

Application Number: DM/2021/01700

Proposal: The demolition of existing buildings and the construction of 4 two-bedroom, four-person houses and an apartment block with 9 one-bedroom, two-person flats

Address: Land At Wheat Field Close, Monmouth

Applicant: MHA

Plans: 3860(003)-PEN-ZZ-FF-DR-A-4005-S4-P3, 3860(003)-PEN-ZZ-GF-DR-A-2002-S4-P3, 3860(003)-PEN-ZZ-GF-DR-A-4002-S4-P3, 3860(003)-PEN-ZZ-ZZ-DR-A-1100-S4-P2, 3860(003)-PEN-ZZ-ZZ-DR-A-1101-S4-P7, 3860(003)-PEN-ZZ-ZZ-DR-A-1300-S4-P2, 3860(003)-PEN-ZZ-ZZ-DR-A-2008-S4-P4, 3860(003)-PEN-ZZ-ZZ-DR-A-4008-S4-P5, 3860(003)-PEN-ZZ-ZZ-DR-A-1000-S4-P3, GRY-9707-100-P2, Building Inspection and Bat Survey Report. Wheatfield Close, Overmonnow. - 16.09.2024, Flood Consequences Assessment GRYS-9707-REP01-R1-FCA - January 2022, 003)-PEN-ZZ-GF-DR-A-2005-S4-P3, Flood Consequences Assessment (FCA), Revision 2, by Grays Ltd. Reference: GRYS-9707-REP01-R2-FCA

RECOMMENDATION: Approved subject to S106 agreement

Case Officer: David Wong
Date Valid: 28.10.2021

The application is presented to Planning Committee as the application has received five or more neighbour objections

1.0 APPLICATION DETAILS

1.1 Proposal Description

1.1.1 Monmouthshire Housing Association (MHA) proposes to redevelop an existing housing site at Wheat Field Close, Monmouth. The site lies within the Monmouth Town Development Boundary and currently comprises two blocks of residential flats (two and three storeys), containing three two-bedroom flats, three three-bedroom flats, and eight three-bedroom maisonettes. All units are owned and managed by MHA.

1.1.2 Wheat Field Close is a private road not maintained by the Council's Highways Department. It is accessed directly off Brook Estate, an unclassified narrow road via a simple T-junction. Brook Estate connects to Rolls Avenue and Watery Lane, which link to the wider local highway network.

1.1.3 MHA has indicated that the existing flats, built in the 1960s/70s, require significant investment to meet current energy efficiency and quality standards. The flats have been vacant for over five years. Current housing demand in the area shows a need for one-bedroom flats/houses, two-bedroom houses, and three-bedroom houses. Accordingly, the proposal seeks to demolish the existing blocks and replace them with a scheme that better reflects local housing need and provides accommodation that meets modern living standards.

1.1.4 This proposal is a revised version of the original scheme submitted to Monmouthshire County Council in 2021. This application remains undetermined due to unresolved foul drainage issues (Phosphate), which have now been addressed. This revised scheme comprises four two

bedroom, four-person houses and a new apartment block containing nine one-bedroom, two-person flats. The development will include 14 on-site parking spaces and external storage for bicycles and bins.

1.1.5 The layout of the proposed dwellings will broadly follow the existing 'L'-shaped configuration. However, the building block that comprises four houses are positioned closer to Brook Estate compared to the previous units. The new rear apartment building block occupies a larger footprint and is shifted nearer to the site boundary adjoining the rear gardens of neighbouring properties. Foul water will be discharged to the public sewer, and surface water will be managed through sustainable drainage systems.

1.1.6 Below are the overall dimensions of the existing and proposed buildings (these figures are best estimates):

Building Fronting Brook Estate:

	Existing	Proposed
Height	9.7m	8.2m
Width	19.2m	22.1m
Depth	8.8m	9.2m

Building At The Rear:

	Existing	Proposed
Height	12.4m	12.4m
Width	19.4m	25.3m
Depth	7.3m	10.1m

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2021/01700	This amended proposal revises the original scheme of 8 one- and two-bedroom units to include the demolition of existing buildings and the construction of 4 two-bedroom, four-person houses and an apartment block with 9 one-bedroom, two-person flats.	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

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection

EP3 LDP Lighting
H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
MV1 LDP Proposed Developments and Highway Considerations
NE1 LDP Nature Conservation and Development
SD1 LDP Renewable Energy
SD2 LDP Sustainable Construction and Energy Efficiency
SD3 LDP Flood Risk
SD4 LDP Sustainable Drainage
GI1 LDP Green Infrastructure

Supplementary Planning Guidance

Infill Development Supplementary Planning Guidance November 2019

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 12

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.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Monmouth Town Council – Approval recommended, subject to the following conditions:

- * Flood concerns raised by SuDS and NRW are fully addressed by the applicant;
- * A Construction Environmental Management Plan (CEMP) is prepared and implemented;
- * Clear and meaningful biodiversity enhancements are incorporated into the scheme.

Councillors acknowledged public concerns about traffic and building aesthetics but agreed the development would not significantly impact traffic due to similar occupancy levels. While aesthetic concerns were noted, the design was considered clean and modern, supporting local housing needs. Councillors requested a detailed landscaping plan, particularly regarding rear boundary trees, and clearer biodiversity measures. They also noted SuDS and NRW comments, including the recommendation for a Construction Environmental Management Plan (CEMP).

MCC Highways - Further to our previous comments, it has now been clarified that no off-site works are proposed, and as such, earlier concerns regarding boundary treatment are withdrawn. However, to ensure clarity, we request that the applicant provides additional drawings confirming

this, to be secured by condition should planning approval be granted. While we acknowledge the applicant's assertion that occupancy levels are expected to be lower, we request that a full sustainability assessment be submitted as a condition of approval to justify the reduced parking provision. Despite the details provided, we retain concerns regarding parking capacity and layout, with recommendation of the above condition should permission be granted.

MCC Estates - We are aware of the application and are in discussions regarding a possible disposal (Subject to Contract and Council consent) of this land to support the scheme and development of affordable housing.

MCC Environment Health - No objection, subject to a pre-commencement Construction Environmental Management Plan (CEMP) condition. Additionally, where heat pumps are used in the proposed development information will need to be provided by the applicant to confirm how noise from such plant will be managed to protect the amenity of the occupiers of the proposed development along with neighbouring properties /business premises. Historical maps identify buildings on the site dating back to the late 1800's which indicate former development. The type of buildings are not clear, but it is likely they are houses. Whilst not a high risk of land contamination, it would have resulted in disturbed ground/made ground, which could contain some contamination, therefore a standard contamination condition is recommended.

HENEB (former Glamorgan Gwent Archaeological Trust) - There is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

MCC SAB

Surface Water Drainage

Further information has been supplied on this subject. The application proposes discharge to a private water sewer which discharges into what appears to be a culverted watercourse approximately 40m to the east of the site. MHA have indicated that they are prepared to maintain the private surface water sewer if required. We therefore have no objection to the proposed discharge destination.

The proposed development will require a Sustainable Drainage System (SuDS) designed, constructed and maintained in accordance with the Statutory Standards for SuDS in Wales and approved by MCC as SuDS Approving Body (SAB). The requirement to obtain SAB consent sits outside of the planning process but is enforceable in a similar manner to planning law. It is a requirement to obtain SAB consent in addition to planning consent. Failure to engage with compliant SuDS design at an early stage may lead to significant unnecessary redesign costs. Details can be found at <https://www.monmouthshire.gov.uk/sab/>

Note. These comments relate to surface water drainage. This team does not provide assessments of foul drainage systems.

Fluvial Flood Risk

NRW's Flood Map for Planning shows the site to be within Flood Zone 2 (rivers). NRW have engaged in the consultation and have provided detailed comment regarding fluvial flood risk. An updated FCA has been provided in response to these comments. We recommend that the anticipated future comments of NRW (who are the leading authority on fluvial flood risk) are given full consideration.

Pluvial Flood Risk

NRW's Flood Map for Planning also shows an area of pluvial flood risk (surface water and small watercourses) in the south-west of the site. This appears to be related to a modelled break-out from nearby small watercourses. The revised FCA (paragraph 10.5) suggests that "Selection of appropriate finished floor levels (FFLs) with falls away from thresholds will ensure that property is protected against any potential surface water flood risk.". However consideration of existing and proposed topographic levels presented on the drainage layout drawing and in the revised FCA show the highway to the west of the site to be at levels of around 20.2 to 20.3 m. The proposed

FFL for the dwellings is 20.2 m. This is a concern.

N.B. The FFLs of the proposed development would be a minimum of 20.2m AOD and can be agreed via condition as there may be a need to raise these very slightly in the relatively small part of the site that is affected by this pluvial flood risk.

Natural Resources Wales (NRW) - We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the revised FCA is included in the approved plans and documents condition on the decision notice. The application site is within the catchment of the River Usk Special Area of Conservation (SAC). Recognising the specific nature of the application submitted which meets the screening criteria set out in our Planning Advice, we are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Usk SAC.

Welsh Water - Dwr Cymru - Welsh Water has confirmed no objection to the proposed development. The intention to discharge foul water to the public sewer is acceptable in principle, and the use of sustainable methods for surface water disposal is welcomed. However, conditions are requested to manage the new connection to the public sewerage system and to prevent surface water from entering the foul mains.

MCC Biodiversity and Ecology - No objection subject to appropriate conditions for securing net benefit for biodiversity. A licence from Natural Resources Wales is not required for the development to proceed. The ecology report states that removal of hanging tiles will be undertaken by hand tools in the first instance. No details of lighting installation have been submitted with the application. If lighting is proposed at the site, a suitable lighting plan will need to be agreed (via condition) with the LPA to limit potential disturbance impacts on commuting and foraging bats.

5.2 Neighbour Notification

Five individual objections received (points summarised below):

- * The design and materials (e.g. grey brick, office-style doors) are not in keeping with the character of Brook Estate, which features red brick and traditional finishes.
- * Building height and placement are intrusive, reducing privacy and overshadowing neighbouring properties.
- * Tree planting near boundaries raises concerns about root impact on gardens.
- * Increased traffic and limited parking will worsen safety on narrow roads with poor pedestrian access.
- * Demolition and construction will cause prolonged noise and disruption; concerns about dust affecting health.
- * Concerns about hazardous materials during demolition and poor road access.
- * Communal bins may lead to odour, mess, and attract vermin.
- * Revised design reduces amenity and is out of scale with surrounding two-storey buildings.
- * Support for speed bumps to improve safety.
- * Request better engagement with neighbours before approval; residents are willing to cooperate but need responses.

Comments neither objecting to nor supporting the Planning Application:

- * Support the principle of redevelopment but concerned about increased traffic on narrow roads with limited pavements.
- * Highways comments suggest the scheme may be too intensive for the site and should be reconsidered. Previous proposal was less intensive and had less impact on road safety.
- * Removal of the existing bus stop, which is a valued community resource, should not be allowed.

5.3 Local Member Representations

No response to date.

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 Local Development Plan (LDP) and Planning Policy Wales (PPW) promote sustainable development and encourage the efficient use of brownfield land. The application site is located within an existing residential area and benefits from proximity to local amenities, including shops, playing fields, and schools. It is also well-connected via local bus services to Monmouth town centre and other surrounding areas, including access to wider transport networks such as train stations.

6.1.2 The site lies within the defined settlement boundary of Monmouth, which is identified as one of the Main Towns in the current Monmouthshire LDP. Policy H1 of the LDP states that development boundaries have been established for Main Towns, Severnside Settlements, and Rural Secondary Settlements (as identified in Policy S1). Within these boundaries, new residential development or redevelopment will be permitted, subject to detailed planning considerations and other relevant LDP policies that safeguard existing retail, employment, and community uses.

6.1.3 This proposal involves the redevelopment of an existing residential site within the Monmouth settlement boundary, and as such, there is no policy objection to the principle of development subject to detailed material considerations.

6.2 Good Design/Place making

6.2.1 The proposed development will feature a brick façade, which is regarded as a high-quality material. While some neighbouring residents have raised concerns that the proposed finish may not reflect the character of Brook Estate, where red brick and traditional finishes are more common, it is evident that the area exhibits a diverse range of housing styles and finishes. The area comprises a variety of housing types, including dormer bungalows, two-storey detached and semi-detached houses, terraced houses, and blocks of flats. External finishes vary and include brickwork, render, and cladding. Therefore, there would be no substantive basis to object to the design and appearance of the proposed units.

6.2.2 The proposed building line would be positioned closer to Brook Estate than the existing block of flats. However, there is no consistent building line along Brook Estate that would influence a different approach, and as such, this aspect of the proposal is considered acceptable.

6.2.3 In conclusion, the overall design and choice of external materials are considered to be appropriate in this context. The scale and mass of the proposed development are broadly comparable to the existing flats. Given the absence of a dominant architectural style in the area, the proposal is considered acceptable and in accordance with Policy DES1 of the LDP.

6.3 Historic Environment

6.3.1 The site is not located within a Conservation Area, and no listed buildings would be affected by the proposed development.

6.3.2 In relation to archaeology, Henneb has advised that the site has already been disturbed by previous development and associated groundworks. Given the limited scale of the proposal, it is unlikely that significant archaeological remains will be encountered during construction. Therefore, no archaeological concerns are anticipated.

6.4 Impact on Amenity

6.4.1 No. 36 Brook Estate has an existing obscure-glazed first-floor side window serving an ensuite, which is already overlooked by windows in the current block of flats. The proposed development will follow the footprint of the existing flats, forming an L-shaped layout. Although the proposed new units along Brook Estate will be approximately 4m closer to No. 36 Brook Estate than the existing block, no new first-floor side-facing windows are proposed. Therefore, the absence of additional windows ensures no increased overlooking.

6.4.2 Some neighbours have raised concerns regarding potential impacts on privacy and overshadowing. While the proposed blocks will occupy a larger footprint, their overall height remains broadly comparable to the existing buildings. The replacement three-storey block will be located approximately 2.5 metres closer to the site boundary but also 2.2 metres further away from

No. 36 Brook Estate. On balance, the spatial changes result in both gains and losses, but the overall impact is considered acceptable. It is noted that the revised layout creates a wider separation between the two replacement blocks on site, offering a more open outlook and reducing the sense of enclosure for neighbouring residents.

6.4.3 The Council's Environmental Health Department has raised no objections to the proposal, subject to the inclusion of a condition requiring a Construction Environmental Management Plan (CEMP). This plan will outline measures to mitigate noise, vibration, and dust during site preparation and construction, addressing concerns raised by neighbouring residents. Accordingly, the proposal complies with Policy EP1 of the LDP.

6.5 Phosphate/Biodiversity

6.5.1 The site lies within a Phosphorus Sensitive Catchment Area and has been held in abeyance since 2021 due to phosphate concerns. However, following a review of the local Wastewater Treatment Works (WwTW) permit, Welsh Water has confirmed sufficient headroom to accommodate the proposed development. As such, the proposal is unlikely to have a significant effect on the Special Area of Conservation (SAC).

6.5.2 Bat surveys conducted in 2020 were submitted with the application. Given the time elapsed, updated assessments have been carried out, as detailed in the submitted report: Building Inspection and Bat Survey Report, Wheatfield Close, Overmonnow (Soltys Brewster, 16 September 2024). The building has deteriorated since the original surveys, increasing the potential for roosting features. A single bat activity survey was undertaken under suitable conditions, and bat activity was found to be very low, with no emergence observed.

6.5.3 The Council's Biodiversity Officer has noted that the loss of amenity grassland will be mitigated through hedge and tree planting within the remaining amenity areas. To ensure net biodiversity gain, features such as bird boxes will be required. While it is preferable for ecological enhancements to be agreed prior to determination, the officer considers that the current layout provides sufficient scope for such features. A pre-commencement condition is therefore deemed appropriate. The proposal would thus comply with Policy NE1 of the LDP.

6.5.4 A standard landscaping condition will be imposed prior to commencement to review the type and location of proposed planting. Some neighbours have raised concerns regarding tree planting near boundaries, particularly the potential impact of roots on garden structures but that can be weighed up when considering a detailed planting scheme.

6.6 Highways/Parking

6.6.1 Further information was submitted in response to queries raised by the Council's Highways Department, confirming that no off-site works are proposed. As a result, earlier concerns regarding site boundary treatments have been withdrawn. The Highways Department has requested that the applicant submit additional drawings to confirm this, which can be secured via condition should planning permission be granted.

6.6.2 While the applicant has indicated that occupancy levels are expected to be lower than the existing arrangement, the Highways Department has requested a full sustainability assessment to be submitted as a condition of approval. Their concerns regarding parking capacity and layout remain and this information would justify the reduced parking provision. Objections have also been received from neighbouring residents, who are concerned about the potential loss of on-street parking and increased pressure on existing provision.

6.6.3 Planning Policy Wales - Edition 12 (PPW12) emphasises the importance of supporting developments that align with the Sustainable Transport Hierarchy; prioritising walking and cycling, followed by public transport, with private car use being the least desirable.

6.6.4 In this case, the existing site accommodates 14 residential units, whereas the proposed scheme comprises 13 units. The site is well located, offering reasonable walking and cycling links to key destinations and amenities in Monmouth. It is also served by local bus routes and lies within walking distance of the bus station on Monnow Street, which provides access to a comprehensive range of retail, educational, and service facilities. The site is therefore considered to be in a highly sustainable location, reducing reliance on private vehicles, which is supported by PPW12. Therefore, the highway request for a full sustainability assessment to justify the reduced parking

provision is not considered to be reasonably required in this instance.

6.6.5 In terms of parking provision, currently, the site includes five garages and an open, unmarked parking and turning area. The proposed scheme would provide 14 designated on-site parking spaces, one of which is for the visitors, offering an improved management of parking provision. This is considered a betterment compared to the existing unmanaged arrangement.

6.6.6 The site is located within a predominantly residential area and traffic is generally low in volume. The Highways Department would not agree that the proposed development would result in a significant deterioration in highway safety or capacity. In addition, no speed reduction measures are requested, and all required changes within the adopted road network would be considered under a separate application to the Highways Department.

6.6.7 It has also been clarified that the revised proposal would result in a reduction in the number of residents on site. All development would be confined to land within the applicant's ownership, and the existing bus stop would remain unaffected. Also, no loss of existing on-street parking is proposed, and the proposed parking provision is considered to be acceptable in this instance. Given the above, from a planning perspective, there are no grounds to sustain an objection on highway safety or lack of capacity for on-site parking.

6.6.8 As well as the Highways Department, other stakeholders have expressed a desire for the construction phase to be properly managed. As such, the inclusion of a Construction Traffic Management Plan (CTMP) condition is considered reasonable.

6.6.9 In light of the above, and subject to the imposition of a CTMP condition, the highways and parking aspects of the proposal are considered acceptable and in accordance with Policy MV1 of the LDP.

6.7 Affordable Housing

6.7.1 This application is made by the Monmouthshire Housing Association (MHA), which is a registered social housing landlord and a legal agreement would be drawn up, ensuring the proposed units would be retained as affordable housing units. Therefore, this element would be in compliance with Policy S4 of the LDP.

6.8 Flooding

6.8.1 The planning application proposes the demolition of residential flats (highly vulnerable development (HVD) and replacement with residential dwellings (HVD) and flats. The Flood Risk Map confirms the application site lies partially within Zone C2 of the Development Advice Maps (DAM) as contained in TAN15.

6.8.2 The submitted Flood Consequences Assessment (FCA) concludes that all accesses will remain flood free in the most extreme flood event, allowing access and egress to the wider highway network. The development would, therefore, be within the tolerable limits of A1.15 of TAN15.

6.8.3 Section 9.5 of the FCA states that the finished floor level (FFL) would be set at a minimum level of 20.2m AOD. Section 12.2 advises that the development site will largely mimic existing levels and existing development build extent and will therefore provide continuity in terms of any existing overland flow paths.

6.8.4 NRW advised that the development should be carried out in accordance with the FCA which advises FFL are set at 20.2m AOD. The Flood Consequences Assessment prepared by Grays referenced GRYS-9707-REP01-R1-FCA dated January 2022 is to be included in the approved plans and documents condition on the decision notice.

6.8.5 The Council's SAB team identified a part of the site in the south-western corner where some surface water flooding may occur in an extreme event. As such, a condition is recommended to agree finished floor levels of the residential units so that the development is not at risk, and should be a minimum of 20.2m AOD (and possibly slightly higher in the aforementioned area of risk).

6.8.6 Given the above, the scheme as submitted is acceptable from a flood perspective.

6.9 Foul Drainage

6.9.1 The intention is to discharge foul water to the public sewer, regarding which Welsh Water has raised no objection in principle, subject to compliance with Section 106 of the Water Industry Act 1991. Welsh Water has also noted that surface water will be managed via sustainable means and has welcomed this approach. A condition has been requested to ensure that surface water and/or land drainage does not connect directly or indirectly to the public sewerage network.

6.10 Surface Water Drainage

6.10.1 Surface Water Drainage

The proposed development will require a Sustainable Drainage System (SuDS) designed, constructed and maintained in accordance with the Statutory Standards for SuDS in Wales and approved by MCC as SuDS Approving Body (SAB). The requirement to obtain SAB consent sits outside of the planning process but is enforceable in a similar manner to planning law. It is a requirement to obtain SAB consent in addition to planning consent. Failure to engage with compliant SuDS design at an early stage may lead to significant unnecessary redesign costs.

The application proposes discharge to a private water sewer which discharges into what appears to be a culverted watercourse approximately 40 metres to the east of the site. MHA have indicated that they are prepared to maintain the private surface water sewer if required. In the light of this, the SAB team have no objection to the proposed discharge destination.

6.11 Land Contamination / Noise

6.11.1 The Council's Environmental Health Department has advised that, while the site is not considered to present a high risk of land contamination, the presence of disturbed or made ground could potentially contain contaminants. As such, a standard land contamination condition and informative are recommended.

6.11.2 Additionally, a Construction Environmental Management Plan (CEMP) is required to outline the steps and procedures that will be implemented to minimise noise, vibration, and dust during site preparation, groundwork, and construction phases.

6.11.3 In addition to the above, the Environmental Health Department has highlighted that should heat pumps be installed as part of the development, the applicant will be required to provide details confirming how noise from such equipment will be managed to protect the amenity of both future occupiers and neighbouring properties or businesses. Appropriately-worded conditions and informatives will be applied to address these matters.

6.12 Renewable Energy

6.12.1 The proposed development includes the installation of solar panels and air source heat pumps, in accordance with Policy SD1 of the Local Development Plan (LDP), supporting the delivery of low-carbon and energy-efficient housing.

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

6.13.1 Response to the neighbour objections received.

The design and materials (e.g. grey brick, office-style doors) are not in keeping with the character of Brook Estate, which features red brick and traditional finishes.

LPA response: Please refer to Section 6.2 of this report.

Building height and placement are intrusive, reducing privacy and overshadowing neighbouring properties.

LPA response: Please refer to Section 6.4 of this report.

Tree planting near boundaries raises concerns about root impact on gardens.

LPA response: Please refer to Section 6.5 of this report.

Increased traffic and limited parking will worsen safety on narrow roads with poor pedestrian access.

LPA response: Please refer to Section 6.6 of this report.

Demolition and construction will cause prolonged noise and disruption; concerns about dust affecting health.

LPA response: Please refer to Section 6.4 of this report.

Concerns about hazardous materials during demolition and poor road access.

LPA response: Please refer to Section 6.4 and 6.11 of this report.

Communal bins may lead to odour, mess, and attract vermin.

LPA response: No change of use is proposed in this application; it is a replacement housing scheme. The entire site is managed by MHA. This particular part of the site will be managed by the occupiers of the proposed units, in a manner consistent with how it was previously managed before the buildings became vacant. Previously, there was no designated area for bin storage, and large wheelie bins were placed unmanaged in the open courtyard. The current proposal includes a dedicated bin and cycle storage area, which will help improve the overall organisation and appearance of the site.

Revised design reduces amenity and is out of scale with surrounding two-storey buildings.

LPA response: Please refer to Section 6.2 of this report.

Support for speed bumps to improve safety.

LPA response: Please refer to Section 6.6 of this report.

Request better engagement with neighbours before approval; residents are willing to cooperate but need responses.

LPA response: the applicants would have submitted a public consultation exercise before submitting the planning application, and moreover, the planning application has been publicised via a press notice, site notice and neighbour letters to invite representations.

Support the principle of redevelopment but concerned about increased traffic on narrow roads with limited pavements. Highways comments suggest the scheme may be too intensive for the site and should be reconsidered. Previous proposal was less intensive and had less impact on road safety.

LPA response: Please refer to Section 6.6 of this report.

Removal of the existing bus stop, which is a valued community resource, should not be allowed.

LPA response: Please refer to Section 6.6 of this report.

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

6.14.1 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.

6.15 Conclusion

6.15.1 The proposal is in accordance with Policies DES1, EP1, EP2, EP3, H1, MV1, NE1, S4, SD1, SD2, SD3 and SD4 of the LDP.

7.0 RECOMMENDATION: APPROVE

Subject to a S106 agreement or unilateral undertaking requiring that all resulting residential units remain as Affordable Housing Units.

- 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 Prior to any works commencing on site, including demolition, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the local planning authority, the CTMP shall take into account the specific environmental and physical constraints of the site and the adjoining highway network. The CTMP shall include traffic management measures, hours of working, measures to control dust, noise and related nuisances, measures to protect adjoining users from construction works, provision for the unloading and loading of construction materials and waste within the curtilage of the site, the parking of all associated construction vehicles. The development shall be carried out in accordance with the approved CTMP.

REASON: In the interests of highway safety and to ensure compliance with LDP Policy MV1.
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5 Prior to the commencement of development, to include demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust from the site preparation, groundwork and construction phases of the development.

The approved Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality, especially for people living and/or working nearby (LDP Policy EP1).

6 Any unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site.

Following remediation and prior to the occupation of any building, a Completion/Validation Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

7 Prior to the commencement of works, details of Biodiversity net benefit measures shall be submitted on plan, identifying location, positioning and specification which provides net benefit. The scheme shall provide for the future management and an implementation timetable. The scheme shall be submitted to and 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 11, the Environment (Wales) Act 2016 and LDP policy NE1.

8 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 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 GI1.

9 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 GI1.

10 No surface water and/or land drainage from the development hereby approved shall drain directly or indirectly to the public sewerage system.

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

11 No development shall take place until the sewer diversion scheme has been carried out and completed in accordance with the approved drawing 9707-GRY-01-00-DR-C-100 REV P4. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

REASON: To ensure that the proposed development does not affect the integrity of the public sewerage system in the interests of public health and safety.

12 The development shall be carried out in strict accordance with Section 5 (Conclusions and Recommendations) of the approved "Wheatfield Close - Building Inspection and Bat Survey Report by Soltys Brewster, dated October 2020" report.

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

13 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on the building or in the curtilage until an appropriate lighting plan which includes low level PIR lighting, provides detail of lighting type, positioning and specification, and ensures that roosting and foraging/commuting habitat for bats is protected from light spill, has been agreed in writing with the Local Planning Authority.

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.

14 Prior to installation of any proposed Air Source Heat Pump (ASHP), written confirmation shall be provided to the Local Planning Authority that it complies with the Microgeneration Certification Scheme (MCS) planning standard or an equivalent standard. Where the proposed ASHP does not comply with the MCS planning standard or an equivalent standard details of the specification of the unit to be used including the noise level (sound power level and sound pressure level at a given distance) and confirmation of its location shall be submitted to and approved in writing by the Local Planning Authority. The installation shall be carried out in accordance with the approved scheme.

REASON: To protect the amenity of the locality, especially for people living and/or working nearby (LDP Policy EP1).

15 Prior to the construction of the development hereby approved, details and/or samples of the materials to be used in the construction of the external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained as such in perpetuity.

REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.

16 Notwithstanding the submitted information, the finished floor levels of all residential units shall be agreed with the local planning authority prior to works commencing on site and the development shall be carried out in accordance with the approved details.

REASON: To ensure the development is not at risk of flooding, in accordance with Technical Advice Note (TAN) 15.

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 Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).

Bat boxes

Bat boxes are more likely to be used if they are located where bats are known to feed. Ideally, several boxes should be put up facing in different directions on sunny aspects to provide a range of warm conditions. Boxes should be put as high as possible to try and avoid predation from cats on the ground or nearby structures. Bats use dark tree lines or hedgerows for navigation, so putting boxes near these features could help bats find the box.

In summary, locate boxes:

- Where bats are known to feed and navigate (close to hedges and tree lines);
- Ideally at least 4m above the ground (where safe installation is possible);
- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).

Bats need time to find and explore new homes, and it may be several months or even years before boxes have residents - be patient! Once bats find a place they want to live they can return over and over again. Droppings on the landing area, urine stains around the lower parts of the box and chittering noises from inside on warm afternoons and evenings are signs of occupation.

Please note, as bats are vulnerable to disturbance and fully protected under UK law, boxes must only be opened by a licensed bat worker.

3 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.

4 Bird boxes informative

5 MCC Highways

It should be brought to the attention of the applicant that in the event of a new or altered vehicular access being formed, the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the applicant shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to commencement of access works via MCC Highways.

5 MCC Land Drainage Informative:

Following the implementation of the Sustainable Drainage (Approval and Adoption) Order 2018 the proposed development will require a sustainable drainage system (SuDS) designed in accordance with the Welsh Government's Standards. The SuDS scheme will require approval by the SuDS Approving Body (SAB) prior to any construction work commencing on site. It is recommended that the applicant approach the SAB for pre-application advice prior to formal submissions to the LPA as the SAB requirements can affect site layout. Details and application forms can be found at <https://www.monmouthshire.gov.uk/sab>. The SAB is granted a period of at least seven weeks to determine applications. In practice revisions are normally required to proposals. This extends the time period required. If for any reason you believe your works are exempt from the requirement for SAB approval, I would be grateful if you would inform us on SAB@monmouthshire.gov.uk so we can update our records accordingly.

Flooding

Flood risk maps provided by Natural Resources Wales show the site to be within river Flood Zone

2 (locations with between a 1% and 0.1% probability of flooding in any one year). We have examined the proposals in relation to the new Technical Advice Note 15 (TAN15).

Our database of previous flood events does not record any flood events in close proximity to the site.

Our database of drainage and flood assets records only highway gullies and chambers in the vicinity of the site.

Applicants should note:

- NRW's flood risk maps are the product of a high level modelling exercise. They provide no guarantee that a site will not be flooded in future.
- Our database of historical flood events should not be regarded as complete. Your site may have been flooded previously yet still not appear on our database.
- Our database of drainage and flood assets should not be regarded as complete. It is the responsibility of the applicant to identify any such features which may affect or be affected by their development.

6 MCC Environmental Health Informative:

I would recommend that an informative is provided to the applicant informing them of the potential for ground contamination to be present and that all ground workers involved in the construction and the occupants of the house during the construction, take appropriated health, safety and hygiene measures. For example the use of appropriate personal protective equipment and practising good personal hygiene to avoid or minimise contact with made ground uncovered during the groundwork phase of the build.

7 HENEB Glamorgan Gwent Archaeological Trust's record is not definitive in the area of the proposal and features may be disturbed during the course of the work. In this event, please contact the Trust on 01792 655208.

8 NRW Informative:

River Usk Special Area of Conservation (SAC) We note the application site is within the catchment of the River Usk Special Area of Conservation (SAC). In line with our Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation (28 June 2024), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments. However, recognising the specific nature of the application submitted which meets the screening criteria set out in our Advice, we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As such, in our opinion, it would be reasonable for your Authority to screen out this proposal as not likely to have a significant effect on the River Usk SAC in relation to nutrient inputs.

European Protected Species

We note an updated ecological report ('Building Inspection and Bat Survey Report' dated 16th September 2024 by Soltysbrewster) has been submitted and that your Authority's ecologist has provided comments on this. As such we assume you do not seek our advice on this. If our advice is required please reconsult us advising what you seek our advice on.

Other Matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries on the above, please do not hesitate to contact us.

9 Welsh Water Advisory Notes

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991.

If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Monmouthshire County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption.

We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.