

DC/2016/00953

OUTLINE APPLICATION FOR HOUSING DEVELOPMENT, 17 UNITS WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS

HILL FARM PWLLMEYRIC

RECOMMENDATION: APPROVE

Case Officer: Kate Young

Date Registered: 08/09/16

1.0 APPLICATION DETAILS

1.1 This is an outline application for housing development on land to the North West of Pwllmeyric. All matters are reserved except for access, which would be off Pentwyn Close. The site includes the existing property, Hill Farm Cottage. All of the site is within the Village Development Boundary and a large proportion of the site has been allocated in Policy SAH11 for Housing Development. The land is currently farmland surrounded in most parts by mature hedgerows. A public footpath crosses the site and there are several trees protected by TPO on the site. To the east of the site is the Historic Park and Garden of Mounton House. There is existing residential development to the south and east sides of the site. The site is surrounded by a Minerals Safeguarding Area. The land is very undulating especially to the south of the site. The dwellings would be sited either side of a spine road that would run from Pentwyn Close through the centre of the site. There would be an area of green space to the south of Hill Farm Cottage. The site proposes seventeen residential units (fifteen on the 60/40 site and two within the development boundary). Of these, seventeen units, eight would be for sale on the open market and nine would be affordable both for Low Cost Ownership and Social Rent.

2.0 RELEVANT PLANNING HISTORY

None Found

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 Spatial Distribution of New housing Provision

S2 Housing Provision

S4 Affordable Housing Provision

S5 Community and Recreation Facilities

S12 Efficient Resource Use and Flood risk

S13 Landscape, Green Infrastructure and the Natural Environment

S15 Minerals

S16 Transport

S17 Place Making and Design

Development Management Policies

H1 Residential Development in Main towns, Severnside Settlements and Rural Secondary Settlements

H2 residential Development in Main Villages

CRF2 Outdoor Recreation

SD4 sustainable Drainage

LC5 Protection and Enhancement of Landscape Character.

LC6 Green Wedges
GI1 Green Infrastructure
NE1 Nature Conservation and Development
EP1 Amenity and Environmental Protection
M2 Mineral safeguarding Areas
MV1 proposed Development and highway considerations
MV3 Public Rights of Way
DES1 General Design Considerations
SAH11 Rural Housing Sites

4.0 REPRESENTATIONS

4.1 Consultations Replies

Mathern Community Council - Refuse

The site was allocated for 15 dwellings but 17 are being proposed, only 15 should be approved. The principle concern is that of traffic generation and access onto the trunk road. The Community Council is continually requesting speed restrictions measures. Development would only add to the current problems.

MCC Planning Policy

A large proportion of the site is allocated in the LDP in Policy SAH11, the specific reference of which is SAH11 (xiii), the Policy indicates the allocation is for a maximum of 15 dwellings. The remainder of the site is located within the Pwllmeyric Village Development Boundary (VDB).

It is noted the application has been submitted in outline only, it would be necessary to establish whether sufficient detail has been provided to enable an assessment to be made against Policy SAH11. Policy S4 relates to Affordable Housing Provision and states that in Main Villages there is a requirement for at least 60% of the dwellings to be affordable. The allocated housing site meets this requirement of Policy S4 in principle. It is noted that 6 of the units relate to Low Cost Home Ownership and 3 of the units will be Social Rented, a mix that will need to be agreed.

The principle of development within the VDB is acceptable under Policy S1 and H2 of the LDP subject to detailed planning considerations.

With regard to compliance with Policy S4 – Affordable Housing, Supplementary Planning Guidance was adopted in March 2016 and should be referred to, particularly Section C.2 relating to sites in Main Villages. The net site area (excluding plot 3), now proposed as open space, the access road to the SAH11 site and the field access track) appears to be around 0.18 hectare. The theoretical capacity of the site (at 30 dwellings per hectare), therefore, exceeds the 2 dwellings now proposed. Strict application of Policy S4 would require affordable housing to be provided on site at a rate of 60%. This is subject to paragraphs C.2.b) and C.2.c) of the SPG, however, and it is accepted that, given the shape of the site and the character of surrounding development, a case can be made for accepting a lower density of development and making a financial contribution towards providing affordable housing off-site as an alternative to on-site provision. This financial contribution should be set at the equivalent of 35% of the agreed capacity of the site.

Site as a whole

General policies DES1 and EP1 relating to General Design Considerations and Amenity and Environmental Protection respectively should be taken into consideration. While currently an outline application, Policy NE1 Nature Conservation and Development and Policy GI1 relating to Green Infrastructure (GI) should be considered at the detailed stage. Policy MV1

relating to proposed development and highway considerations must also be considered.

Finally, the Council is currently progressing the implementation of a Community Infrastructure Levy (CIL). The current CIL Charging Schedule does not include a charge for the Main Village Allocations or sites of less than 3 dwellings, however, this may change during the course of the CIL examination.

Welsh Water

No Objection subject to conditions.

MCC Highways

The application is for outline with all matters reserved except for the means of access. The site is allocated in the Local Development Plan (LDP) for residential development and the principle of the development and particularly the scale and means of access was considered at the LDP enquiry stage.

The submission of a transport assessment is not deemed necessary in this case and more particularly as the site was subject to detailed review and scrutiny during the LDP site allocation process and Inspector's determination.

I offer no objections to the proposal and in light of the aforementioned and with particular regard to the access to the proposed development being gained off Pentwyn Close, a publically maintained highway, the main concern from a highway perspective is how to best mitigate for the impact of the access and increased movements over the Close. Following a meeting with the applicant's agents the means of access details were discussed and the preliminary proposals agreed and these are represented on Drawing No.1445 – 8D As Proposed Scheme 6.

Although the internal estate road layout is not to be considered at this stage I would offer the following observations and comments:

MCC Highways actively encourage the adoption of residential estate roads and promote the design principles reflected in Manual For Streets and welcome early engagement with developers to create an acceptable layout and street scene.

The applicant should where appropriate avoid using materials and unnecessary street furniture and concentrate on good quality geometric design and use of conventional materials in an innovative way so as to avoid costly commuted sums for the future maintenance of extra ordinary materials.

South East Wales Trunk Road Agency

This development affects the de-trunked section of the A48 approximately 850m south west of Highbeech and does not access our trunk road. The WG therefore maintain the no objection or further comment response as the application is off our network. From our Network point of view, if there were to be any queuing associated with the development then it would be likely to affect the MCC county maintained A48 approach to Highbeech only.

MCC Public Rights of Way

The applicant's attention should be drawn to Public Footpaths 42 and 44 which carry the Mouton Valley Circular promoted route and either run adjacent to or through the site of the proposed development. The applicant recognises that paths need to be realigned to accommodate the development but they should also be made aware that Town & Country Planning Act path orders are publically consultable and not guaranteed to succeed.

Relevant in England, Paragraph 7.8 of Defra Circular 1/09 states that any alternative route should avoid the use of estate roads wherever possible, with preference given to the use of made up estate paths through landscaped or open space areas, away from vehicular traffic. The proposed site layout does not fulfil this requirement. Although not applicable in Wales it is nonetheless a guide to good practice.

The site layout plan also currently shows path 42 diverted onto land not in control of the applicant. Authorisation will need to be secured from the relevant landowner prior to the

making any orders that look to achieve this. The diverted path shown on the site plan also introduces a dogleg into the path that is unlikely to be acceptable.

The Active Travel Act (Wales) requires local authorities to continuously improve facilities and routes for pedestrians and cyclists and to consider their needs at design stage.

A pedestrian link between paths 42 and 44 around the north of the site although also largely on land outside of the control of the applicant would make a welcome addition to the local path network and go some way to fulfilling the requirements of the Act. This link would circumvent the need for people using the Mounton Valley Circular to walk through the new development site and would provide leisure walking options for both new and existing residents. Outstanding availability issues surrounding paths 42 and 44 could also be resolved by diverting them onto land in control of the applicant and would also help fulfil the requirements of the Act. If the application is successful, prior to and during works the legal alignment of the paths affected will need to be closed by Temporary Traffic Regulation Order and if possible alternatives made available. Any Town and Country Planning Act Orders should have at least made it to Confirmation stage prior to any TTRO's being made.

All additional paths will need to be protected for use by the public and details of how this is to be achieved should form part of the application. If they are not to be adopted by MCC and maintained by contribution, access and maintenance should form part of a Local Government Act Agreement.

MCC Housing Officer

Housing's response consists of a sheet detailing on-site requirements for the 60% affordable housing site and a separate sheet detailing the financial contribution required in lieu of affordable housing on the small site within the development boundary.

Housing has tried to include all of the information that the developer would require with links to the Council's Affordable Housing Supplementary Guidance (SPG) and Welsh Government Development Quality Requirements (DQR).

Site: SAH11 Pwllmeyric	DC/2016/00953
Evidence of Housing Need	There are 481 households on Monmouthshire's Common Housing Register waiting for a house in this area.
Policy compliant percentage of affordable housing	60%
Standard required	Welsh Government Development Quality Requirements (DQR) - a copy of this document can be obtained from the Welsh Government website.
DQR Website Link	http://gov.wales/desh/publications/housing/devquality/guide.pdf
Tenure of affordable housing	Nine affordable units - mix of social rent and LCHO
Mix required 2 person 1 bed flats 4 person 2 bed houses 5 person 3 bed houses 6 person 4 bed houses 3 person 2 bed bungalows	Number of units Mix to be agreed prior to submission of full application following community consultation to establish type and tenure needed.

Price to be paid by RSL for affordable units	38% of Welsh Government Acceptable Cost Guidance for the social rent and 50% of Welsh Government Acceptable Cost Guidance for LCHO. Number of each tenure to be determined by the Local Authority following community consultation.
ACG Figures for the Area 2p1b flat 4p2b house 5p3b house 6p4b house 3p2b bungalow	Band 5 £108,000 £175,500 £194,200 £226,000 £174,700 <i>These figures may change should Welsh Government release updated ACG rates. They may go up or down depending on the current housing market.</i>
Preferred RSL Partner	To be agreed at a later date.
Contact name at RSL	
Affordable Housing SPG Link	http://gov.wales/desh/publications/housing/devquality/guide.pdf

App. No. DC/2016/00953	Hill Farm, Pwllmeyric				
Key					
OMV	Open Market Value				
ACG	Welsh Government Acceptable Cost Guidance				
77%	(100 – 23 = 77) allowance of 20% made for Developer's Profit and 3% for Marketing Costs				
42%	Price paid to developer by RSL if affordable units were to be on site				
Policy compliant percentage of affordable housing	35% (2 dwellings at 35% = 0.70)				
Affordable Housing SPG Link	http://gov.wales/desh/publications/housing/devquality/guide.pdf				
OMV	200,000	x	77%	=	154,000
ACG	174,700	x	42%	=	73,374
	154,000	-	73,374	=	80,626
	80,626	x	0.70	=	56,438

Financial Contribution	£56,438
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MCC Tree Officer

There are three mature Scots Pine trees adjacent to Hill Farm Cottage. Plots 2, 3 and 4 as shown on the site layout will be in close proximity to these trees and would present a significant constraint on the development proposals. A lesser but nonetheless important constraint for consideration is the hedge along the southern boundary.

In order to demonstrate that trees and hedges may be safely incorporated into the development, the application must be supported by a tree survey in accordance with BS5837:2012 Trees in relation to Design, Demolition and Construction Recommendations. The report must include the following information.

- * A scaled plan of the retained trees and hedges with their root protection areas (RPAs) shown on the proposed layout.
- * An Arboricultural Method Statement where construction activity within the RPA of any retained tree or hedge is unavoidable.
- * A scheme of arboricultural monitoring aka an arboricultural watching brief.

MCC Green Infrastructure and Landscape Officer

We currently object to this proposal pending confirmation that a revision can be made to the Design & Access Statement.

The Green Infrastructure submission is very light in terms of content - There is insufficient information to evidence that their proposal meets LDP policies GI 1, DES1 or LC5.

We feel that there is scope to secure a good design through reserved matters, and would therefore ask that you consider requesting the following changes to the submission.

1. Section 5 of the Design and Access Statement is revised to include the following information.

Design Principle 1

Street design and a high quality public realm will be an important part of the design. We will refer to Manual for Streets hierarchy when designing the layout of the development. The needs of pedestrians will be considered and made a priority. There is an opportunity to incorporate the access road into an area of high quality public realm; by using better quality surface treatments (to the road & footpaths), street furniture, low level lighting, textured kerbs (also considering kerb height) and landscape planting.

Design Principle 2

The development will be a high quality design and where appropriate use decoration and styles to enhance its appearance; the design and choice of materials for the proposed development are very important considerations. Promoting energy efficiency through the use of appropriate building fabric and inclusion of renewable or low carbon energy generation technologies (and SuDS) will have a more contemporary effect on the appearance of buildings and their surroundings; which is a desired approach to development and in-line with policies DES1 and GI1.

Design Principle 3

Extensive tree and hedgerow planting will be an integral part of the design. New street trees, hedgerows and garden trees will aid privacy, improve micro-climate, air (and noise) and biodiversity. They will also enhance the appearance and integrate the development into the

surrounding landscape. Street tree planting should be outside private ownership; provide safe & adequate vehicle, pedestrian access; and provide an estimated 45% (of surface area) green canopy cover over 15 years; and incorporate SuDS. Tree pit construction and management of trees are other important considerations. Existing trees and hedgerow will be protected.

4.2 Neighbour Notification

Letters of Objection received from 10 addresses

The LDP allocated this site for 15 dwellings with 9 affordable units

Difficult and dangerous access

May lead to further development

Questions the integrity of the LDP process

Local speed limit is ignored

Increased traffic using Pentwyn Close

Danger to pedestrians

Increased congestion at High Beech roundabout

Increased traffic using the A48 leading to an increase in air pollution

Access into the site is narrow especially for construction traffic

Need wider footpaths

Access would be better from Bayfield or Moun-ton House

Main internet connection for Wales runs through Pwllmeyric

Environmental impact on wildlife

No need for seventeen more dwellings

Will lead to traffic accidents

No amenities for families within Pwllmeyric

Requires a crossing on the A48

Agricultural access through the site – it is queried how this will be maintained

Loss of privacy to adjoining properties

Loss of view from adjoining properties

Need land to maintain adjoining property

Hedges must be retained

Do not feel that fair and unbiased planning decisions are being made

Need mitigation for M48/ Pentwyn Close junction

Within 200metres of the proposed access there are two bus stops and 4 junctions

No capacity in local schools

No play areas in Pwllmeyric

Redirection of the public right of way

There are better places within Chepstow to build new houses

The infrastructure within the area cannot cope with more development.

Other housing sites within Chepstow are not completed yet.

The water pressure in the area is already low.

Brown field sites should be developed first.

Inadequate doctors' facilities in the area.

5.0 EVALUATION

5.1 Principle of the Proposed Development

5.1.1 All of the site is inside the development boundary within which LDP Policy H2 presumes in favour of residential development subject to detailed planning considerations. In addition a large proportion of the site has been allocated as a 60/40 site for new housing under policies SAH11 and S1 of the LDP. Therefore the principle of new residential development is already established. In terms of development plan policy, the application

essentially covers two different sites within which different policies apply. The north eastern part of the site has been allocated under Policy SAH11 as a site in a main village, where planning permission will be granted for residential development up to a maximum number of 15 units. The primary aim of these allocations is to provide affordable housing to meet local need and it is intended that 60% of the units on the site should be affordable. The proposal on this part of the site does conform to that policy requirement. Fifteen dwelling units are proposed on this part of the site of which nine would be affordable (low cost ownership and social rent). The other part of the overall site, the western part, is outside of the SAH11 allocation but still within the village development boundary. It is proposed to erect two market dwellings on this part of the site and they would be subject to 35% affordable provision. This part of the site accords with the second paragraph of Policy H2 which states that within Village Development Boundaries, planning permission will be granted for new residential development subject to detailed planning considerations including impact on the village form and character, impact on the surrounding landscape and other policies in the LDP. This part of the site is located between the allocated site and the existing built form of the village. In practical terms it makes sense for these two sites to be developed together so that the allocated site can gain vehicular access through Pentwyn Close and Hill Farm. In principle, the development does accord with the housing policies in the adopted LDP. This site was considered in detail for residential development through the LDP process and was considered by the Inspector to be suitable for residential development as a '60/40' site.

5.2 Highway Considerations

5.2.1 This is an outline application with all matters reserved except for access. Therefore the detailed access into the site needs to be considered at this stage. The submitted plan indicates a 5m spine road coming off Pentwyn Close and ending with a hammer head. There would be a 1.8m wide footway along one side of the spine road. The applicant has indicated that the road would be constructed to adoptable standards. The new road would come off Pentwyn Close between Hill Farm and an existing stone barn. No alterations are proposed for the junction of Pentwyn Close and the A48. The applicants have indicated that there would be a T junction within the site with the main part of the road serving 15 new units and a smaller section serving Hill Farm Cottage, two new dwellings and the agricultural land beyond. At the request of MCC Highway Engineers, alterations will be made to the turning circle on Pentwyn Close; the Council would adopt this part of the road and reduce its size by adding some landscape planting. The cost of this would be provided by the applicant through a section 106 agreement. The principle of this site being developed with an access off Pentwyn Close was considered by the LDP Examination and found to be acceptable.

5.3 Affordable Housing

5.3.1 Policy S4 of the LDP refers to affordable housing Provision. Again for the purposes of applying this policy, it is clearer if the site is divided into two parts, as identified above. Policy S4 states that with allocated sites in the main villages (Pwllmeyric is identified as a main village for the purposes of this policy), development sites with a capacity for 3 or more dwellings will make provision for at least 60% of the total number of dwellings on the site to be affordable. Of the fifteen units proposed for this part of the site nine of them are to be affordable and this complies with Policy S4. On the remainder of the site, the sixth bullet point of the policy applies and that says that on development sites with a capacity below 3 units the applicant may make a financial contribution towards the provision of affordable housing in the local planning authority area. In this case a financial contribution equivalent of 35% of the cost of providing affordable units will be required for each of the units. This can be secured though a legal agreement. This also

accords with the objectives of Policy S4. The MCC Housing Officer's comments identify the level of contribution required above in section 4,

5.4 Residential Amenity

5.4.1 Hill Farm Cottage is situated within the site. The plot is surrounded by mature trees, with no alterations proposed to this cottage or its curtilage. The detailed layout and design of properties to be submitted as reserved matters will be able to ensure that there is no unacceptable loss of privacy for the occupiers of this property. Springfield is a two story property to the rear of Pwllmeyric House and it has habitable windows on the side elevation adjacent to the site. Again when considering the reserved matters it will be important to take this into account when considering the layout and design of the new properties. There are two properties on Pentwyn Close which are on the south-western boundary of proposed plot 1. These properties are both at least 18m from the common boundary and set at a higher level. The access into the site will run between Hill Farm and Crofters Ash and it then runs around the boundary of Crofters Ash. In order that there are no unacceptable levels of disturbance and light pollution from car head lights, a close boarded fence would need to be erected and hedges retained where possible. The Rowans, to the south-east of the site has its rear elevation only 10 metres from the common boundary with the site. At the reserved matters stage the layout of the site should consider a wide wildlife corridor along this boundary of the site.

5.5 Green Infrastructure

5.5.1 There is scope to achieve good design through the reserved matters and a GI Assets and Opportunities Plan will have to be produced at that stage and this should take into account a Tree Survey of the site. There is a group of Scots Pines on the site which are the subject of a Tree Preservation Order; it is important that these are retained and protected during construction. Similarly existing hedgerows within the site and along the boundaries should be retained. The proposal included a small area of green space to the south of Hill Farm Cottage which will be used as informal public open space. This will add to the Green Assets on the site and provide a visual focal point. As part of the reserved matters a wide band of trees should be planted along the south-eastern edge of the site which will provide a wildlife corridor and assist with privacy levels to the existing properties.

5.6 Drainage

5.6.1 It is proposed that foul sewerage will be disposed of via mains sewers and that surface water will be disposed of through a sustainable drainage system. Welsh Water have no objection to this but request a condition be imposed requiring a drainage scheme for the whole site be submitted. This would be conditioned to form part of the reserved matters.

5.7 Mains Water Supply

5.7.1 With regards to water supply Welsh Water have offered no objection to the proposal and therefore it can be assumed that there is sufficient capacity and pressure within the system.

5.8 Public Rights of Way

5.8.1 Public Footpaths 42 and 44 which carry the Mounton Valley Circular promoted route run either adjacent to or through the site of the proposed development. The applicant recognises that paths need to be realigned to accommodate the development. In 2010 a diversion order was made in relation to part of this footpath. The applicant intends to

apply for a diversion order to accommodate this development and the Council's Countryside Team has suggested that a link between footpaths 42 and 44 could be achieved, and although on land outside the application site, it is within the applicant's ownership and this would provide a welcome addition to the local public footpath network and help fulfil the requirements of the Active Travel Act.

5.9 Infrastructure Provision

5.9.1 This site was allocated for housing through the LDP process and at that stage service and infrastructure provision would have been considered in detail. It is recognised that there are no community facilities in Pwllmeyric. However the village is very close to Chepstow where there is a full range of services including schools, shops and medical facilities. There is public transport in the form a bus service between Pwllmeyric and Chepstow that runs regularly.

5.10 Minerals Safe Guarding Area

5.10.1 The land to the north and east of this site has been allocated as a Minerals Safeguarding Area. The site itself does not form part of the Minerals Safeguarding Area. Policy M2 of the LDP states that proposals which may impact on the minerals safeguarding areas will not be approved unless the area for mineral extraction has been investigated, the mineral can be extracted prior to development, there is an overriding need for the development or that the development comprises infill development. In this case the site has already been allocated for housing development and it is not actually on land identified as a safeguarding area. It is most unlikely that the land to the north and east of this site would be considered suitable for mineral extraction due to its close proximity to the AONB and historic sites. At worst development on this site would result in a buffer being required between the site and any mineral extraction and this is no justification for refusing the application.

5.11 Response to the Representations of the Community Council

5.11.1 Mathern Community Council recommend refusal of this application because seventeen units are being proposed rather than fifteen. As outlined above this application comprised two sites, one of fifteen units on an allocated 60/40 site which had been identified as being suitable for that number and the other two dwelling units being on an infill site within the village development boundary. The proposal therefore accords with the allocation and policies of the LDP.

5.11.2 When considering this site at the LDP Examination consideration would have been given to the level of traffic that development on this site would generate. In addition MCC Highways have no objection to the level of traffic generated or its impact on the local highway network.

5.12 Other issues raised

5.12.1 As noted, the larger part of the site is already allocated for such purposes in the LDP and the capacity of local services was taken into account at that time. Although there are few facilities within Pwllmeyric itself, there is a full range of services within Chepstow which is only 1.5 miles away and accessible by public transport. The proposal will not lead to further development as all applications will be determined on their merits. High Beech Roundabout is a part of the trunk road network and Welsh Government Highway Division has said that it has no objection to the proposal. The impact of traffic resulting from this development of seventeen dwellings will be very small as a proportion of all of the vehicles using that roundabout. MCC Highway Engineers have also offered no

objection. The access point put forward as part of this application is off Pentwyn Close and that is the access that it is necessary to consider and was the one proposed at the LDP stage. Any other access would only be considered if it was submitted by the applicant for the Council's consideration. It is unlikely that access from Bayfield or Mounton would be acceptable. The width of the footpaths has been recommended by MCC Highway Engineers and meet with their standards. Wider footpaths would compromise the rural character of the proposal and also that of the area as a whole. MCC Highways do not consider it necessary to make any alterations to the junction of Pentwyn Close and the A48. It has sufficient capacity to accommodate the traffic from an additional seventeen dwellings. The additional traffic, both vehicular and pedestrian resulting from an additional seventeen dwellings is not sufficient to justify a new pedestrian crossing on the A48. The application is considered on its planning merits and there is no need to look at alternative sites for this form of development.

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

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

6.0 RECOMMENDATION: APPROVE subject to a section 106 agreement requiring that nine of the dwelling units be provided as affordable housing either for low cost home ownership or social rent; that a financial contribution of £56,438 be made in lieu of affordable housing in respect of proposed plots 1 and 2, and a financial contribution to be made for the adoption of Pentwyn Close

Conditions/Reasons

1. Approval of the details of the layout, scale and appearance of the building(s), and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority prior to any works commencing on site.
2.
 - a) Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 - b) The development hereby approved must be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
3. The development shall be carried out in accordance with the list of approved plans set out in the table below.
4. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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.

5. The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

6. No development shall be commenced until a detailed surface water management scheme, which shall include for the provision of sustainable drainage solutions (SUDS) and a programme for its implementation, has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.
7. A Green Infrastructure (GI) Assets and Opportunities Plan shall be submitted to and approved by the Local Planning Authority as part of the reserved matters submission. The layout, drainage and landscaping of the development shall be designed in accordance with the approved (GI) Assets and Opportunities Plan.
8. A Tree Survey shall be submitted to and approved by the Local Planning Authority as part of the reserved matters submission. The layout, drainage and landscaping of the development shall be designed in accordance with the approved Tree Survey

Informatives

1. The layout of the reserved matters shall take into account the formal comments made by Monmouthshire County Council's Green Infrastructure team in response to this application.
2. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network
3. The Highway Authority will require the developer / landowner to enter into a legally binding agreement (S278 of the Highways Act 1980) to secure the proper design analysis and implementation of the proposed highway improvement works.
4. No development shall commence until the developer / landowner has entered into the S278 agreement.
5. No development shall be commenced 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].
6. Monmouthshire County Council Highways actively encourage the adoption of residential estate roads and promote the design principles reflected in Manual For Streets and welcome early engagement with developers to create an acceptable layout and street scene.
7. The applicant should where appropriate avoid using materials and unnecessary street furniture and concentrate on good quality geometric design and use of conventional materials in an innovative way so as to avoid costly commuted sums for the future maintenance of extra ordinary materials.

8. In respect of condition 8 a tree survey in accordance with BS5837:2012 Trees in relation to Design, Demolition and Construction Recommendations. The report must include the following information.
 - A scaled plan of the retained trees and hedges with their root protection areas (RPAs) shown on the proposed layout.
 - An Arboricultural Method Statement where construction activity within the RPA of any retained tree or hedge is unavoidable.
 - A scheme of arboricultural monitoring also known as an arboricultural watching brief.
9. Street Naming/Numbering - 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.