

Application Number: DM/2021/02070

Proposal: Reserved Matters consent pursuant to the approval of outline planning permission ref: DM/2018/00769 for Outline development of up to 45 dwellings

Address: Land at Chepstow Road, Raglan

Applicant: Butler Wall Homes c/o Asbri Planning

Plans: Other ARBORICULTURAL REPORT - , Landscaping Plan 18-09-101 - , Site Plan ESP 01 - , Garage Plans G01 - , Garage Plans G02 - , Garage Plans G03 - , Garage Plans G04 - , Garage Plans G05 - , Garage Plans G06 - , Garage Plans G07 - , Garage Plans G08 - , Garage Plans G09 - , Garage Plans G10 - , Location Plan LP01 - , Floor Plans - Proposed P31 01 - , Floor Plans - Proposed P31 02 - , Floor Plans - Proposed P31 03 - , Proposed Roof Plan P31 04 - , Elevations - Proposed P31 05 - , Elevations - Proposed P31 06 - , Other P31 07 - BIKE/BIN STORES, Floor Plans - Proposed PL01 01 - , Elevations - Proposed PL01 02 - , Floor Plans - Proposed PL02 01 - , Elevations - Proposed PL02 02 - , Elevations - Proposed PL03 02 - , Floor Plans - Proposed PL05 01 - , Elevations - Proposed PL05 02 - , Floor Plans - Proposed PL06 01 - , Elevations - Proposed PL06 02 - , Elevations - Proposed PL06 03 - , Floor Plans - Proposed PL12 01 - , Elevations - Proposed PL12 02 - , Floor Plans - Proposed PL14 01 - , Elevations - Proposed PL14 02 - , Floor Plans - Proposed PL15 01 - , Elevations - Proposed PL15 02 - , Floor Plans - Proposed PL16 01 - , Elevations - Proposed PL16 02 - , Floor Plans - Proposed PL17 01 - , Elevations - Proposed PL17 02 - , Floor Plans - Proposed PL18 01 - , Elevations - Proposed PL18 02 - , Elevations - Proposed PL19 02 - , Floor Plans - Proposed PL20 01 - , Elevations - Proposed PL20 02 - , Elevations - Proposed PL22 02 - , Floor Plans - Proposed PL21 01 - , Elevations - Proposed PL21 02 - , Floor Plans - Proposed PL22 01 - , Floor Plans - Proposed PL23 01 - , Elevations - Proposed PL23 02 - , Elevations - Proposed PL24 02 - , Floor Plans - Proposed PL25 01 - , Elevations - Proposed PL25 02 - , Floor Plans - Proposed PL27 01 - , Elevations - Proposed PL27 02 - , Floor Plans - Proposed PL29 01 - , Elevations - Proposed PL29 02 - , Site Plan PSP01 - Rev B, Site Sections PSP02 - , Ecology Report EEP01 - Rev A, All Drawings/Plans PSR01 - Rev B, All Drawings/Plans PV01 - Rev B,

RECOMMENDATION: Approve subject to final confirmation from NRW that the development would not have an adverse impact on water quality within the River Usk catchment.

Case Officer: Ms Kate Bingham
Date Valid: 23.12.2021

This application is presented to Planning Committee as five or more objections have been received

1.0 APPLICATION DETAILS

1.1 Site Description

1.1 This is an application for Reserved Matters following outline consent for up to 45 dwellings in Raglan. The site is allocated for residential development under Policy SAH10(iii) (Rural Secondary Settlements) in the Adopted Local Development Plan (LDP).

1.2 The application site extends to 2.18 hectares (5.4 acres) and currently comprises a greenfield site. The northern boundary of the site is formed by some mature trees, the southern by the Nant y Wilcae, the western edge by back gardens of the adjoining properties along Fayre Oaks and The Willows, and the eastern boundary by hedges, a property known as Brooklands Lodge and Chepstow Road.

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

1.4 The proposed development site lies partially within Zone C2 as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15). A similar extent of flood risk is also shown on the Flood Map for Planning, falling into Flood Zone 2 and 3 (Rivers). It should be noted that the southern section of the site which is at risk of fluvial flooding will be public open space.

1.5 The application site is also within the Phosphorous Sensitive Catchment Area of the River Usk Special Area of Conservation (SAC). On the 21 January 2021, Natural Resources Wales (NRW) published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, NRW issued a Planning Position Statement, in which they advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC.

1.2 Proposed Development

As aforementioned, the site benefits from outline planning consent for the development of 45 dwellings with all matters reserved, (ref: DM/2018/00769). The following key principles were established at outline stage;

- o There is a requirement for 35% of the dwellings to be affordable;
- o Part of the site (approximately 0.9ha) is located within Zone C2 floodplain; these areas will not be developed for a residential use and will instead be utilised as public open space;
- o The illustrative masterplan shows public open space to the north and southern ends of the site and a tree lined primary central road running through the middle;
- o A footpath link to/from the existing housing to the east, the public open space and the village facilities such as the doctors and the school are also shown
- o The final mix of housing and the height of any dwellings will be determined at Reserved Matters stage.
- o The development will feature typically two storey dwellings but with some single storey and 2.5 storey homes in order to add variety and interest.
- o The development will be designed to reflect and complement the wider context of the village in terms of its overall architectural style and will look to address the street frontage positively.
- o The final details of access are a reserved matter. It is known at this stage however that access will be taken from Chepstow Road and an indicative internal road layout has been provided.
- o Parking requirements will be provided 'on-plot', in private garages and shared parking areas and will meet Monmouthshire's Parking Standards (one space per bedroom up to a maximum of three with dimensions of 4.8m x 2.4m).
- o Landscaping details will also be considered at reserved matters stage which will include potential tree and hedge planting for screening between the existing and proposed developments.
- o The connection to the existing footpath between the side/rear of a property on Fayre Oaks and the rear gardens of The Willows is welcomed as it will benefit the wider community.
- o The site is a sensitive one and is identified by LANDMAP as of high and outstanding value for its visual and sensory, historical and cultural aspects. Historically the top half of the site would

have formed part of the extended parkland to the Castle, today it forms the southern entrance and exit into the village and is therefore an important and sensitive setting.

- o It is proposed to retain the existing boundary hedgerows and trees.

Prior to submitting this Reserved Matters application, a pre-application submission was made which was accompanied by a site plan, comprising 41 homes. A pre-application meeting was held on the 10 September to discuss the proposal. It was quickly established that a previous version of the scheme, which has been submitted to the LPA informally, was preferred to the one submitted formally at pre-application stage. The previous version comprised fewer units, notably, 35 and this was to the benefit of green infrastructure and placemaking. The Local Planning Authority agreed that the sites inherent constraints meant that a 35 unit scheme could be justified.

A subsequent pre-application meeting took place to discuss the amended scheme. The layout was revised as follows;

Number of units reduced from 41 to 38 for the wider benefit of green infrastructure.

- o Footpath omitted through the Public Open Space at site entrance in favour of a footpath along Chepstow Road.
- o Turning head has been provided on the eastern side of the site, allowing refuse vehicles to manoeuvre near to proposed units 5-12.
- o The number of 5 bed units have been reduced and number of 3 bed market units increased.

The following was also confirmed during pre-application discussions;

- o All strategic landscaping should be within the control of a management company and outside of private ownership. Important features should be kept out of private curtilage.
- o Public Open Space at the site entrance should include edible trees/orchard.
- o Where hedges are part of private curtilage a condition should be used to ensure boundary hedges are retained in perpetuity.
- o A lighting scheme will also be required to prevent inappropriate lighting of ecological features.
- o The application must be supported by an Ecological Impact Assessment Report (EciAR) produced by a suitably experienced ecologist.
- o A guide to the amount of GI required, notably the amount of green infrastructure is calculated as a minimum of 36.31 metres square (m²), per person or 90.77m² per dwelling assuming 2.5 persons per dwelling of which a target of 10m² per dwelling to be allocated for tree planting where considered appropriate to address MCC's Climate Emergency Action Plan target. This is a minimum allocation which may be increased to reflect individual site assessment of GI assets and opportunities. Note this excludes Open Space and Recreation, Suds and Community Food Growing/Allotments.
- o The requirement for a 4m buffer strip where permanent or semi-permanent structures are erected and meet existing boundaries.
- o Highways requested a footpath along the western carriageway of Chepstow Road, from the existing down to the 30mph sign after Brooklands Lodge.
- o Turning head would be required to serve more than 5 units.
- o No allocated visitor spaces are required if the highways are designed appropriately to accommodate on street parking.

A Section 106 Agreement was entered into as part of the outline application. As such, this reserved matters application needs to provide the following to accord with the terms of that signed agreement:

- o 13 (35%) affordable homes;
- o Footpath link between the site and the existing footway adjacent to 22 Fayre Oaks;
- o Public open space provision;
- o Financial contribution for local recreation / community facilities; and Financial contribution towards improvements to the local bus service.

The key issues for consideration under this Reserved Matters application include the scale, layout, appearance, materials and landscaping.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/00769	Outline development of up to 45 dwellings.		27.02.2019
DM/2021/02070	Reserved Matters consent pursuant to the approval of outline planning permission ref: DM/2018/00769 for Outline development of up to 45 dwellings.	Pending Determination	
DM/2022/00350	Discharge of conditions; 3 (Construction Environmental Management Plan), 4 (lighting design strategy for biodiversity), Condition 5 (construction design method statement and risk assessment for the protection of the structural condition of the strategic rising main), condition 6 (drainage strategy), condition 7 (green infrastructure management plan), condition 8 (arboriculturalist appointment) and condition 11 (proposed earthworks) relating to application DM/2018/00769	Pending Determination	
DC/1995/00982	Erection Of Hay Barn & Implement Shed.	Acceptable	15.11.1995

DC/1974/01034	Junior School/Bus Bay	Approved	12.02.1975
DC/1996/00602	Alteration To Cattle Building	Permission Required	11.07.1996
DC/2015/00711	The replacement of existing timber French doors and windows to kitchen area, facing into courtyard area, to aluminium windows and bi-folding doors. Colour scheme to match existing windows and external joinery. (Application numbers DC/2008/00953 / DC/2007/01316).	Approved	11.06.2015
DC/2007/01445	Proposed construction of double garage and store, and timber shelter.	Approved	09.01.2008
DC/1991/00249	1 Single Storey Residential Dwelling.	Refused	03.07.1991

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

SAH10 LDP Rural Secondary Settlements
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
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
EP5 LDP Foul Sewage Disposal
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
MV1 LDP Proposed Developments and Highway Considerations
MV3 LDP Public Rights of Way
SD2 LDP Sustainable Construction and Energy Efficiency
SD3 LDP Flood Risk

Supplementary Planning Guidance

Monmouthshire Parking Standards (January 2013)

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 11

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 of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

Technical Advice Notes

Technical Advice Note (TAN) 12: Design (March 2016)

Welsh Government Circulars

Welsh Government Drainage Circular 008/2018.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Raglan Community Council - No comments received to date.

NRW - We have no objection to the proposed development as submitted. We note from the covering letter from Asbri Planning dated 20th December 2021 and the Proposed Site Plan that the southern section of the site which is at risk of fluvial flooding will be public open space. As such we have no objection on flood risk grounds.

Dwr Cymru - Welsh Water (DCWW) - No objections:

We have been in dialogue with the applicant and their agent which has progressed matters such that a revised layout, drawing ref PSP 01 Rev B has been submitted. This drawing adequately provides for the required easement zones on the two assets crossing the proposed development and we are content to remove the objection.

Notwithstanding the above, if the assets are located contrary to the existing public sewer record and the required protection zones cannot be maintained then we request that the applicant contacts us immediately.

Turning to drainage matters we note the intention to drain foul water to the public sewer and surface water will outfall to the nearby watercourse. We offer no comment on the surface water destination and have no objection in principle for the communication of foul water to the public sewer. The applicant is advised that no connection will be permitted direct to the pressurised rising main which crosses the development site and no adoptable sewers laid and no physical connection to the public sewer made until the relevant approvals have been issued under Section 104/106 of the Water Industry Act 1991.

The review of the Environmental Permit for Raglan WwTW has been completed and the permit will remain as 1mg/l. We can confirm that there is sufficient capacity to accommodate the 45 dwellings proposed.

MCC Highways - The highway authority offers no objections to the details submitted in support of the reserved matters application:

The proposed means of access approved pursuant to Outline Application DM/2018/00769 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.

The internal estate roads as detailed in the supporting information submitted in support of the application particularly Drawing No. '9251 PSP01' Site Plan together with the vehicle tracking analysis drawing No. '10112-GRY-01-00-DR-C-SK' 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 levels of parking spaces and detached garages indicated are considered acceptable and in accordance with Monmouthshire adopted parking standards and garage standards.

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 Chepstow Road. The proposal generally accords with the design standards established in the Active Travel Wales Act.

MCC Biodiversity - No objections subject to conditions.

MCC Housing - The mix proposed is acceptable and meets the policy requirement of 35% affordable. The previous layout proposed 12 units of affordable housing, the additional unit is welcome as there is a high demand for affordable housing in this location, although it is a shame that it has not been possible to deliver the 2 bed bungalow. The affordable homes will need to be designed to WDQR 2021 standards.

MCC Landscape / GI - No objections:

The applicant has provided details of both hard and soft landscape which reflect the guidelines as set out in the GI strategy plan 18-10-PL 201 rev A and masterplan plan 1391-p-001.

The applicant has provided an acceptable green corridor link between the public open space (POS) and Fayre Oaks and proposed play area.

Planting Plans sheets 1-3 show the strategic GI, spine road trees and other landscaping that sits outside of private ownership. It is noted that GIMP 18-10-R01 references the RM planting plans and sets out the landscape aftercare programme inclusive of SuDS.

An acceptable integrated SuDS scheme has been incorporated throughout the site. In terms of informal play space provision, the emphasis through discussion has been on the southern area with additional smaller space to the north of the site. Biodiversity enhancements from a landscape perspective as highlighted in the GIMP 18-10-R01 P8 reference provisions for hibernacula and hedgehog access. Further clarity within the CEMP would be welcome.

From a landscape and GI perspective the applicant has provided sufficient information.

MCC SAB - From the plans submitted the total construction area is above 100m² (building footprint, yard area, hardstanding and parking bays) then SAB approval will be required prior to any works commencing on site.

SEWBRc Search Results - No significant ecological record identified.

5.2 Neighbour Notification

Representations received from 9 households objecting on the following grounds:

Residential Amenity:

- o Detrimental impact on the property of no36 due to the proximity and nuisance caused by placement of the parking for the proposed development of open market flats adjacent to no36 property along the full length of the existing garden.
- o 24 Fayre Oaks, is on a plot with large trees that over shadow the house on 2 sides blocking light for the majority of the day (the mature oak in close proximity to the front of the house is subject to a TPO which restricts pruning activity). The proposed placement of plot 24's 2.5 storey property (5A) and its detached pitch roof garage will mean that light and privacy will significantly affect light into 24 Fayre Oaks.
- o The current suggested positioning of the '5A' 2.5 storey buildings of proposed Plots 24 and 23, are in close proximity to the adjacent existing dormer bungalows and will create an oppressive and overbearing living environment.
- o All of the dwellings backing onto the existing chalet bungalows in Fayre Oaks have very steep sided tall roof lines and I ask they be lowered to appear less obtrusive and overbearing, shallower roofs are quite feasible and would be more in keeping with all of the existing houses in the area.
- o Loss of landscape view that will arise due to the nature of these developments and their elevation in relation to no36. Views will be impeded.
- o Access for the residents of Fayres Oaks to the hedgerow that forms the boundary of their gardens should be allowed, in order to carry out maintenance to said hedgerows.
- o Boundaries to the proposed houses adjacent to the existing Fayre Oaks properties will need to ensure privacy is maintained as some areas of the existing hedgerow is less than 1 metre high. To counter this, 1800mm timber closed board fencing.
- o Photos taken by local residents show the amount of surface water that has regularly made a section of the Chepstow Road flooded and impassable. A number of cars having been stranded and had to be rescued from the area, following heavy rainfall.
- o

Flooding:

- o The field and adjacent road have historically been and continue to be subject to flooding arising from fluvial pathways as well as roadside runoff; this development proposal is not well suited to this location.
- o This development would place householders new and existing at increased risk of flooding through drainage and fluvial means.
- o Detrimental impact on drainage caused by development of hard standing housing areas.
- o Note that swales and other measures are proposed but these need maintenance to be effective and would not offset the lost drainage field.
- o With one entry and egress point for vehicles from the site, it is not evident that the proposed plan fulfils the above TAN15 requirements, particularly when said entry point onto the Chepstow Road is known to flood.
- o Note with concern that some of the properties are to be raised above existing ground level, thus exacerbating the overbearing aspects of the design, presumably because of the flooding that occurs on a regular basis on this land.
- o Whilst provision has been made for an attenuation pond, it is the experience of residents in Fayre Oaks, that small ponds gather behind and adjacent to the rear of their gardens, at times extending into the gardens themselves, particularly in the area of plots 23 and 24. It is therefore suggested that drainage ditches between the boundaries of properties in The Willows and the new housing be implemented to take surface water away from existing/proposed gardens to the attenuation pond.
- o Surface seepage is very poor and that surface water will take some time to drain.

Visual Impact/Design:

- o The proposed dwellings are not of a design, which is in keeping with the scale, character, or appearance of the area.

- o The report by the specialist stated that no trees or hedgerows were required to be removed yet the site plan, shown on this application show the possibility of a removal of the a section of hedge at my property.
- o The density is overwhelming.
- o The 2.5 storey properties should either be in the centre of the estate or along the boundary of the Chepstow road.
- o Housing built adjacent to the existing properties should be in keeping with existing heights, that is to say either bungalows or 2 storey houses.

Access and Traffic:

- o This development will only add further traffic burdens in an area ill equipped to deal with them.
- o Access onto Chepstow Road is a concern due to additional risk of road traffic accidents. Even with current speed restrictions it is a well used road by vehicles and cyclists.
- o It would seem common sense to extend the speed bumps past the proposed site entrance.
- o As a previous housing application in Raglan was turned down due to lack of public transport, why is this application even being considered?
- o Public transport has declined to the point that it is even impossible to commute to Abergavenny for work, First bus from the village is 10am and the last return from Abergavenny is 3.30pm.
- o With the housing proposal including a number of affordable properties for those on lower incomes, it will make transport difficult for those unable to also afford private transport.
- o The bus services to Monmouth and Newport have also been reduced over the last few years.

Other:

- o The village has insufficient infrastructure to accommodate additional educational places or employment.
- o This increases carbon footprint loading which is contrary to the local and county planning principles.
- o It is a development that is not required in an area that cannot sustain it economically or environmentally.
- o Raglan residents, particularly those in Fayre Oaks will be aware of the long-standing issues with blockages to the drains and sewerage systems. What provisions/assurances are in place with Welsh Water to ensure the building of additional properties will not exacerbate the situation further.

5.3 Other Representations

None.

5.4 Local Member Representations

No comments received.

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

6.1.1 The settlement of Raglan is identified in Strategic Policy S1 of the LDP as a Rural Secondary Settlement. The site is allocated in Policy SAH10 (iii) of the LDP for around 45 dwellings on a site area of 2.18ha. Due to the constraints of the site and the semi-rural context, it is agreed that a reduction to 38 dwellings is acceptable.

6.1.2 Policy S4 relates to Affordable Housing Provision and states that in Rural Secondary Settlements there is a requirement for 35% of the dwellings to be affordable. The proposal satisfies Policy S4 through the provision of 13 affordable homes (35%).

6.1.3 Policies DES1 and EP1 relating to General Design Considerations and Amenity and Environmental Protection respectively must be taken into consideration. Policy G11 relating to Green Infrastructure and Policy NE1 relating to Nature Conservation and Development are also relevant.

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

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

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

6.2 Good Design / Place Making

6.2.1 The proposed layout builds on principles established at outline stage. The site layout has been designed, taking into consideration, the site's inherent constraints, which include;

- o 2 drainage easements;
- o The flood zone to the south;
- o 21m separation distances with properties at Fayres Oaks and The willows to the west; and
- o Root protections zone

6.2.2 There are also design guides that need to be complied with internally, including the 21m distance between directly facing habitable room windows, appropriate car parking provision, SuDS features, turning areas and highway design standards.

6.2.3 Proposals comprise the delivery of 38 units, 13 of which will be affordable homes. This meets the Council's Affordable Housing requirement of 35% secured through the outline planning permission. The proposed residential accommodation comprises a mixture of one, two, three, four and five bedroom properties. The schedule of accommodation is as follows:

- o 6 x 1-bed apartments;
- o 4 x 2-bed homes;
- o 8 x 2-bed apartments;
- o 7 x 3-bed homes;
- o 4 x 4-bed homes; and
- o 9 x 5 bed homes.

6.2.4 Of the above, the following have been designed to DQR Standards and will be transferred to a Registered Social Landlord to be affordable tenure:

- o 6 x 1-bed apartments
- o 4 x 2-bed homes
- o 3 x 3-bed homes

6.2.5 The site's net developable area has been calculated at 1.06 Ha; proposals are therefore 38 dwellings per hectare which is considered to be appropriate for this site given its semi-rural context.

6.2.6 Properties have been designed to front the primary access, to create a sense of space and an active street scene. Tandem parking spaces have been provided, where possible to reduce the impact of parked cars and hard standings on the street scene. The development will feature typically two storey dwellings with a small number of 2.5 storey homes.

6.2.7 The southern section of the site, located within Zone C2 floodplain, is proposed as public open space (POS) which aligns with the approved POS strategy. This area will be retained and enhanced; existing trees, hedgerows and grasslands will be retained. An attenuation pond is proposed which will also result in wetland creation and biodiversity enhancements.

6.2.8 The proposed units incorporate traditional design features including pitched roofs with large gables, chimneys, bay windows, dormers and canopies. The finishing materials of the proposed development will comprise of a palette of render, brick, a stone, artificial slate roofs and cast stone heads, gable features, cills and cappings. The palette has been selected to provide a scheme that is in keeping with the local traditional vernacular but also with neighbouring existing development.

6.2.9 All of the properties will benefit from Photovoltaic panels either on the roof of the dwelling, or where not suitable, on the garages. The applicant has also made a commitment that each unit will also be provided with an electric car charging point.

6.2.10 The proposed layout and design of the dwellings is considered to be of an appropriate scale and form for the area and will not therefore adversely affect local visual amenity. The provisions of LDP Policy DES1 are therefore considered to have been met.

6.3 Landscape / Green Infrastructure (GI)

6.3.1 In seeking to achieve a strong GI network, the following opportunities have been identified within the scheme:

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

6.3.2 The detailed submission shows a 2.5 storey open market apartment block to front the area of POS positioned at the site entrance. This will help to ensure active surveillance of the open space and a strong frontage with Chepstow Road.

6.3.3 A new footpath is proposed along the site frontage to ensure pedestrian connectivity with the residential properties to the north and west and also to village facilities such as the doctors, school, public houses and local shops. A footpath connection has also been provided between units 27 and 28 to provide a link with the Willows. This provides permeability between the two areas and also offers a benefit to existing residents who will be able to easily access the proposed areas of POS within the new site.

6.3.4 Landscaping corridors are proposed along the eastern and western boundaries in the form of hedgerows to ensure screening between the existing and proposed developments but also to provide ecological corridors. These landscape buffers and the overall landscape strategy is one of retention and enhancement. The northern area will provide a SuDs Basin, orchard trees and a wildflower meadow area. The southern area is proposed to provide an open informal recreation

area with parkland planting, informal mown paths, native structure planting, and a further SuDs basin.

6.3.5 A landscape buffer zone has been provided around the site periphery, with the exception of the proposed access point. Gates are proposed to the rear of plots 12, 22, 23, 24 and 30 to provide access to these buffer zones which will be under the maintenance of a management company to ensure their longevity.

6.3.6 In terms of play equipment, there is a move towards more informal 'wild' play and away from fixed Local Areas of Play which are under used and expensive to maintain. It is the intention that all public open space would be adopted by the County Council.

6.3.7 The landscaping strategy submitted to accompany the application details the retention of existing GI Green Infrastructure, and substantial additional planting of native trees/shrubs and hedgerows. In accordance with the outline consent, public open space POS is proposed on the northern and southern ends of the site connected via a tree lined avenue running along the primary central road.

6.3.8 In taking into consideration the approved outline layout and the detailed plans, it is considered that the proposed development will provide enhancement of the existing landscape features and also create new areas of POS and new planting to the benefit of the local community. As such it is considered that the development accords with the provisions of LDP Policies LC1, LC5 and G11.

6.4 Biodiversity

6.4.1 The application site comprises of open pasture land, and as such an ecological survey and subsequent survey for Otters, Bats and white-clawed Crayfish was submitted to accompany the outline application. The surveys made the following recommendations;

- o No hedgerows must be removed as part of this proposal. Where hedgerows are to be removed, these must be replanted or additional planting carried out elsewhere in the first available growing season.
- o A dark corridor including a buffer zone must be created along the Nant y Wilcae. Such a measure is facilitated by the requirements of flood zone management. The buffer zone must include the stream, the bank, the tree line and at least 5m of grassland habitat.
- o Night-time lighting of the site must be directed away from the stream corridor, to avoid disturbance of wildlife.

6.4.2 The submitted Biodiversity Construction Environmental Management Plan (CEMP) addresses previous concerns and provides details of good working practices throughout construction regarding protected species, particularly otter, dormouse, badger and reptiles. Measures to avoid impacts on the specific species above will also be sufficient to avoid harm to other species such as great crested newt, hedgehogs and other priority mammal species. The biodiversity CEMP also proposes a suitable sensitive lighting scheme to minimise impacts on protected and priority species throughout the site.

6.4.2 A large badger sett with 15 entrances was identified located on the southern bank of the Nant-Y-Wilcae, just outside of the southern boundary of the site. a suitable buffer of a minimum 10m will be maintained away from the sett throughout construction. The sett is located at the south of the site, away from housing provision.

6.4.3 Planning Policy Wales (PPW) 11 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.5 refers). This policy and subsequent policies in Chapter 6 of PPW 11 respond to the Section 6 Duty of the Environment (Wales) Act 2016. A number of enhancement measures have been proposed. These include:

- o bat boxes
- o open nest boxes
- o house sparrow nest boxes
- o hidden nest boxes

6.4.4 Additionally, new native hedgerow and structural planting will be undertaken throughout the site, as well as wildflower meadow planting and marginal and pond planting within and around proposed drainage features. It is agreed by the Council's Biodiversity Officer that the implementation of the above enhancement measures and proposed planting plans will result in a net benefit to biodiversity as a result of the application. These measures are also detailed on the 'Ecological Enhancement Plan' drawing. The proposal is therefore considered to meet the terms of LDP Policy NE1.

6.5 Impact on Amenity

6.5.1 The proposed layout has been designed to ensure that there are separation distances of at least 21m between habitable room windows on the proposed and existing houses to ensure privacy and/or any overbearing impact. The closest existing dwellings to the new development are 24 - 36 Fayre Oaks (even numbers) that run alongside the western boundary of the application site.

6.5.2 Although it is noted that there is a detached garage on the rear boundary of plot 5A which faces the rear garden of no. 24 Fayre Oaks, there is a 5m landscape buffer between the garage and the boundary. Given that the garage is to the east of the existing garden and single storey, and given the buffer in between, it is considered that this relationship will not significantly impact on the residential amenity of the existing neighbour. It should be noted that 24 Fayre Oaks does benefit from a large garden to the front of their property.

6.5.3 No. 36 Fayre Oaks is also sited closer to the boundary than the remainder of the neighbouring properties and will share a boundary with the parking area for the block of open market apartments located at the entrance to the development. Again, they will benefit from the 5m landscape buffer between their garden and the parking area itself and given the scale of the development, significant disturbance is likely to be minimal.

6.5.4 On the basis of the above, it is considered that there will be no serious loss of residential amenity resulting from the development subject to the continued retention and maintenance of the landscape buffer which is a requirement of approval should Members be minded to approve the application. As such, LDP policies DES1 and Policy EP1 have been complied with.

6.6 Sustainable Transport Hierarchy / Highway Safety

6.6.1 In terms of sustainability, the site is within walking distance of all local facilities in the village which includes a convenience store, pharmacy, butchers, pubs and a primary school. Approximately 230m from the site there is a bus stop (Beaufort Square) on High Street, to the west of Chepstow Road, for westbound journeys. Approximately 255m from the site there is a bus stop (St Cadoc's Church) on High Street, to the east of Chepstow Road, for eastbound journeys. Both bus stops are all within comfortable walking distance from the site. The stops are serviced by routes 60 Stagecoach South Wales and 83 Phil Anslow. There are railway stations at Abergavenny, Cwmbran, Chepstow and Newport the routes of which form part of the national rail network. These can be connected to using the bus services from Raglan. The proposals are therefore considered to be in line with policy by supporting sustainable travel options in rural areas and locating the development near to other related uses to encourage multipurpose trips. This development proposes linkage to the pedestrian infrastructure connecting to local facilities and to public transport services.

6.6.2 To accord with the indicative layout approved at outline stage, vehicular access is proposed via a T-junction to be created with Chepstow Road. An area of public open space has been provided to the north of the access point and a primary central road is proposed which leads to a

larger area of POS to the south of the site. A roadside swale is proposed along the primary road which will also allow the provision of a tree lined avenue to be included.

6.6.3 Parking provision is provided in line with the Council's Car Parking SPG. 90 parking spaces are proposed with all units benefiting from 1 space per bedroom to a maximum of 3 spaces. Sufficient space is included within the garages and curtilage areas of the proposed dwellings to accommodate cycle storage. Separate cycle storage is proposed for the apartment units.

6.6.4 It is the intention that all highways would be adopted by Monmouthshire County Council. The general arrangement of prospectively adoptable footways is considered acceptable and will provide adequate pedestrian connectivity through the site and to existing pedestrian facilities located on Chepstow Road. The proposal generally accords with the design standards established in the Active Travel Wales Act.

6.6.5 A Construction Traffic Management Plan has been submitted for the discharge of a condition on the outline consent. There were initial concerns from Highways regarding the proposed routes to the site as per previous submissions, however the Highway Authority is now satisfied that the routes have been adjusted accordingly to avoid the Raglan High Street and all construction traffic will now access the site from the east via Monmouth Road. In addition, all other measures including site parking, highway and site cleanliness have been satisfied.

6.7 Affordable Housing / Other Section 106 Requirements

6.7.1 Provision of 35% affordable housing was secured at outline application stage and the mix proposed is acceptable to the Council's Housing Officer. The following have been designed to DQR Standards and will be transferred to a Registered Social Landlord to be affordable tenure:

- o 6 x 1-bed apartments
- o 4 x 2-bed homes
- o 3 x 3-bed homes

6.7.2 Furthermore, in accordance with the signed Section 106 agreement, a footpath link between the site and the existing footway adjacent to 22 Fayre Oaks will be provided as well the implementation of public open space works. A sum of £3132 per dwelling towards the provision of recreation / community facilities in Raglan has also been secured as well as £30,000 to pump prime and enhance the local bus service including route numbers 60 and 82.

6.8 Flooding

6.8.1 The proposed development site lies partially within Zone C2 as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15). A similar extent of flood risk is also shown on the Flood Map for Planning, falling into Flood Zone 2 and 3 (Rivers). In this case, the southern section of the site which is at risk of fluvial flooding will be POS. The proposed development will also be subject to a fully engineered surface water drainage scheme (see below) to ensure that historic flooding reported by local residents is managed.

6.8.2 On this basis, NRW have raised no objection on flood risk grounds and the development meets the requirements of LDP Policies S12 and SD3.

6.9 Drainage

6.9.1 The development site is located within the catchment of the River Usk Special Area of Conservation (SAC). Compliance data by NRW published in January 2021 shows the Usk to be in poor condition with respect to phosphorous targets, with widespread failures often of large magnitude. It is understood that foul water drainage is proposed to be connected to the existing combined public sewerage system via the existing manhole (DCWW reference SO4107440) located in Chepstow Road near the proposed development access. The current wastewater treatment works (WWTW) has a phosphate stripping facility and a recent permit review undertaken

by NRW has confirmed that there is capacity within the existing permit for 38 additional dwellings. The proposed development would not have an adverse impact on water quality within the Usk River catchment given that the current permit meets the required target of 1mg/l which has been certified by NRW. Officers recommend that the application is approved subject to final confirmation from NRW that impact of the development on the river Usk catchment is acceptable.

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

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

6.10.1 In terms of the capacity of the local schools to accommodate the increase in numbers of residents, the Council's Education Department was consulted at outline stage and conformed that no education contributions will be required. It is anticipated that 45 dwellings would generate 10 primary aged pupils which would be able to be accommodated in Raglan Primary School. The development is anticipated to generate 9 secondary aged pupils which would be able to be accommodated in Monmouth Comprehensive School.

6.10.2 Issues raised regarding potential flooding, access, sustainability, visual impact and residential amenity have been addressed elsewhere in this report (see above).

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

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

6.12 Conclusion

6.12.1 This is an application for Reserved Matters following outline consent for up to 45 dwellings in Raglan. The site is allocated for residential development under Policy SAH10(iii) (Rural Secondary Settlements) of the Adopted Local Development Plan (LDP).

6.12.2 The proposal for 38 dwellings including 13 affordable units with access off Chepstow Road complies with the requirements of the outline consent.

6.12.3 The layout of the development including landscaping and open space provision is considered to be appropriate to the location and there is no conflict with LDP Policies LC1, LC5 and G11.

6.12.4 The design of the proposed dwellings is considered to be in keeping with the character and appearance of the surrounding area and meets the requirements of LDP Policy DES1.

6.12.5 The site layout ensures that there will be no loss of local residential amenity as a result of the development in accordance with LDP policies DES1 and EP1.

6.12.6 The location is relatively sustainable in terms of access to local services and public transport.

6.12.7 There will be no adverse impact on ecology and biodiversity enhancements are proposed as part of the scheme as required by LDP Policy NE1 and PPW11.

6.12.8 NRW are satisfied that the developed part of the site will not be at risk of flooding and there is no conflict with TAN15.

7.0 RECOMMENDATION: APPROVE subject to final confirmation from NRW that the development would not have an adverse impact on water quality within the River Usk catchment.

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 No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.

REASON: - To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development and to safeguard the visual amenities of the locality and users of the highway.

3 No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development and to safeguard the visual amenities of the locality and users of the highway.

4 The development shall be undertaken in strict accordance with the approved 'Construction and Environmental Management Plan - Land at Chepstow Road, Raglan by Ecological Services Ltd, dated January 2021'. Evidence of compliance with the plans in the form of georeferenced photographs must be provided to the LPA no more than three months later than the first beneficial use of the development.

REASON: To ensure adequate safeguards for species of principle importance for conservation and to ensure compliance with LDP policy NE1.

5 No removal of hedgerows, trees or shrubs, or building works shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended).

6 The 'Ecological Enhancement Plan, drawing no. EEP 01 by Pembroke Design Ltd, dated January 2022' which illustrates the design and location of bat and bird box provision shall be implemented in full and shall be retained as such in perpetuity. Evidence of compliance with the

plan in the form of georeferenced photographs must be provided to the LPA no more than three months later than the first beneficial use of the development.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 11, the Environment (Wales) Act 2016 and LDP policy NE1.

INFORMATIVES

1 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.

2 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.

3 The watercourse known as the Nant y Wilcae is scheduled as a statutory main river, pursuant to the Water Resources Act 1991. The applicant/developer will need to apply for a Flood Risk Activity Permit from NRW if they wish to undertake any work in, over, under or adjacent to this main river. Please see NRW's website for further details:

[https://naturalresources.wales/permits-and\[1\]permissions/flood-risk-activities/flood-riskactivity-permits-information/?lang=en](https://naturalresources.wales/permits-and[1]permissions/flood-risk-activities/flood-riskactivity-permits-information/?lang=en)

4 No development shall commence until the applicant has entered into a Section 278 agreement, Highways Act 1980 with the Council for the works associated with the re-access and footway provision and associated works on Chepstow Road.

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

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

7 Badgers - Please note that Badgers are protected under the Protection of Badgers Act 1992. It is illegal to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so; to intentionally or recklessly interfere with a badger sett by damaging or destroying it; to obstruct access, or any entrance of, a badger sett and to disturb a badger when it is occupying a sett. To avoid breaking the law, follow the advice provided by the consultant ecologist and if work is within 30m of a sett consult with Natural Resources Wales.

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

9 As of 7th January 2019, all construction work in Wales with drainage implications, of 100m² or more, is now required to have Sustainable Drainage Systems (SuDS) to manage on-site surface water (whether they require planning permission or not). These SuDS must be designed and constructed in accordance with the Welsh Government Standards for Sustainable Drainage.

The SuDS Approving Body (SAB) is a service delivered by the Local Authority to ensure that drainage proposals for all new developments of at least 2 properties OR over 100m² of construction area are fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage published by Welsh Ministers.

If you are in any doubt as to whether you require SAB approval, please contact:

SAB@monmouthshire.gov.uk

For advice regarding the application process and general enquiries - 01495 768306

For technical advice regarding your SuDS design and meeting the National Standards - 01633 644730