described inclusive of G/L and ridge heights
7. Provision of assurances in connection with PROW and proposed footpaths
8. An updated GI Masterplan and GI management plan to inform a development plan in light of any layout changes. This also needs to show any strategic GI proposed to sit outside of private ownership
9. Updated GI opportunities in light of any changes for connectivity to localised facilities and footways including from the local village and existing PROW network to reflect comments raised
10. A revised scaled landscape plan for the site that also links with the Masterplan and Management plan. To include the various elements of footpath, furniture, planting and street furniture details and specification (conditioned)
11. All areas of new planting should allow access for management and maintenance and should be appropriately protected to ensure establishment
12. The provision of an updated lighting strategy. Light spill will be an important consideration for both the landscape and biodiversity as well as the setting close to the nearby residential areas and open countryside setting.
13. A new plan indicating all proposed charging points for each dwelling.

**MCC Heritage** - Generally welcome the design of the properties and traditional vernacular approach to this site given its proximity to the listed buildings and their setting. Overall this is considered to be a positive development.

During pre-application discussions it was requested that the densities of the housing be much less to this edge of the site. These have been reduced to 26 dwellings per ha which is considered to be more acceptable. Attempts have been made to separate the dwellings along this edge of the site which provides linkages to the estate beyond rather than a harsh edge of housing facing onto the fields. Turning buildings on their side helps to create visual space between them and improves the openness of this part of the site. The Woodland lane and Green lane avenues are welcomed as integrating the buildings into the landscape.

It is requested that the properties facing the southern boundaries (plots 49-51, 61-64 and 77-79) have natural slate roofs. This is a regular request where new development fronts a listed building and its setting, requesting only the buildings on the main frontage to have better quality materials is considered reasonable and justified. **NB. Subsequently amended to this effect.**

We welcome the use of brick walls for boundary treatments where they are fronting highways and will be visible in the main street scene.

It is welcomed that the flats have been designed to appear as connected units rather than a large block. However, it is requested that this goes further. To the rear elevation to the boundary, request that the central section be pronounced on the rear roof as well as the front so that this breaks up the long expanse of roof. This could be done by stepping this section out on the rear as well as the front. Also request ground floor windows in the gable elevations, to the car park and fronting the road. The different sections of the buildings could have different coloured render to help break up the mass. Also preferable to have a door into the street from the access road elevation. **NB. Subsequently amended to this effect.**

Appreciate that outline height parameter is 9.5m, request that plots 50, 62 and 63 are re-designed to be a two storey house type, not three.

**MCC Tree Officer** – Requires conditions.

Trees at the site were subject to a Tree Survey and Arboricultural Constraints Report authored by Jerry Ross, Arboricultural Consultant, dated January 2015 and submitted as part of the application for outline planning permission in DC/2016/00880. This report plots the trees by species, condition, location and details the constraints they may pose to development and future use of the land.

We now require a full tree survey in accordance with British Standard 5837:2012 – Trees in relation to Design, Demolition and Construction Recommendations. The survey is to include the following information:

- A Tree Retention/Removal Plan
- Plan of retained trees and their root protection areas (RPAs) shown on the proposed layout.
- An arboricultural impact assessment.
- An Arboricultural Method Statement where construction activity within the RPA of any retained tree is unavoidable.
- A scheme of arboricultural monitoring

## 5.2 Neighbour Notification

Three representations received. Object/comment on the following grounds:

1. The house design seems much lower standard than the Outline Planning Design and access statement which stated 'utilising high quality local materials where appropriate' and showed images of contrasting designs with stone facades etc. This looks like a very bland house design with only render colour changes as any contrast. Unless Abergavenny has started making Dulux Weathershield, I see nothing local about this and just the standard UK mock Georgian look.

2. As ever in Llanfoist, if there had been a responsible planning and development approach, and not trying to cut out the community council and residents, we would not have this dreadful lack of urban planning that has created a car based settlement with very poor amenities and walking/cycling infrastructure. A truly appalling lost opportunity to create a sustainable community.
3. Features of the proposed layout and design of individual houses will make it extremely difficult for these buildings to meet zero carbon standards. In particular the use of dormers, fake chimneys and roof lights will prevent the fitting of solar harvesting technologies without substantial ugly compromises having to be made during the build out. The general layout of the roofs also make no reference to solar orientation, which should be a basic starting point for any housing development proposed today.
4. In general this is very low quality design proposal that has been substantially downgraded and cheapened since the documentation included in the outline application.
5. The house designs are generic and can be seen in low quality volume housing estates all over the UK. As such, the designs are out of keeping with the character of the area.
6. The design team should be asked to reconsider to both address the design quality and the sustainability standards the development will have to be built to.
7. I would ask that the Planning Officer and Committee review in detail the changes that have been made, in particular revisiting Nathaniel Lichfield and Partners Supplementary Design Statement from December 2016. This document showed detailed Cross Sections and showed 'character areas' including illustrations showing dwellings in stone and brick in addition to render. The new dwellings appear to all be render (the cheapest option).
8. The original proposal also showed a green corridor, visually opening up from the entrance in the West to the green open space in the East (see IL30699/02-006 revF). This is blocked by buildings in the new proposal (compare 2247-101 F and 2247-(04)103 A). The scheme should be rejected for omitting this green infrastructure link in visual terms. Access is maintained, but the visual link has been omitted.
9. The layout is also reduced in quality, with a totally unacceptable flat unit above a garage in the middle of a carpark (type 693FOG). This unit should be rejected on grounds of pollution and total lack of amenity.

### 5.3 Other Representations

Abergavenny and District Civic Society - We note that no pre-application community consultation or DAS is required as part of this reserved matters application.

The proposals appear to be broadly in accord with the layout conditions of the outline approval. They are certainly more interesting than Candleston's Coed Glas development.

The highway gradient to the upper part of the site seems questionable and the detailing of retaining walls will need careful attention, especially where impacting on the street view.

The plans suggest a wide range of house types, including a welcome 39% 'affordable' (c24% social rented housing). The elevations show a near uniformity of simple 'traditional' variously colour-washed styles, with slate roofs and, for authenticity (albeit false), welcome chimney stacks. This will all give the estate a distinctive character and some sense of place (though not as much as might have been possible with alternative layouts) but we suggest that it needs relief with a few key buildings in stone or brick (cf. Maes y Llarwydd). The absence of any street scene visuals makes it difficult to assess such matters. The plans show extensive 2.1m screen walls and if these are in stone or a suitable brick they will introduce some variety.

Off-road parking provision presumably complies with Council requirements, but on-road parking is inevitable and could be a problem in places. We note that the 25 homes for rent have only 13 parking spaces; there is most likely to be a problem in this area. A more imaginative design using more traffic-calming build-outs with trees, etc. could improve street scenes. All or much of the road loop in the southern part of the site could be given a less formal shared space treatment with footways demarcated by a paving change rather than a kerb (cf. Croesonen Gardens). Such a treatment would also suit plots 9-24.

A footpath link appears to connect with the junior school; no doubt you will ensure that the school will enable this. The path inside the Gypsy Lane hedge should be built for shared use (see the 2018 Integrated Network Map) with a width of at least 2.5m. It appears that footpath 363/74/1 is to be retained or slightly diverted. The path from the site entrance to and across the open space, which connects with other public paths, might usefully form part of a future shared use path through any future development to connect with Merthyr Road, and also should be at least 2.5m wide.

This latter path is associated with a line of green infrastructure that would benefit from strengthening with hedge/shrub planting as well as trees. Unfortunately it seems that only the eastern part of the landscape scheme is accessible online.

The open space will need appropriate long-term management arrangements.

I know little about drainage engineering, but the foul drainage of the lower part of the site appears to be expected to flow uphill without assistance.

#### 5.4 Local Member Representations

Cllr Howard – Reserved comments so as not to prejudice vote at planning committee. Requested street scenes (now submitted).

### **6.0 EVALUATION**

#### **6.1 Strategic & Spatial Choices**

##### 6.1.1 Strategic Planning/ Development Plan context/ Principle of Development

The principle of the development has been established through the granting of the outline consent as referred to above in Section 1.0 (application details). The reserved matters to be considered at this time are the appearance, landscaping, layout, and scale of the proposed residential development.

Policy S4 relating to the provision of affordable housing applies and the development proposes 35% of the units to be tenure neutral affordable dwellings that meet DQR and there are to be clusters of no more than 14 affordable units across the site. The mix proposed is;

1 bedroom walk up flat - 6.  
1 bedroom apartment - 11.  
2 bedroom bungalow - 2.  
2 bedroom house - 11.  
3 bedroom house - 6.  
4 bedroom house - 1.  
Total affordable dwellings - 37 units.

It is known that there is a particular need in the area for bungalows and therefore their inclusion as part of the housing mix is welcomed. On the basis of the number of units proposed, the mix of housing and their locations across the site, Policy S4 is complied with.

All other material considerations are considered in the ensuing sections and also in line with PPW10 which has become policy since the outline permission was granted.

##### 6.1.2 Good Design/ Place making

PPW10 informs that good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is



used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.

Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people. PPW10 advises that place making should draw upon an area's potential to create high quality development and public spaces that promote people's prosperity, health, happiness, and well-being in the widest sense. It considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.

In this case place making has been considered by delivering the proposed dwellings within an overall Character and Green Infrastructure framework that reflects the approved Green Infrastructure Framework Plan approved at outline application stage, being divided into four main Character Areas.

The northern section of the site is the highest part of the site and has a proposed density of 42 dpha. The houses have been arranged in a linear pattern that follows the site contours with the smallest plot sizes and a similar layout to the adjacent existing housing. This area includes mainly two storey dwellings but also includes two affordable bungalows that have been added in response to a request from MCC's Housing Officer who noted that there is a local need for single storey properties. A shared space 'mews' is also proposed at the western end of this area with groups of 2 and 3 unit links. Parking and planting of small trees will also be within the shared space. At the eastern end, the proposed layout becomes less formal. This area adjoins a mature tree belt. A pedestrian link to the north that will link the site to the existing footpath network is also proposed. Design improvements have been made at the request of officers to ensure that the footpath link benefits from natural surveillance and is clearly legible to users.

The central area includes the only vehicular access into the site is and is proposed to be of a lower density (26 dpha) with larger plot sizes than the northern part of the site. The area is characterised by the corridor of landscaping and tree planting along the main access route. This road is the strategic visual and biodiversity green link as well as footpath route across the site from west to east. All of the strategic planting will be outside private ownership and will be maintained instead by a private resident's management association in accordance with the agreed Green Infrastructure Management Plan. A fixed east-west sewer easement to the south which was not considered by the approved outline proposals, together with the fixed access point into the site, results in insufficient depth for a rear parking arrangement for the plots facing the main road through the site as was proposed on the Illustrative Masterplan within the approved outline consent. This means that the road has to be punctuated by driveways. However, the area available for planting alongside the footpath is typically 5.5 metres wide and therefore the character of this area overall will remain as originally proposed.

To area to the south of the main access route and planting corridor is proposed as medium density (50 dpha) with a mix of plot sizes and will include the communal entrance flats and linked, semi-detached and detached houses. The communal entrance flats building has been significantly amended since the application was first submitted to ensure that it did not have the appearance of a typical block of affordable apartments. This has been achieved by breaking the building up visually with the use of different roof heights and materials together with additional doors and fenestration.

This area that is closest to the Grade II listed farmhouse is in the southern part of the site and if approved, will form the southern boundary of Llanfoist. As such it is proposed to be more rural in character with lower density (26 dpha) and larger plot sizes. This area will feature detached houses and cottages. Officers have negotiated that these dwellings will all have natural slate roofs. The building line on the southern boundary has been pulled back from the edge of the application site to allow space for enhanced landscaping. This planting is intended to provide both visual screening from the south and an east-west ecological corridor. The road along this edge will be a shared surface rather than tarmac, again to soften the edge.

The proposed materials over the whole site are similar to those of the more traditional existing houses in the area:

Roofs: Natural slate to the southern boundary. Fibre cement slates elsewhere (exact type to be agreed).

External Walls: Render in a selection of colours to add variety and two types of red clay facing bricks.

Windows and doors: UPVC with coloured frames to be selected in agreement with the local authority.

It should be noted that, in addition to using the differing materials to create interest, bricks have been selected for the majority of properties at the perimeter of the site, closest to the existing and proposed tree belts, as render can become stained in such areas over a relatively short time period.

The detailing of the houses and the materials are to be applied across the site including the affordable housing.

Overall, the detailed design of the development is considered to be appropriate to its setting and has taken into consideration PPW10 in terms of the importance of Green Infrastructure and place making. It includes a variety of house sizes and ridge heights across the site. It also proposes clustering small groups of houses together to enhance legibility and orientating buildings and designing house types so that they provide active frontage at key locations such as street corners, nodal points and pedestrian routes. It also provides additional transitional landscaping areas on the western boundary and views into and within the streetscape using houses of appropriate scale to terminate key vistas along routes within the site. The proposed development is therefore considered to comply with PPW10 and LDP Policy DES1.

### 6.1.3 Impact on Amenity/ Promoting Healthier Places

The existing neighbouring dwellings to the site are those located on the adjacent estate which was constructed by Barratts. There is a strong boundary between the two sites demarcated by the existing hedge and tree line and the footpath. The elevations of the proposed new dwellings on the closest part of the site to the existing dwellings have been sited so as not to harm the privacy or amenity of these existing occupiers.

Within the site, the houses have been sited and orientated so as to afford privacy to rear gardens where possible and also between habitable windows. Front entrances to all properties are clearly legible and the external areas leading to them are clearly defined. In addition to defining the distinction between public and private realms, these features are intended to promote a sense of place, ownership and security. The proposed orientation of the dwellings and the provision of feature bay windows at key locations should ensure that parking areas and public routes within and bordering the site benefit from natural surveillance.

## **6.2 Active and Social Places**

### 6.2.2 Access / Highway Safety

It is noted that the Highway Authority have no objections to the application. The levels of parking spaces and detached garages indicated are considered acceptable and in accordance with Monmouthshire adopted parking standards and garage standards. Furthermore, the general arrangement of prospectively adoptable footways is considered acceptable and will provide adequate pedestrian connectivity though the site and to existing pedestrian facilities located on or close to the B4269. The proposal therefore generally accords with the design standards established in the Active Travel Wales Act. The applicant has confirmed that all PROW's connections are deliverable, including a new and extended public footpath in the south west area of the site.

The planning system also has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:

*are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*

*are designed in a way which integrates them with existing land uses and neighbourhoods;*  
*and*

*make it possible for all short journeys within and beyond the development to be easily made by walking and cycling*

In this regard Llanfoist is a sustainable settlement in terms of its own public transport links, including relatively easy access to Abergavenny's railway and bus stations. The development also presents an opportunity to improve footpath links in the area, including a new footpath to the primary school. As such the application meets the requirements of PPW10 in relation to the sustainable transport hierarchy.

The proposed development is therefore considered to accord with LDP Policies S16, MV1, MV2 and MV3.

### 6.2.5 Recreational Spaces

The development includes the provision of extensive Public Open Space (POS) with biodiversity benefits. It has been confirmed that the Public Open Space will be for public amenity use and inclusive and not for private use for residents of the development only. The s106 schedule 2 indicates that a LAP would consist of 5-6 items of equipment for ages 0-5 ideally linked to the POS. The LAP will take the form of a natural play area and be located adjacent to the east-west footpath link through the site. A 20 year period for green infrastructure management is proposed, including an annual meeting with officers at the Council in the first five years.

## **6.3 Distinctive & Natural Places**

### 6.3.1 Landscape

The strategic landscape features proposed reflect the Framework Plan approved at outline stage and will include the retention and strengthening of all existing trees and hedgerows on the northern and southern boundaries, a 7.5m wide east-west public realm landscape corridor and pedestrian route along the site access road and a 3.5m wide east-west landscape zone along an existing ditch. Furthermore, additional planting to strengthen the boundary north of existing woodland and extending along the eastern boundary is also proposed together with a 3 metre wide green buffer zone to the eastern boundary with the existing woodland.

The proposed dwellings along the boundaries have been orientated facing into the site, with their rear gardens adjoining the buffer zone and adjacent woodland allows the buildings to be further away from the edge of the site. Typically, the distance from the face of houses to the edge of the existing woodland is between 6m and 12m which results in an increased level of visual separation between the listed Grove Farm curtilage and the proposed new housing.

The existing high bank on the western boundary with Gypsy Lane will be retained together with a 4m buffer to accommodate existing trees and hedgerows north of the approved access position. There will be a 12 metre landscape buffer along western boundary with Gypsy Lane from the approved access position south.

All planting will be outside private ownership to ensure that it is retained and maintained in perpetuity.

In terms of the species of the planting, pollinator and foraging friendly species, fruiting species and herbs have been included as requested by officers and the diversity of hedge species proposed across the site has been increased. There will also be the provision of signage and interpretation boards across the site to improve resident/visitor understanding of the planting.

### 6.4.3 Historic Environment

The site and the surrounding countryside should be considered to be the immediate setting of the Blaenavon Industrial Landscape World Heritage Site (BILWHS). The nearest formal component of the BILWHS is the Monmouth and Brecon canal which at this point is around 200m from the development site. Although screened to large extent by trees, the open views across the Usk Valley should still be considered to be key views from this asset and part of its wider setting. The proposed extension of urban development may therefore be considered to be a minor adverse impact upon a moderately important element of the BILWHS.

The development would also be seen from near the summit of the Bloreng Mountain, where it would appear as a further extension of the Llanfoist settlement. Although the actual impact would be very minor, this should be regarded as a key view from the BILWHS. This may therefore be considered to be a minor adverse impact upon an important element of the BILWHS. Consequently it is considered that this application would have a minor adverse impact upon the setting and outstanding universal value (OUV) of the BILWHS.

In terms of the listed building, the significance of the farmhouse is derived not only from its architectural value but also from its context and surroundings. It had, and still retains, a rural setting being an important group of agricultural buildings and substantial farmhouse surrounded by open rolling countryside having an immediate and direct working relationship with the land around it. This important setting emphasises the relationship of the building and its use with the immediate and surrounding landscape an essential component to its significant historical and architectural value - a farmhouse without farm land is inappropriate. On this basis the southern field was omitted at outline stage to protect as much as possible this important setting. This allowed the application to be considered acceptable by Heritage Officers on the basis that the site should have a very high standard of design and follow a graded approach where building density decreases from the existing residential boundary towards the new southern boundary. This is considered to have been followed up in this reserved matters application.

In conclusion therefore, it is considered that the proposal is unlikely to have a significant adverse effect on the Registered Historic Landscape of World Heritage Site, on the setting of or views from the National Park or the Grade II listed building. It is important that the landscape parameters plan, green infrastructure proposals and masterplan are fully implemented to ensure adverse effects on these areas are kept to a minimum.

### 6.4.4 Green Infrastructure

The Addendum Ecology report informed the green infrastructure at the site. The proposed layout provides additional opportunities for improved connectivity within and beyond the site. This is achieved by an additional pedestrian link to the north-south footpath along the western boundary, halfway along its length to the south of the access road, and another leading from the southern edge to the footpath linking with the existing pedestrian route to the east. In addition to facilitating a feasible drainage route to the retention pond to the south and ensuring feasible access for refuse and emergency vehicles to all plots, the road pattern in the central and southern areas also creates the opportunity for an additional change in road hierarchy through additional planting along the road leading south from the centre of the site off the main access road. The proposal also includes large areas of public open space to the north east and south that will include a Local Area of Play as well as the new footpath link to Llanfoist Primary School.

It is considered that the proposed scheme has fully considered and incorporated Green Infrastructure in the design of the site layout and therefore complies with the requirements of LDP Policy G11.

### 6.4.5 Biodiversity

The development site includes priority habitat (hedgerows) and lines of trees that together with semi-improved grassland provide ecological connectivity in a landscape known to be important for

bats including lesser horseshoes and herpetiles (reptiles and amphibians). This connectivity is to be maintained and enhanced as part of the scheme. Additional tree planting and better choice of species (i.e. less fastigiated varieties and more species that are valuable for insects including pollinating species) will improve the site in terms of biodiversity. This element is also considered to be acceptable having regard to LDP Policy NE1.

#### 6.4.7 Water (including foul drainage/SuDS), Air, Soundscape & Light

The reserved matters application has been supported by a full drainage plan as required by DCWW. The surface water will be collected via a system of rain water pipes and road gully's which will discharge through suitable connections in network of manholes and pipes. This network of pipes and manholes will be of an adoptable nature and will be a network which will be solely reliant on gravity. The system is to only serve surface water. The surface water system will be attenuated and will discharge in an open watercourse via a headwall.

The foul water system will be a gravity fed piped sewer. The sewer will cross adjacent land and will connect to an already adopted DCWW asset. This connection point was dictated by DCWW at the outline planning stage.

The surface water system and the foul drainage will be maintained by DCWW. This includes the adoptable mains, inspection chambers and lateral pipe work and manholes. There will be a small element of private inspection chambers, private pipes and private yard gully's where by the maintenance will fall under the property ownership. The road gullies and connections to the adoptable main drainage will be the maintained by the local authority and fall under their responsibility. All attenuation assets including the hydro-brake flow control will be in the ownership of DCWW and therefore fully maintained by them.

The application will not be subject to SAB approval as the outline consent was considered prior to the new regulations being implemented. Notwithstanding this, the southern edge POS includes the SuDS attenuation and augmentative landscape planting to the southern boundary and will be an important element of the green infrastructure for the site. This component of the design is also policy compliant..

A lighting strategy is to be submitted as required by a condition on the outline consent.

### **6.5 Response to the Representations of Third Parties and/or Community/Town Council**

6.5.1 The local Community Council have raised an objection to the proposed development in principle. The principle of residential development in this location has already been established through the granting of the outline consent. This included consideration of education, transport infrastructure and increase in size of settlement. The subsequent paper "Addressing our lack of 5 year land supply: Monmouthshire's Approach to Unallocated Sites" and its associated 'ground rules' adopted by MCC in February of this year states in its ground rules, Llanfoist is listed as not being suitable for any further development due to this outline consent already having approval.

6.5.2 No statutory pre-application community consultation was required to be undertaken at this stage as this is an application for reserved matters only.

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

6.6.1 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.

## **7.0 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 An amended Green Infrastructure Management Plan shall be submitted to, and be approved in writing by, the local planning authority with the 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 identified, protected and managed in the GI management plan.

a. Woodland buffer

b. Hedgerows

c. Green corridors

b) Opportunities for enhancement to be incorporated

a. Management of Grassland for botanical species diversity and / or protected species including reptiles

b. Management of woodland buffer strips to increase and maintain diversity and screening

c. Management of woodland edge for good arboricultural practice

d. Maintain habitat connectivity through the site for species

c) Trends and constraints on site that might influence management of above features.

d) Aims and objectives of management.

e) Appropriate management options for achieving aims and objectives.

f) Prescriptions for management actions.

g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty-year period).

h) Details of the body or organization responsible for implementation of the plan.

i) Ongoing monitoring and remedial measures.

J) Agreed dates and trigger points for annual review of inspection and monitoring including an onsite visit for the first 5 years after development completion

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 as appropriate. 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 will be implemented in accordance with the approved details.

REASON: To maintain and enhance Green Infrastructure Assets in accordance with LDP policies, DES1, S13, GI1, NE1, EP1 and SD4. (Legislative background - Well Being of Future Generations Act 2015, Planning (Wales) Act 2015 Environment (Wales) Act 2016).

3 Before any works commence on site, details of earthworks 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.

REASON: To ensure the provision afforded by appropriate landscape design and Green Infrastructure LC5, DES 1 S13, and GI 1 and NE1

4 Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity 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: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.

5 No development should take place until full details of hard landscape works have been submitted to and approved in writing by the local planning authority.

REASON: To ensure the provision afforded by appropriate landscape design and Green Infrastructure LC5, DES1, S13, and GI1 and NE1 .

6 All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and ensure the provision afforded by appropriate Landscape Design and Green Infrastructure LC5, DES 1, S13, and GI 1 and NE1 .

7 A schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved by the Local Planning Authority and shall include details of the arrangements for its implementation this shall be integrated into the GI management Plan.

REASON: To ensure the provision of amenity afforded by the proper maintenance of existing and / or new landscape features.

8. Prior to the commencement of development a full tree survey in accordance with British Standard 5837:2012 – Trees in relation to Design, Demolition and Construction Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The survey shall include the following information:

- A Tree Retention/Removal Plan
- of retained trees and their root protection areas (RPAs) shown on the proposed layout.
- An arboricultural impact assessment.
- An Arboricultural Method Statement where construction activity within the RPA of any retained tree is unavoidable.
- A scheme of arboricultural monitoring