

Application Number: DM/2018/00834

Proposal: Proposed 100% affordable residential development (12 no. dwellings) with associated public open space, landscaping and highway infrastructure and other ancillary works and activities

Address: Land West Of Glebe Cottage, Llantilio Pertholey, Monmouthshire

Applicant: Mr Jason Richards

Plans: Location Plan AL.0.01 - , Site Plan 1621 - 101 - Rev H, Ecology Report Recommendations and Mitigation Measures of the Extended Phase One Ecology Survey (October 2018) - Ecological Services Ltd., Green Infrastructure Appraisal 2470.01 - Rev A, Site Sections 1621 - 102 Section AA - Rev A, All Proposed Plans 1621 - 202 - Rev B, All Proposed Plans 1621 - 201 - Rev B, Elevations - Proposed 1621 - 301 - 1 bed elevations, Floor Plans - Proposed 1621 - 300 - 1 bed floor plans, Drainage FCA VD 18680 - , Green Infrastructure Appraisal GI Plan revised 13.10.20 - , GI Masterplan GI Management Statement Rev 13.10.20 - , Landscape Visual Impact Assessment LVA Final Rev 13.10.20 - ,

RECOMMENDATION: APPROVE

Case Officer: Ms Kate Bingham
Date Valid: 06.11.2018

This application is presented to Planning Committee as it is a departure from the Local Development Plan. There are also five or more objections

1.0 APPLICATION DETAILS

1.1 Site Description

1.1.1 The application site, which covers an area of approximately 1.14 hectares (2.815 acres), is located to the east of Hereford Road in Llantilio Pertholey on the northern edge of Abergavenny. The site is currently grassland which slopes eastwards from Hereford Road down to the River Gavenny, which forms the site's eastern boundary.

1.1.2 The site consists of a grazed field bordered by hedgerow, where currently horses are kept. Mature, intact hedgerow surrounds the site, central portions of the site is comprised of mainly short grazed sward. Taller vegetation and trees/sections of woodland align the river corridor. The site is bound to the north by the minor road to Llantilio Pertholey Church and village with Hereford Road to the west).

1.1.3. The site is located outside but immediately adjacent to the settlement boundary of Abergavenny. There are no statutory designations affecting the site. However, the application site lies south of Brecon Beacons National Park (BBNP). The River Gavenny runs alongside the eastern site boundary and is designated as a Site of Importance for Nature Conservation (SINC) due to the riparian habitats it supports. The river flows in a southerly direction for approximately four miles to its confluence with the River Usk at Abergavenny. Trees border the eastern side of the application site, with the River Gavenny in close proximity. Further grassland and hedgerows are evident to the south of the site. To the north east of the site lies St. Teilo's Church which is Grade I listed.

1.2 Value Added

This is the fifth variation of development proposals for this site from the applicant. The new design is for 12 x 100% affordable dwellings built as 6 groups of semi-detached buildings set within levelled platforms within the site. 6 dwellings are parallel to the Hereford road and field hedge, 6 are off set, aligned with field boundary and set further into the field leading to the south of the site.

The original proposal was for 14 dwellings (5 affordable) and included a retaining wall running along the length of the service road varying between 1m and 3.5metres in height. This was replaced by a scheme to reducing the number of residential dwellings to be constructed on the site from 14 units to a total of 5 units. The amended scheme removed the requirement for retaining walls.

1.3 Proposal Description

The application seeks permission for 12 affordable dwellings comprising the following:

6 x 4 person 2 bedroom house

6 x 5 person 3 bedroom house

A new pumping station will also be required to connect the foul drainage to the existing mains sewer. A new access is proposed by way of a simple priority junction from Hereford Road with visibility splays of 2.4m by 90m in both directions.

In terms of landscaping, ecology and green infrastructure the main proposals for the development are as follows:

- * New planting and under-planting of native trees and shrubs is proposed to reinforce existing riverine vegetation and mitigate views of the site from St Teilo's Church. This planting will also enhance nature conservation opportunities.
- * Sowing of a species rich wild flower meadow mix, which includes pollinators, will enhance nature conservation opportunities.
- * Retention of existing perimeter hedgerow which is an important wildlife corridor with potential for dormice, largely intact and bringing it into active management to enhance its potential in this respect.
- * Planting of new native hedgerows to create new wildlife corridors.
- * Provision of 10 bird boxes within the development site.
- * Provision of bat loft in the pump house.
- * New path to connect the site with the wider public rights of way network.
- * New planting of native trees and shrubs to reinforce tree corridor.
- * Management of the riverine vegetation alongside the River Gavenny to respect its importance as a commuting and foraging route for bats and otters.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/00834	Proposed 100% affordable residential development (14 no. dwellings) with associated public open space, landscaping and highway infrastructure and other ancillary works and activities.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

Development Management Policies

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
LC1 LDP New Built Development in the Open Countryside
LC5 LDP Protection and Enhancement of Landscape Character
LC2 LDP Blaenavon Industrial Landscape World Heritage Site
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development
GI1 LDP Green Infrastructure
MV1 LDP Proposed Developments and Highway Considerations
SD4 LDP Sustainable Drainage
H7 LDP Affordable Housing Rural Exceptions
EP2 LDP Protection of Water Sources and the Water Environment
EP3 LDP Lighting

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

Llantilio Pertholey Community Council - Recommend refusal. The site is unsuitable for residential development and would involve an unwanted increase in traffic; access to the site appears to involve danger to pedestrians and road users; the development would involve an intrusion on the environment and the church at St Teilo's which is adjacent to the land in question.

The site has many springs that would make it liable to flooding, that the access and egress are on a slope and too close to the busy Hereford Road, which is already congested, that the land generally is unstable and unsuitable for development, and on the basis of the danger to wildlife.

Dwr Cymru- Welsh Water - We can accept foul water only flows from the proposed development site into the public sewerage network.

Natural Resources Wales - No Objections.

Protected Species: We do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its

natural range, provided the conditions are included on any permission your authority is minded to grant (see below).

Flooding: We note from the FCA and the submitted Proposed Site Plan, dated 22.06.20, DWG No: 1621 - 101, Rev D, that it is proposed to steer all development outside of DAM Zone C2. The low lying ground in the east of the development has been designated as public open space and a play area. If there is any further change to the proposed layout, our advice to your Authority may change. The FCA indicates the built area is being raised above existing ground levels and bounded by a 'high wall' (Section 5). Ground raising within Zone C2 is not indicated.

NRW Response to Habitats Regulations Assessment consultation - We support the conclusion of the HRA Record. We consider the proposal is not likely to have a significant effect on the River Usk SAC subject to the imposition of the conditions proposed in the HRA Record.

The proposed development site is located within 3km of the River Usk Special Area of Conservation (SAC). Water quality is key to ensuring the health of the River Usk SAC and its features. The River Gavenny, a tributary of the River Usk SAC, runs through the proposed development site. The River Gavenny is not achieving Good Ecological Status under the Water Framework Directive, due to failing water quality and migratory fish populations. The River Gavenny is also within a Drinking Water Protected Area.

Cadw - No objections. Intervening topography prevents the application site being inter-visible from any of the surrounding Scheduled Ancient Monuments and registered parks and gardens with the exception of Remains of St Michael's Chapel and Skirrid Fawr Defended Enclosure. The monument comprises the remains of a small medieval chapel situated within a large prehistoric hillfort, both surmounting an isolated and mountainous ridge. The hillfort commanded extensive views of the surroundings and as a centre of power will have held a significant focus in the landscape.

The proposed residential development is located c 2.5km to the south west. Locally, it will be partially screened by trees along the Gavenny River and set close to the existing and much larger residential development of the village of Llantilio Pertholey.

Glamorgan Gwent Archaeological Trust - Holding objection. Information in the Historic Record shows that the proposed application is located close to the west of the Church of St Teilo's. Other archaeological sites nearby include a Post-medieval bridge adjoining the north-eastern boundary and a Post-medieval building situated within the adjoining field to the south of the proposed development.

We note the submission of an Archaeological Desk-based assessment which discussed the possibility of buried archaeological remains associated with the 19th Century Llanvihangel Tramroad but does not detail any mitigation nor record the new site identified which is required to update the Historic Record. We have not yet received revised reports and consequently we recommend that the application is deferred until we have received updated documents.

MCC Heritage - The reduction in units is welcomed as this reduces the bulk and mass of the units, reducing their dominance and proving more opportunity for views to be maintained through the site to St Teilo's. The incorporation of chimneys is again welcomed to help break up the ridge line as is the variation in heights as this reduces the terrace effect. It would be preferable however to see some variation in the external design of the units, all along the same palette, but to provide some visual interest and less uniformity. I would also be preferable to see chimneys to the end of properties rather than in the middle.

I note the comments from the landscape officer and would agree with the comments in relation to GI. The integration of the development will be heavily dependent on the GI strategy in order to soften the development and maintain a semi-rural feel to the setting of the Church.

Whilst the development of a number of units on the site was initially resisted, it is considered that the reduction in number and the maintenance of key views to the church preserves the setting of the listed building and it is not considered to be so detrimental to warrant refusal.

MCC Landscape/GI - No objection to the objection to the proposal from a landscape and GI perspective based on the amended information provided.

MCC Ecology - No objection in principle subject to conditions. Habitats Regulations Assessment submitted to NRW (awaiting response at the time of preparing this report).

Matters relating to water chemistry (foul water) were screened out at the Test of likely significant effect stage, all other matters were considered as part of the Appropriate Assessment due to potential for residual effects and the necessity for mitigating measures.

Information relating to Lighting (both construction and operational), Construction Methods (CEMP), Water Quality Monitoring (WQMP), Surface Water Drainage Schemes and GI management plans will be required as a condition of the consent to address potential residual impacts as identified in the Test of likely significant effect.

Whilst the extent of landscape buffer planting has been improved in the recent plan submission, it is noted that there are still outstanding issues from a landscape perspective, therefore a final landscape plan which provides the details of an acceptable landscape buffer planting scheme will also need to be secured by condition.

Subject to the imposition and incorporation of the additional mitigation measures listed, via appropriately worded planning conditions, and the subsequent enforcement and monitoring of implementation of these conditions. It is concluded that the above hazards associated with the project will not adversely affect the integrity of the River Usk SAC.

MCC Planning Policy - No objection. It is considered that in light of the proposal providing much needed affordable housing within an area of significant need and the site being in a sustainable location in that it immediately adjoins Abergavenny's settlement boundary, the proposal for 100% affordable housing can be considered favourably as an 'affordable housing exception site' as supported under para 4.2.34 of PPW 10 (2018), providing detailed planning considerations relating to settlement form, landscape and access can be satisfactorily addressed.

MCC Highways - No objection to 12 dwellings (100% affordable). The highway authority would not object to the layout with 2 units served off the prospectively adoptable highway (subject to meeting adoption standards) and the principle of 10 units being served by 2 separate private drives, a maximum of 5 units per drive.

MCC SAB - Application submitted prior to the need for SAB approval. However, we need to condition that there is no raising of ground levels within the flood extents on the site so as to not increase the risk of flooding on or off the site through altering the flood plain. Please include a condition requiring a surface water drainage plan prior to commencement of development.

MCC Tree Officer - No objections. There are trees running alongside the watercourse to the east of the proposed development which comprise mainly Alder species, many of which are protected by tree preservation order. Also there is a good quality mixed species native hedgerow along the western and northern boundaries. The impact on trees and hedges would appear to be low due to only one tree being proposed for removal, plus a 20 metre section of hedge to facilitate the access. Furthermore, it is good to see that the dwellings will be sited away from the tree line to the east. The Arboricultural Report by ArbTS dated 22nd March 2018 is satisfactory and will form the basis of tree protection conditions requested. (See end of report)

MCC Environmental Health - No objection. We can confirm that as the mitigation is applied across the scheme the changes to the layout won't affect the noise control measures. As such we would advise the noise control measures applied in our report are followed for all plots and all facades. With these measures being applied the BS8233:2014 noise limits can be met.

Network Rail - Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we

have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission. (Note to Applicant).

SEWBRc Search Results - Records of bats, Great Crested newts, otters and dormice in the vicinity of the site identified.

5.2 Neighbour Notification

31 households made representations objecting to the application:

Visual Impact

- * Any further development will permanently erode the rural character of Llantilio Pertholey. It is unacceptable to think of a modern housing estate being built on the banks of the Gavenny River right next to Saint Teilo's Church, a Grade 1 listed building.
- * The proposed development cannot help but form a screen between road and Church thus impeding the views.
- * The proposed planting will only afford some screening during Spring and Summer and even after the trees reach maturity, very little cover for at least 5 months of the year.
- * Llantilio Pertholey which currently comprises of all stone properties. This historic sympathetic vernacular is being lost and swamped with red brick, plastic windows, composite roofs and little / poor landscaping to go with it.

Affect local ecology

- * The field and churchyard are home to a fantastic array of wildlife including common and greater spotted woodpeckers, dormice, voles and field mice as well as native brown trout and common eels in the Gavenny. Even otters have been spotted here as well as kingfishers which can be regularly spotted from the churchyard on the banks of the river. Greater crested newts are also to be found in the vicinity.
- * Under the Countryside Act 1981 and the Environment Act (Wales) 2016, this area must be protected and this proposal rejected.
- * This development really endangers one of the only remaining green corridors along the River Gavenny and both further up river and down.
- * We are disappointed to read the comments from MCC Biodiversity Officer regarding Otters at this site: We feel that the close proximity to a breeding population, the habitat and evidence of Otters using the area, that it is extremely likely there will be a holt or couch in the area. (I am also a ecologist specialising in Otters, and am county recorder and hold a NRW personnel Otter license).

Inadequate access

- * The proposed access would create an inappropriate and unnecessary additional conflict point for vehicles and pedestrians using Hereford Road, consequently creating a situation detrimental to highway safety.

Inadequate public transport provisions

- * There are significant problems with inadequate car parking for rail commuters.

Increase in traffic

- * This area is already undergoing significant development and will place strain on the local roads.
- * This rural community, popular with walkers, cyclists, dog walkers and horse riders, all of whom regularly use School Lane, will be at risk from the increased traffic that will result from any further development.
- * The roads through the Mardy are already heavily congested, with on road parking creating a further hazard.
- * There is a continuous stream of HGV timber lorries adding to the environmental impact on a previous rural community.

Increase in pollution

- * Concerned that there is a greater chance of river pollution by road run-off and sewer discharge.

* Increased air pollution resulting from the greatly increased traffic in the area. This development will be sited at the bottom of a valley where the air quality will be greatly affected.

Increase in flooding

* Welsh Water had previously raised concerns over the run-off into the River Gavenny in the area, which have proved to be correct. During last winter many straw bales were strategically placed along its banks, to try to slow the surface water flow from the Willow Court development opposite. Storage tanks, installed on this site to control the flow, had to be frequently pumped out and the excess water removed by tractors towing water tanks.

Over development

* We think it prudent to wait until Willow Court is fully occupied and in use, to assess the impact it has had, and then to decide whether this housing development will further threaten the Church, wildlife and tranquillity.

Strain on existing community facilities/ over development

* Following the huge Willow Court development, surely it is unfair and ill advised to force any more development on residents living in this rural area.

* This town is now seriously suffering from over-development particularly to the north (Llantilio Pertholey) and in Llanfoist. MCC need to consider people living in the areas have suffered enough development and look elsewhere.

* We need to protect what is left of the green field sites on the edge of town.

* Few local facilities.

* Lack of school places.

* No doctor's surgery.

Other

* Would like to remind Monmouthshire Council Planning Department that the Council have declared a "climate emergency" and that this should not mean the council can choose when to ignore this emergency when it suits them. Building on green spaces whilst declaring a climate emergency is beyond comprehension, particularly when considering the ecological devastation caused by the nearby Willow Court development.

* In light of the current Covid Pandemic, and what is certain to result in a change in people's working and shopping habits, we are likely to see an increase in the number of redundant retail premises and office space in urban locations. Would it not make more sense to repurpose all these buildings to provide homes and work space within the urban areas, with the necessary infrastructure and services in place, and close to existing amenities, rather than destroy another green field in the country?

* Attaching the label "100% affordable" to the revised plans to build 12 dwellings at this location, does not mitigate the inherent problem of the site being totally unsuitable for development.

* During the recent Covid crisis, people have come to appreciate even more the need to protect such green spaces with its abundant wildlife and much has been said about the great benefits to mental health and wellbeing. Such buffer zones must be maintained between developments, to prevent urban sprawl.

* Since the construction of The Willow Court Development, there has been a huge noise impact with large and heavy goods vehicles back and forth the site. It seems unreasonable for this development to go ahead and all the disruption that it will inevitably bring, as we have already witnessed in the area.

* Cynical development to take advantage of the new housing estate that has already been built.

* Additional noise and disturbance to local residents during construction works.

5.3 Other Representations

Abergavenny and District Civic Society - Objection.

Site not allocated within the LDP.

There is no need for further provision of housing in the area.

Negative impact on the setting of St Teilo's Church. The applicant's Heritage Impact Assessment recognises this but maintains that a mitigation planting scheme will reduce it to 'moderate to slight'.

We feel this underestimates the impact both until the planting is established and during the winter months when the trees lack leaves.

The open field provides a visual buffer between the new development (Deri Farm) and the ancient church and hamlet.

A layout with the majority of houses facing the river and church would add something to the overall sense of place of the hamlet rather than appear to be an extension of the Deri Farm estate.

Since our letter of 17 June 2018 the current consultation on the Replacement Local Development has shown that about 944 more homes might be provided in the Abergavenny/Llanfoist area without the need to allocate more housing sites. This adds weight to the first part of our objection. We also note that the site has also been put forward as a candidate for inclusion in the new plan, which is now the appropriate process for determining the matter.

SORE (Save Our Rural Environment) - Objection.

This land is a greenfield site with SINC status. It is a natural habitat and home to many diverse, rare and protected species. At present the land surrounding St. Teilo's Church is rich in biodiversity and home to common lizards, slow worms, grass snakes, newts, kingfishers, red kites, buzzards and owls, many rare species of bat and in the Gavenny itself there are brown trout and otters. The hedgerows surrounding the field are also vital habitat and important for nesting birds, hedgehogs and bats. Habitat loss is a serious issue in the UK today and this land must be protected. The Gavenny valley forms a vital wildlife corridor into the heart of our town. A recent report has emphasised the ecological importance of this wildlife corridor, together with the concerns of the Ecology Officers from various agencies. The Gavenny has already been polluted on many occasions by the Persimmon development, this causing a devastating effect on the rural environment. It is only during lockdown that the Gavenny had had a chance to recover. Further pollution is likely with any such development at the Glebe field site.

Regarding the proximity of this modern development to the church of St. Teilo's, it surely seems unthinkable to build a modern housing development next to a Grade 1 listed building of great antiquity, on the banks of the Gavenny in what is still a rural hamlet that has remained relatively unchanged for centuries. These concerns have already been raised by Monmouthshire Heritage, CADW and the Abergavenny and District Civic Society.

With the ongoing construction of Willow Court we have seen a serious increase in traffic on the Hereford Road, increasing congestion on what was already a busy road. This has pushed traffic onto Old School Lane which runs through the hamlet of Llantilio Pertholey. Old School Lane was never intended for major vehicular use; it is used mainly by farm vehicles and occasionally horse riders and is very popular with cyclists, dog walkers and joggers. Any further increase in traffic here will almost certainly result in a serious accident at some point.

The increase in hundreds of daily lorry movements of bringing in thousands of tons of materials and the removal of thousands of tons of soil is causing a greater increase in local pollution and a greater impact on the environment. This area is the beginning of the countryside, a greenbelt of natural habitat bordering the Brecon Beacons National Park; it must be protected, now and for future generations. We therefore urge the Planning Committee to reject this proposal.

5.4 Local Member Representations

Cllr Lane - This would be a further interference with the local habitat and ecological importance of this area around the river Gavenny. One of the local residents of this community has stated that amongst other wild animals, otters have been seen in the river. The infrastructure is already under great pressure with the 250 house development of Persimmon and so on the other side of the road a further development at the Glebe land would add to an existing problem with excess traffic.

6.0 EVALUATION

6.1 Strategic & Spatial Choices

6.1.1 Principle of Development

The site is located outside the Abergavenny Development Boundary in an area considered as open countryside, its redevelopment for a residential use would be contrary to Strategic Policy S1 of the LDP relating to the spatial distribution of new housing provision. However, overarching National Policy in PPW 10 (2018) Para 4.2.25 advocates that 'a communities need for affordable housing is a material planning consideration... which must be taken into account when determining relevant planning applications' Para 4.2.34 further states that ' the provision of affordable housing exception sites must be considered to help meet identified requirements and ensure the viability of the local community . Where such policies are considered appropriate it should be made clear that the release of small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision..... The affordable housing provided on exception sites should meet the needs of local people in perpetuity. Sites must meet all the other criteria against which a housing development would be judged. Affordable housing exception sites are not appropriate for market housing.'

There is clear policy support therefore under National Planning Policy for small affordable housing exception sites in areas adjoining sustainable locations where there is an identified need.

There is also local policy support for 100% affordable housing exception sites under Monmouthshire's adopted LDP Policy H7 'Affordable Housing Rural Exception Policy' which states ' favourable consideration will be given to the siting of small affordable housing sites in rural areas adjoining the Rural Secondary Settlements (RSS), Main Villages and Minor Villages identified in Policy S1 that would not otherwise be released for residential development'

In this case, the proposed site is just outside the development boundary of Abergavenny, which is a Main Town identified within Policy S1 of the LDP. Although strictly speaking the site is not adjacent to a RSS, Main village or minor village boundary, it is considered that the principle is the same in that the site (which is in open countryside/a rural area) abuts a settlement boundary of a sustainable settlement. There is a significant need for affordable housing in Abergavenny and this site would assist in meeting this need by providing a 100% affordable housing scheme.

Policy H7 also provides a number of detailed criteria that must be met. Criterion (a) relates to the scheme meeting genuine local need, and in this case, the Local Housing Market Assessment (LHMA) has identified a significant need in the Abergavenny area. MCC's Housing Strategy Officer has confirmed this local need.

Criterion (b) requires adequate arrangement to ensure that the benefits of affordable housing will be secured for initial and subsequent occupiers - this can be addressed with a planning obligation.

Criterion (c) relates to detailed planning considerations relating to settlement form, landscape and access.

The Council's Annual Monitoring Report (AMR) for the LDP which covers the period 1st April 2019 to 31st March 2020 has identified that the total number of affordable dwelling completions recorded over the six years of the Plan's adoption (424) remains below the required delivery. The target for the provision of affordable housing in the LDP is 960, so in the 9 years since the start of the Plan the plan should have delivered 864 affordable dwellings. In total 587 have been delivered, so a shortfall of 277 since the beginning of the Plan period. In Abergavenny since 2011 we have recorded 353 completions of which 103 were affordable. There is clearly a need for affordable housing provision within Monmouthshire and this site would contribute towards reducing this shortfall in affordable housing provision. This proposal provides a 100% affordable housing scheme in a sustainable location that would benefit people in need of this type of housing. It is considered that this site could be considered an exception given the type of housing that is being proposed. The principle of allowing this type of exception is considered to be acceptable subject to all other material planning considerations being fully considered and acceptable.

The site is located in close proximity to the Brecon Beacons National Park, Policy LC3 must therefore be considered. Strategic Policy S13 relating to Landscape, Green Infrastructure and the Natural Environment and Policy LC5 relating to the protection and enhancement of landscape character must also be considered. Additionally Policy G11 should be referred to in relation to Green Infrastructure. Part of the site is designated as a SINC (part of the River Gavenny SINC), Policy NE1 relating to Nature Conservation and Development therefore applies.

Part of the site is located in Zone C2 floodplain, however it is noted the dwellings are located outside the Zone C2 floodplain. Strategic Policy S12 and supporting development management Policy SD3 relating to Flood Risk are therefore of relevance. It is noted a Flood Consequences Assessment has been submitted with the application.

The site is located adjacent to St Teilo's Church a Grade I Listed Building. As there is no specific local planning policy in relation to listed buildings it is important to ensure DES1 in relation to General Design is considered along with Chapter 6 of Planning Policy Wales relating to Conserving the Historic Environment and TAN24: The Historic Environment. It is important to ensure DES1 in relation to General Design, Policy EP1 relating to Amenity and Environmental Protection and Strategic Policy S17 relating to Place Making and Design are considered.

Policy MV1 regarding access and car parking and Policy MV2 relating to highway considerations and sustainable transport access are also of relevance.

6.1.2 Good Design/ Place making

PPW10 advises 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 principles link design to the following other aspects of development:

- Maximising environmental protection and limiting environmental impact.
- Facilitating accessible and healthy environments.
- Makes best use of natural resources.
- Growing our economy in a sustainable manner.
- Creating and sustaining communities.

The key opportunities in terms of the design and placemaking of the proposed scheme are considered to be enhancing existing non-statutory designations and landscaping areas, reinstating boundaries where they have been poorly maintained, and introducing new public open space to the development and local area. The constraints of the site include the existing site topography and existing site levels, the proximity to the nearby listed building and scheduled monuments, and the flood zone area which lies outside the developable area.

Due to the constrained site topography and levels, in order to sit comfortably, the road layout is geared towards the west of the site (closest to Hereford Road). New amenity provisions are provided in the form of public open space and recreational enhancements. Key to this is the proposed natural play space that will be provided to enhance the landscape and visual appearance of the site. Given the small number of new homes proposed and the overall site area, the density of this development is considered low.

The site is not visually prominent, being set down low on the valley floor, small scale and enclosed by substantial mature field boundary and hedge cover. The majority of which is to be retained. The proposed dwellings will be orientated facing inwards towards the church and river. This is in

order to secure the retention of the majority of the existing hedgerow boundary adjacent to Hereford Road. The hedgerow and a buffer area will be outside the ownership or access of any occupiers to ensure that it is managed in accordance with an agreed Green Infrastructure Management Plan. The proposed development will be visually separated from St Teilo's Church due to the topography of the site and the existing band of mature trees adjacent to the river.

The proposed houses will be two storey which is considered to be sympathetic to the nearby listed building, local heritage and local character. Materials are to be traditional and natural where appropriate comprising rendered walls with natural timber cladding above and natural slate roofs. Solar PV panels are proposed on the western roof planes (facing away from the road). The houses are considered to be modern in their architectural style but the use of high quality traditional materials will ensure that the new development blends into the surrounding area which is semi-rural in character. The proposed layout of two small cul-de-sacs served by a single access including public open space will encourage activity and interaction between occupiers and with the surrounding communities and facilities, most notably with the Deri Farm residential development currently under construction which is situated to the west of the subject site.

The agriculturally improved grazing field, comprising the bulk of site, is only of limited ecological value. The boundary hedgerows do have some value and are to be retained in the housing layout, with only minor loss required to create the access. The riparian woodland will be retained and reinforced and all of the existing landscape features will be provided with sustainable long-term management. The site has also been designed to comply with SuDS standards.

The amended scheme with reduced density from 14 to 12 dwellings, additional architectural details to the elevations and ridgelines of the proposed dwellings, varied ridgeline heights, reinforced boundary treatments to the western corridor and the provision of a wild play / POS are all positive amendments. Retaining captured views of the church and landscape setting is welcomed.

It is considered that the proposed development is in keeping with the area in terms of scale and form and will not adversely affect the character and appearance of the area. The proposal is therefore considered to be in accordance with LDP Policy DES1.

6.1.3 Impact on Amenity/ Promoting Healthier Places

The proposed application site is not within close proximity of any existing neighbouring dwellings and therefore lack of privacy is not an issue. Within the site itself, the linear pattern of the development will prevent overlooking between dwellings but will allow natural surveillance of parking and garden areas to help prevent crime and anti-social behaviour.

The scale of the proposed development and the potential traffic generated is considered to be low and therefore the proposed development will have a minimal impact on air quality in the area. Similarly it is unlikely that the site will create additional noise and disturbance to local residents beyond the construction phase.

It is considered that the proposed development will not harm local residential amenity and the application therefore accords with LDP Policy EP1.

6.2 Active and Social Places

6.2.1 Sustainable transport issues

The local area is served by good quality pedestrian routes through informal footways surrounding the western side of the site. Hereford Road provides the main pedestrian route with lit footways (of sufficient width and in a good state of repair) on one side of Hereford Road closest to the site. Cycle link NCN42 which abuts the northern boundary does not form part of the National Cycle Network, but does however connect to Route 46 which forms part of the National Route 46 of the National Cycle Network, which will connect to Neath when complete.

There are regular bus services along the Hereford Road and bus stops in easy walking distance of the site. The nearest rail station is Abergavenny train station, which is 2.5 miles from the application site. Abergavenny station provides frequent direct services to Carmarthen, Cardiff Central, Manchester Piccadilly, Holyhead and Shrewsbury.

On this basis the site rates highly on the PPW10 Sustainable Transport Hierarchy.

6.2.2 Access / Highway Safety

A new access is proposed by way of a simple priority junction from Hereford Road with visibility splays of 2.4m by 90m in both directions. This is acceptable as it is in accordance with current national standards for roads subject to 30mph speed limits. An adoptable stretch of road and turning area will serve 5 dwellings linking to two private access roads either side serving the remainder of the units (5 to one side and 4 to the other). The private roads will be maintained by the Housing Association.

It has been assessed that the proposed development could generate up to 7 vehicle-movements (two-way) in the AM peak periods and up to 8 vehicle movements (two way) during PM peak periods, which equates to less than 1 vehicle movement (two-way) every 8 minutes. As such, it is considered that the proposed development will have a marginal impact on the local highway network during AM and PM peak hour periods or throughout the course of the day.

The proposed site layout also proposes pedestrian access points to maximise the permeability of the site with the existing housing further down Hereford Road and the Deri Farm housing development proposed opposite the application site.

The highway authority does not object to the proposed development. The proposal would not lead to a deterioration in highway safety or capacity and is located in what can be considered a reasonably sustainable location. The highway authority encourage the adoption of the main access road.

On this basis, the proposed development is considered to meet the requirements of LDP Policy MV1.

6.2.3 Recreational Spaces

Open space is proposed throughout the site, of most relevance is the proposed natural open space to the northern part of the site that takes advantage of the relatively flat ground. Furthermore, there will be a footpath through the site which can be used by the public so there would be no issue with them using any of the land lower down from the houses for informal recreation. This is the species rich meadow as per the site plan.

6.3 Productive and Enterprising Places

6.3.1 Social and Economic Benefits

The proposal will provide 12 (100%) affordable homes that will contribute positively to Abergavenny's housing stock.

The preparation of the site and the construction of new housing will also bring some economic benefit to the area. Housing construction is known to support more jobs than investment in many other sectors of the economy because of the amount of economic activity that is connected to it (in the supply chain). Housing development therefore provides an important economic function by:

- Creating jobs which can be local, varied, skilled and durable;
- Providing for a variety of direct (on site), indirect and induced employment opportunities;
- Providing a major source of vocational training and education; and
- Increasing housing supply and improving housing affordability.

The proposal would therefore have a good level of economic benefit.

6.3.2 The Welsh Language

The site has access to Welsh medium (e.g. Ysgol Gymraeg Y Fenni) and English medium schools (e.g. Llantilio Pertholey School) where the Welsh language will be taught. The children of occupants of the development could attend the existing schools, thereby boosting the opportunity for Welsh speakers in the area which will help to achieve the Welsh Government's goal of reaching a million Welsh Speakers by 2050.

6.4 **Distinctive & Natural Places**

6.4.1 Landscape/ Visual Impact

A landscape and visual appraisal supports this application and has been prepared in accordance with guidance set by the Landscape Institute and the Institute of Management and Environmental Assessment.

The site is not visually prominent in the wider landscape, due to its setting down low on the valley floor, its small scale and it being enclosed by substantial mature field boundary hedgerows and tree cover. In the areas where the development will be seen, this will mostly be in conjunction with the recently consented Deri Farm residential development and therefore it is considered that there will only be minor and local effects on landscape character arising from the development. The protection, retention and enhancement of boundary hedgerows and woodland edges is an important feature of the landscape and visual mitigation. Furthermore, the proposed new planting will provide attractive and well-functioning external spaces for residents of the development.

The most sensitive to visual effects are the nearby residential receptors which will experience substantial residual effects, as will the individual properties of Cherry Cottages adjacent to the south western site boundary, and their garden curtilages and upper floor windows. It is noted that there will only be localised effects on road users of a short section of the Hereford Road, and there will be no impact on the wider road network in terms of visual effects.

In assessing residual effects, there are considered to be no substantial residual effects on the amenity of the users of the local footpath network and Designated Access Land. There would however be some residual effects on views of St. Teilo's Church which can be seen from Hereford Road. The landscape and visual appraisal concludes that there will be no substantial effects on the BBNP at any stage of the development, and therefore it is concluded that the development proposals complies with landscape policies at national, regional and local planning level and the proposed development would be acceptable in landscape and visual terms.

Tree planting between the hedge to the highway corridor and plot boundaries would be positive, however additional tree planting using an appropriate species selection that helps to reduce impact of proposed ridgelines as well as retaining captured views of church and landscape setting should be added. This can be secured via a landscaping condition should Members be minded to approve the application.

Concern has also been raised that the landscape character setting and context of the listed church will be compromised by the proposal as viewed from Ty Gwyn road and the approach to Abergavenny on the Hereford Road. Policy S13 (Landscape, Green Infrastructure and the Natural Environment) states that development proposals must respect and conserve specific landscape features such as hedges, trees and ponds and protect existing key landscape views and vistas. Additionally Policy DES1 (General Design Considerations) also states that development proposals will be required to take into account landscaping and where appropriate retain existing trees and hedgerows.

A survey (and tree constraints plan) of the site has been undertaken by Arboriculture Association in support of the application. The majority of trees on site are either category B or C (moderate-

desirable for retention) and (low-optional for retention) quality. The tree constraints plan shows the location of these trees, confirming that they will not hinder the development of the site.

Contained within the Arboricultural Impact Assessment (AIA) the following observations are made and assessed:

One small low quality alder tree is required to be removed to facilitate development; a small section of hedgerow is required to be removed to construct the access into the site; within Root Protection Areas (RPA), potential damage can be managed through the installation of temporary tree protective fencing, which will ensure that no significant long term adverse impact will occur to any of the retained trees' root system and any associated soil structure; hedgerow (TreeID#H1) will require profiling of the hedgerow by hedgerow pruning work, to give the necessary highway visibility splay. It is considered that this work will not cause a long-term impact to the health or amenity of this hedgerow.

The proposed development design retains all higher value trees (A and B category) that form part of the site whilst sustainably using it for residential development. The proposal will therefore not cause any long-term adverse impact to the local amenity of the area through tree/hedgerow loss or impact.

To mitigate any possible damage during construction, it is recommended that the installation of temporary tree protective fencing can assist in protecting against any potential damage to any RPAs. This requirement could be conditioned should Members be minded to approve the application.

6.4.2 Historic Environment

In close proximity to the site is the Grade I Listed Church of St. Teilo, a Grade II Listed Memorial Cross, and a Grade II Listed Double Chest Tomb. The Church and the two listed structures in the cemetery appear fairly contained given the screening offered by mature trees. Mitre Cottages front onto the unnamed road, and feature opposite the Church of St. Teilo.

It is considered that the contained nature of the site and its distance from the heritage assets ensure that there will be no detrimental impact to the setting of the Church and structures if the development of the site for housing was approved.

As noted by the Council's Heritage Manager, the amended scheme now maintains key views to the church and preserves the setting of that listed building. The scheme is considered acceptable in relation to heritage impacts.

6.4.3 Green Infrastructure

As much of the existing hedgerows as possible is to be retained and it is proposed that the boundaries on the site as a whole are to be brought into active management. More space may be required between garden fences and boundary hedges to allow access and effective maintenance especially where banking is involved although all hedgerows and strategic landscaping will remain outside of private ownership as identified on GI plan ref 2470.01 Rev D.

There is currently little information regarding streetscape landscaping such as shrubs and street trees that can add additional biodiversity value, act as rainwater gardens etc. and so further detail is required in a subsequent landscape plan that can be provided via a condition. A condition requiring a Green Infrastructure Management Plan will also secure positive GI assets to integrate the scheme into its semi-rural setting.

6.4.4 Biodiversity

An ecological consultant was appointed by the applicant to undertake a combination of desk-based consultation and an extended Phase I Habitat Survey in support of this application. The report confirms that the construction works are proposed to mainly impact on the central sections

of the site, consisting of semi-improved grassland and tall ruderal habitats. The retention of as much hedgerow and riparian habitat for wildlife and future management to enhance remaining habitat for wildlife is part of the landscape/GI plan. The additional hedgerow and tree planting will benefit wildlife in the area where linear habitat is required to be removed from the landscape prior to works being commenced on site.

It is identified that as part of any development works on site, there may be potential for development to impact upon bats, otters, dormice, great crested newts (and common amphibians), nesting birds and potentially reptiles. For this reason, the extended Phase 1 survey makes recommendations including additional targeted surveys that may need to be undertaken (at the right time depending on the optimum survey season) together with appropriate mitigation measures that need to be considered should Committee Members be minded to approve the application.

Throughout the site, the layout incorporates planting, hedgerows and landscaping to frontages. An ecological corridor will be established along the line of the footpath link and connected to the natural open space which is proposed.

Impact on the SINC:

The development site lies adjacent to the River Gavenny Site of importance for Nature Conservation. This is an important ecological corridor for a number of species and must be protected as such. The boundary of the SINC extends 7m into the eastern edge of the red line boundary, it is noted from the Proposed Site Plan (Rev H) that habitats within the SINC will be retained. Woodland planting to enhance existing as well as new woodland areas will be provided increasing the extent of the woodland corridor. A minimum of a 9m buffer of enhanced and new planting woodland habitat will be provided along the eastern boundary, where the river runs closest to the development (to the north of the site), followed by a grassland buffer and bank up to a new hedgerow boundary to the built form. The woodland buffer planting extends along the length of the river corridor and further woodland planting will be sought via condition to reduce landscape impacts, this will serve to further improve the protection of the river corridor from disturbance. As a priority habitat, LDP Policy NE1 is relevant and it is considered that the development proposals are compliant with that policy.

Impact on the SAC:

Whilst the extent of landscape buffer planting has been improved in the recent plan submission, it is noted that there are still outstanding issues from a landscape perspective, and therefore a final landscape plan which provides the details of an acceptable landscape buffer planting scheme will also need to be secured by condition. Subject to the imposition and incorporation of the additional mitigation measures listed via appropriately worded planning conditions, and the subsequent enforcement and monitoring of the implementation of these conditions, it is concluded that the impacts associated with the project will not adversely affect the integrity of the River Usk SAC. A Surface Water Drainage Scheme must be approved by the authority to ensure that run off into the Gavenny is managed appropriately, as per the requirements of the Council's Land Drainage team. Measures to ensure protection of the watercourse during construction must be secured in the form of a Construction Environmental Management Plan and a Water Quality Monitoring Plan; this serves also to protect the SAC as provided above.

Priority Habitat - Hedgerow

The hedgerow to the western boundary will need to be breached to allow access to the site and it is estimated that there will be a loss of a section of 17m. A landscape plan is required as a condition if consent is granted and would need to provide for the translocation of this section within the site. It is noted that there is approximately 230m of new hedgerow planting within the site which more than compensates for the loss and contributes to providing net benefit for biodiversity.

The management of the existing retained hedgerow has been secured outside of private ownership via gates allowing access to the nearside hedge for maintenance, which will need to be secured via the GI Management Plan.

Bats

Bat transect surveys were undertaken in July and October and found that pipistrelle (common and soprano) bat species were the highest recorded utilising the river corridor. Other bat species were also identified by survey work. The river corridor will need to be protected from light spill from the development; an appropriate lighting strategy that protects this area from increased light spill must be provided as a condition of the consent.

Trees were assessed for bat potential, it is noted that only one tree is proposed for removal and it is confirmed that this held no bat potential. The proposal includes the provision of bat mitigation within the loft of the proposed pump house building.

Great Crested Newt & Reptiles

Records of Great Crested newt have been identified 150m to the west and 300 m to the north of the development site. Searches were undertaken that found no great crested newts or reptiles on the site; with regards to amphibians, it is noted that this site is fairly isolated from breeding habitat and the records referenced. The site is considered to be suboptimal terrestrial habitat that has undergone disturbance through the development works to the south. The proposals include improvements to the grassland management and creation of hibernacula, it is also considered that as part of the SuDS scheme wet areas could be created providing aquatic habitats on site. Management and maintenance of these structures would need to form part of the GI Management Plan to be submitted as a condition of the consent, should Members be minded to approve the application.

Otter

The initial survey in 2017 found evidence of otter to the north (offsite) and south east, while further investigation in the following July found a lack of evidence. This could be linked to the works undertaken during this time, outside the southern boundary of the site, associated with the pylon removal from Deri Farm, or it could be attributed to a seasonal difference in the use of this area by otters. The Council's Biodiversity Officer is however, aware of otter records on the northern boundary of this site from 2018 and of recent anecdotal evidence.

The existing wooded riparian corridor will be retained in its entirety and enhanced by further planting so as to buffer the impacts of the development at the western boundary of the site. Appropriate controls during construction, secured long term management and lighting schemes can be secured by condition should Members be minded to approve the application.

Dormouse

Dormouse survey was undertaken in suitable habitats on site. It has been accepted by all parties that subject to the retention of the hedgerows on site and the woodland to the east, as evidenced in the GI and site plans (secured by condition) that concerns about dormice can be acceptably managed and that the favourable conservation status would not be compromised. The measures in the Ecology report (Section 7) and GI management statement with reference to opportunities to provide net benefit for biodiversity will need to be secured on plan and maintained via the agreed GI Management Plan.

The river corridor is particularly important for bat species and otter. As such a lighting plan to be secured via condition is recommended should Members be minded to approve the application. The levels of the site and the distance from the dwellings to the river reduces the level of impact; this along with an increase in buffer planting along this corridor will further minimise effects on the river corridor. It is also noted that the extent of adopted road is limited which will enable a bespoke approach to any lighting necessary on the private driveways.

6.4.5 Flooding

The Development and Flood Risk Map shows that land either side of the river is within Flood Zone C2 (areas of the floodplain without significant flood defence infrastructure), that there is a band of land to the west that is within Flood Zone B, and land closest to Hereford Road is Flood Zone A. It is recognised that development within Flood Zone C2 would be contrary to national planning policy, and therefore no development is proposed on this part of the site. The majority of the proposed developable area of the site is situated within Flood Zone B and therefore is not contrary

to national planning policy. Nevertheless, a Flood Risk Assessment for the site has been prepared to support the proposal which NRW have reviewed. This confirms that it is proposed to steer all development outside of DAM Zone C2. The low lying ground in the east of the site has been designated as public open space and a play area. The FCA also indicates that there will be some ground levelling within the built area. However, there is to be no ground raising within Zone C2 which will be left as open space. On this basis the application meets the requirements of TAN15 and LDP Policy SD3.

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

A drainage strategy has been submitted in support of this application. The drainage strategy seeks to control the surface water discharge from the development into the adjacent watercourse. Infiltration tests have been carried out on site and subsequently considered not suitable due to the impermeable clay deposits and saturated nature of the granular deposits. As such, the proposed method of conveying surface water from the development will be to discharge into the watercourse adjacent to the eastern boundary of the site, which will eventually discharge to the River Gavenny and is in keeping with how the site is currently drained. Rainwater runoff from roofs and hard paved areas will be directed through attenuation measures and then from a new sewer system to the existing watercourse.

It is detailed that silt is to be prevented from entering the drainage system using trapped gullies, channels with slit traps, french drains with slit traps or using sustainable drainage techniques. Additionally, Welsh Water have confirmed the existing public sewer can accommodate the foul flows from the site, however the nearest public sewer is 150m away (and has to go through third party land) and would result in significant works off-site to make a connection from the development to the public sewer system.

In terms of off-site impacts, the attenuation of the surface water flows from the site will minimise surface water flooding risk impacting on the downstream catchments. Additionally, as there is no flood displacement or increased rate of runoff as part of this proposal, this will prevent surface water flooding impact from the development onto the downstream catchments.

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

6.5.1 The application site is located to the west of the Church of St Teilo, and to address the impact of the development upon this, the application submission includes a Heritage Impact Assessment report. This report concluded that the proposed landscape mitigation planting will reduce the visual impact of the development on the setting of the Church. This mitigation is set out within the recent submission in September of the LVA report and associated illustrations, and the GI Management Statement and plans.

6.5.2 GGAT have advised that there is a requirement within the application submission to make reference to the early 19th Century Llanvihangel Tramroad which is referenced within the Desk Based Archaeology Assessment. The applicant has confirmed that the scheme will deliver the associated mitigation as set out within the HIA, and required within the GGAT letter. This will be secured through appropriately worded planning conditions attached to any planning approval should Members be minded to approve the application.

6.5.3 Issues raised regarding the suitability of the location in terms of sustainability, the access and traffic are addressed in Sections 6.2.1 and 6.2.2 of this report.

6.5.4 The proposed development will not involve any works to the River Gavenny corridor and NRW and the Council's Biodiversity Officer are content that the proposed dwellings and associated works will not adversely affect local ecology and that there will be a net gain in biodiversity as a result of the development. See also Section 6.4.4 of this report.

6.5.5 Noise and disturbance during the construction phase of the development can be minimised as far as possible by the provision of an agreed Construction Traffic Management Plan. This is not

on its own however reasonable cause to refuse an application as the impact will be for a limited period of time 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.

6.7 Conclusion

6.7.1 The site falls outside but immediately adjacent to the settlement boundary of Abergavenny but both national and local policies allow for the provision of affordable housing as an exception.

6.7.2 The site layout demonstrates that the site can be laid out appropriately in order to provide appropriate levels of car parking, accessibility and servicing. The proposed accesses will not harm highway safety.

6.7.3 The proposal will bring about community benefits in the form of improved pedestrian and cycle links and through the opening up of the site. The creation of new public open space will be provided for the community to enjoy.

6.7.4 NRW and the Council's Biodiversity Officer are content that the proposed development will not adversely affect local ecology, subject to the conditions suggested below.

6.7.5 The development is considered to be in line with national planning principles and contributes towards placemaking outcomes as defined in PPW10.

7.0 RECOMMENDATION: APPROVE

S106 Heads of Terms

Housing to be retained as affordable in perpetuity.

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

Conditions:

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 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.

3 No development shall begin on site until the Local Planning Authority has approved in writing the surface water drainage system. The system will need to manage surface water to comply with National Standards and legislation. The rate of discharge will need to be reduced to the greenfield run off rates with a surface water system storing and controlling flood water up to an including the 100 year + 30% climate change event. The applicant will also need to identify any overland flow routes if the surface water system exceeds and show that these overland flows do

no increase flood risk to any property on or off the development site. The scheme will be carried out in accordance with the approved details and retained in perpetuity.

REASON: To ensure adequate protection and mitigation measures are included as part of the proposal to prevent additional surface water run-off which would could lead to increased risk of flooding as required by Policy SD3.

4 a) No development shall commence on site until the detailed design of the main estate roads, safety audits and technical audits for the proposed means of access onto the Hereford Road have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

b) Before the development is brought into use the means of access, together with visibility splays, footways and turning facilities, shall be laid out and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the access is constructed in the interest of highway safety and Local Development Plan Policy MV1.

5 Prior to any works commencing on site a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the local planning authority, which shall include traffic management measures, hours of working, measures 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 CTMP

REASON: In the interest of highway safety and local residential amenity and LDP Policies MV1 and EP1.

6 No development shall take place (including ground works, vegetation clearance) until a Contractor's Construction Environmental Management (Biodiversity) plan has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following as a minimum:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) General site management: details of the construction programme including site clearance, method statements, surface water management and measures, site waste management and disposal, sustainable drainage (pre- and post-construction), maintenance and monitoring programmes;
- j) Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and an incident response plan;
- k) Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;

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

REASON: Reason: To safeguard species protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended) and the Integrity of the River Usk SAC and River Gavenny SINC.

7 No development shall commence until a Water Quality Monitoring Plan (WQMP) for the protection of water quality in the River Gavenny has been submitted to and approved in writing by the Local Planning Authority. The WQMP should include details of, but not be limited to:

- o The monitoring methods;
- o Timescales for construction;
- o Timescales for submission of monitoring and interpretative reports during construction;
- o Triggers for specific action and any necessary contingency actions, for example the need to stop work, introduction of incident response procedures.

The WQMP shall be carried out in accordance with the approved details during the site preparation and construction phases of the development.

REASON: To safeguard the Integrity of the River Usk SAC and River Gavenny SINC.

8 An updated and proportionate Green Infrastructure Management Plan shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the Management Plan shall include the following;

- a) Description and evaluation of Green Infrastructure assets to be identified, protected and managed in the GI management plan including clearly identifying those that are to be privately managed and those that are to be part of strategic landscaping
 - a. Trees and Hedgerows
 - b. Green corridors
 - c. Paths
 - d. Publicly Accessible community space
- b) Opportunities for enhancement to be incorporated
 - a. Management of Grassland for botanical species diversity and / or protected species including reptiles
 - b. Management of tree and hedge buffer strips to increase and maintain diversity, connectivity and screening
 - c. Maintain habitat connectivity through and or around the perimeter of the site for species
 - d. Management of wild play provision
- 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.

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)

9 No development shall take place (including demolition, ground works, vegetation clearance) until a scheme of Biodiversity net benefit identifying location, positioning and specification of all measures is provided. The scheme shall build upon the details provided in section 7 of 'Recommendations and Mitigation Measures' of the 'Extended Phase One Ecology Survey - Land at Glebe Cottage, Llantilio Pertholey, Abergavenny' by Ecological Services Ltd. Dated October 2018; & provide for the future management and an implementation timetable. The

scheme shall be submitted to an approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved plans and shall be retained as such thereafter.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 10, the Environment (Wales) Act 2016 and LDP policy NE1

10 No development shall take place (including demolition, ground works, vegetation clearance) until the details of the proposed Bat mitigation incorporated into the pump house have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- b) use of materials (such as timber, roofing membranes),
- c) persons responsible for implementing the works;
- d) positioning, size, type & location of bat roosting provision including positioning and size of entrances of bat mitigation; to be shown on scaled elevation plans.
- e) means of access for monitoring and maintenance by licensed bat ecologists, ensuring the roost is secured from inappropriate access.
- f) initial aftercare and long-term maintenance

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 10, the Environment (Wales) Act 2016 and LDP policy NE1

11 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of earthworks and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy G11.

12 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy G11.

13 Prior to the commencement of development, noise mitigation measures in the form of building façade constructions and ventilation provisions to the habitable rooms of every dwelling shall to be submitted to and approved by the Planning Authority. The approved mitigation shall be implemented in full before each dwelling is brought into beneficial use and retained as such in perpetuity.

REASON: In the interests of local residential amenity in accordance with LDP Policy EP1.

14 All tree protection measures at the site including tree pruning will be carried out in strict accordance and timings as recommended in the Arboricultural Method Statement found in Section 6 of the Arboricultural Report by ArbTS. This will also include the appointment of a Project Arboriculturist who will liaise with the Council's Tree Officer at intervals to be agreed.

REASON: To ensure the safe, long-term retention of valuable green infrastructure assets in accordance with Council Policy S13 - Landscape, Green Infrastructure and the Natural Environment.

15 Prior to installation of lighting, a "lighting design strategy for biodiversity" for the scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall: (a) identify those areas/features on site that are particularly sensitive and that are likely to cause disturbance in or around 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 light sensitive 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: Reason: To safeguard foraging/commuting habitat of Species of Conservation Concern in accordance with Section 6 of the Environment Act (Wales) 2016 and LDP policies EP3 and NE1.

16 There shall be no ground raising within the floodplain (Zone C2 in the south of the site).

REASON: To ensure no increase in flood risk elsewhere, flood flow routes through this area are maintained and to avoid the loss of flood storage, in accordance with TAN15.

17 No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

REASON: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

INFORMATIVES

1 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

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

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

4 Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwales@networkrail.co.uk