

Planning Statement

**Land to the south of
Osbaston Road,
Monmouth**

October 2024



Summary

Proposal:

Outline Planning Application (with all matters reserved) for the development of a Heath and Well-being Centre and associated works.

Location:

Land to the south of Osbaston Road, Monmouth, Monmouthshire, NP25 3PD

Date:

October 2024

Project Reference:

24.192

Applicant:

Aneurin Bevan University Health Board

Product of:

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Pre-application Advice

Introduction

- 1.1 This Planning Statement has been prepared on behalf of Aneurin Bevan University Health Board for the proposed Outline Planning Application (with all matters reserved) for the development of a Health and Well-being Centre and associated works. The application is for outline planning permission with all matters reserved.
- 1.2 The development of a new Health & Wellbeing Centre in Monmouth is a priority for Aneurin Bevan University Health Board (ABUHB) as outlined in their Primary Care Estates Strategy. The new purpose-built facility, funded by the Welsh Government, will replace the Dixton Surgery and offer additional space for Castle Gate Medical Practice, Wye Valley Practice, and ABUHB services.
- 1.3 Key services will include midwifery, diabetic care, mental health support, and substance misuse counseling, among others. In addition to general medical services, it will provide various ABUHB services, including mental health, substance misuse, occupational health, and care for children.
- 1.4 The application is further supported by the following Plans prepared by BDP, TACP and MAGNA;

Plan	Drawing No.
Site Location Plan	100524-BDP-XX-XX-D-A-1051-P01
Illustrative Site Plan	100524-BDP-XX-XX-D-A-1052-P01
Parameter Plan	100524-BDP-XX-XX-D-A-1001
Access and Movement Plan	100524-BDP-XX-XX-D-A-1002-P01
Land Use Parameter Plan	100524-BDP-XX-XX-D-A-1003 P01
Parameter Sections	100524-BDP-XX-XX-D-A-2001 P01
Landscape Parameter Plan	-
Access Drawing	24-458-SK100

- 1.5 In addition to the parameter plans, the following reports have been submitted to accompany the application. The reports and plans provide comfort that an acceptable scheme can be delivered at RM stage, in compliance with National and Local Policy and Guidance.

Document/Plan	Prepared By
Planning Application Forms	Asbri Planning
Planning Statement	Asbri Planning
Design and Access Statement	BDP
Preliminary Ecological Assessment	Ecological Services Ltd
Reptile Survey Report	Ecological Services Ltd
Ecological Situation Report	Ecological Services Ltd
Transport Assessment	MAGNA Transport Planning
Tree Report	Barton Hyett Associates

Landscape and Visual Assessment	TACP
Green Infrastructure Strategy	TACP
Green Infrastructure Plan	TACP
Drainage Statement	BDP
Flood Consequences Assessment	BDP
Environmental Noise Assessment	Mach Group
Archaeological Report	Heneb
Air Quality Assessment	Air Quality Assessments Ltd

- 1.6 The statement takes the format of an overview of the site and its surroundings at Section 2, with a summary of the pre-application discussion and proposals in Sections 3 and 4. A full and comprehensive review of planning policy is undertaken at Section 5 followed by an appraisal of the relevant considerations at Section 6 and a brief conclusion at Section 7.

Site Description

Site Description and Background

- 2.1 The application site is situated within the Monmouth suburb of Osbaston, located approximately 1.4km to the north of Monmouth town centre. The site currently comprises agricultural land and is bound by a combination of hedgerows and trees along its northern, eastern and western boundaries. The site's southern boundary backs onto the remaining farmland within the same field parcel. The site measures approximately 0.92ha in size, and is centred on the following grid coordinates: E: 350459, N: 213911.
- 2.2 In terms of the immediate surrounding area, the site's northern boundary adjoins Osbaston Road, whilst its eastern boundary adjoins the grounds of Osbaston Church in Wales School. The site's southern and western boundaries are adjoined by agricultural land. In terms of the wider surrounding area, the site is located within a largely residential area, with residential dwellings being located to the north, east, south of the site. the following facilities are located within the surrounding area of the site:
- Osbaston Church in Wales School – 300m to the southeast;
 - Monmouth Golf Club – 1.8km to the northeast;
 - Monmouth Castle – 1.3km to the south;
 - Monmouth Leisure Centre – 1.4km to the southeast; and
 - Dixton Surgery – 1.2km to the southeast.
- 2.3 A review of Cadw's online mapping service reveals that the site is not situated within close proximity to any historical assets, with the closest Grade II listed structure, Osbaston House (Ref: 2370), being located approximately 350m to the west of the site beyond dense vegetation. As such, the impact of the proposals on the historic environment will not present a constraint to the proposal.
- 2.4 Similarly, the Coal Authority's mapping service shows that the site lies outside the coal mining reporting area, as such, a Coal Mining Risk Assessment is not required to support any future planning application at the site.
- 2.5 In respect of flooding, Natural Resources Wales' development advice map reveals that the southern boundary of the site resides within Flood Zone C2, which indicates that the land does not have any significant flood defence infrastructure.



Figure 1: Natural Resources Wales Development Advice Map

- 2.6 A review of NRW’s Flood Map for Planning (FMfP), which we understand will supersede the DAM later in 2024, demonstrates that the southern boundary of the site continues to reside within Flood Zones 2 and 3 for rivers and seas. Flood Zone 2 (light blue) comprises areas with 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from rivers in a given year, including the effects of climate change whilst Flood Zone 3 (dark blue) indicates that there is a combined 1% (1 in 100) risk of flooding from rivers and seas, including climate change. It appears that the site is not susceptible to surface water and small watercourse flooding (denoted by the purple hues below).



Figure 2: Natural Resources Wales Flood Map for Planning

- 2.7 Access to the site is currently achieved via a farm gate located directly off Osbaston Road, and a pedestrian footpath runs along the southern side of Osbaston Road. In terms of active travel, National Cycle Network Route 423 is located approximately 1.5km to the southeast of the site along the Wye Bridge and provides cycle access between Ross to the northeast and Cwmbran to the southwest.
- 2.8 The nearest bus stop is located approximately 120m to the east of the site along Osbaston Road and provides access to Monmouth Bus Station via the M2 bus service. Bus services to Hereford Rail Station via the no.66 service are provided along Hereford Road, some 900m to the east of the site.

- 2.9 Abergavenny train station is the closest rail station to the site and is located approximately 29km to the west. Here, passengers can also travel to destinations such as Cardiff to the south and Hereford and Chester to the north.

Planning History

- 2.10 A review of Monmouthshire County Council's (MCC) online planning register reveals that the site has not been subject to any relevant planning applications in the past, however, the site has been subject to the following planning matters.
- 2.11 The Council Replacement LDP confirms that the site was submitted as a Candidate Site for a health centre during the Second Call for Candidate Sites between 5th July 2021 to 31st August 2021. The High-Level Assessment of Candidate Sites (updated in October 2023) assesses a site's compatibility with the Preferred Strategy, insurmountable constraints to the development of a site, site size threshold, and site viability. This assessment was updated in June 2023 to account for changes to phosphate constraints. The assessment confirms that developing Land at Osbaston Road (ref: CS0006) for a Healthcare Centre (D1) is compatible in principle with the Preferred Strategy. Currently, the site is allocated on the LDP proposals map as an Area of Amenity Importance; early discussions with officers have confirmed that this land parcel is due to be deallocated in the forthcoming LDP, such an allocation would not present a constraint to the development of this site.

Pre-Application Discussions

- 3.1 A preliminary pre-application inquiry was submitted to Monmouthshire County Council in December 2021. The pre-application response (dated 19th October 2022) is lengthy and as such has been attached at Appendix A. To summarise at a high level, both the pre-app and Candidate Site applications (see paragraph 2.11 above) suggest there are no in principal objections to the site coming forward for D1 use.
- 3.2 The pre-app is summarised as follows
- *Whilst the development site lies outside of the defined settlement boundary, it is immediately adjacent to the boundary and as such the provision of a new build health and wellbeing centre is considered acceptable in principle by virtue of Strategic Policy S5 subject to detailed consideration of all other relevant policies within the LDP.*
- 3.3 In respect of **design**, the pre-app confirms that;
- a low-profile arrangement would be welcomed; this provides an opportunity to maximise light and solar gain
 - The surrounding area is not dominated by an overwhelming architectural style, although the character of this site is that of an open aspect that is not dominated by an urban backdrop, Osbaston Primary School which is the immediate neighbour is also low profile framed by an open aspect that contributes to the visual amenity of this area, any development on this site must respect this open aspect with strategic landscaping and a built form that 'settles' into this immediate space.
 - Contemporary architectural form would be acceptable here, although the use of natural materials that work with the colours of this area is appropriate here.
 - A key part of the design is showing connectivity within the local spaces and the local routes, demonstrating how this serves not just the immediate local community, but links from within and around the area.
- 3.4 In respect of **GI matters**, the pre-app confirms that;
- The site's LANDMAP value is outstanding for historic landscape, and cultural landscapes, and high for visual & sensory, and landscape habitats. As such the site is considered sensitive to development.
 - Due to the highly valued and distinct landscape character and proximity of the River Monnow setting and SINC, its landscape quality, setting character and visually accessible intrinsic values will be difficult to retain if the site is developed inappropriately.
 - GI Constraints will include the visual impact of the development site on valued LCA, river Monnow setting, DES2 area of amenity importance, and wider receptor locations. Sufficient space to allow for adequate GI mitigation to reduce visual impacts while at the same time retaining character. The topography of the site and proposed built form needs to allow for the provision of sufficient space, effective boundary connectivity and buffers, SUDS, PROW

connectivity, and high-quality well-being space in association with the development.

- There is an opportunity for compact development on the edge of settlement bounding open countryside allowing space for adequate GI and landscaping to respect and retain the intrinsic values of the LCA setting.
- It is suggested that 1 or 2-storey development will be able to integrate into the landscape more effectively and reflect existing built form and height. The development would need to work with the topography and contours of the site. A wider built form as opposed to a higher would integrate more effectively in the chosen setting.
- Adequate GI buffers will be required to all boundaries, retention of valued GI (hedges and trees, water courses) allowing for access for maintenance, enhanced / new buffers to northern, southern, eastern, and western boundaries to reduce visual impact and improve GI connectivity.
- The Southern boundary should allow space for more mature trees to be able to develop to reduce the impact of built form and lighting but also provision for access for all well-being landscape and potential rewilding areas.
- Green roofs on flat roofs wherever and or if feasible and permeable surfaces for parking, paths, and hard surfaces to link with SUDS and integrate with GI corridors and habitat potential e.g., wetland flush, swales, rain gardens, etc.
- A contemporary architectural form should be explored that includes opportunities for solar gain, views, a built form outside space interaction, well-being sitting areas, and uses natural and or sympathetic materials
- Opportunity to create improved physical access between development site routes leading to Vauxhall fields and river corridor

3.5 The pre-app response confirms that a large number of documents would need to be completed to accompany the application, which can be found in Appendix A.

Proposed Development

- 4.1 Four potential development options were originally investigated by BDP Architects as part of an options appraisal, which showed how the building could be positioned in several locations across the site. BDP worked alongside TACP who developed a Landscape Strategy to ensure that the preferred option was best placed from a landscape impact perspective. It was agreed that a variation of the Northern Plot option was to be brought forward for further consideration for the following reasons:
- Set away from the hedgerow along the northern boundary, the positioning the building slightly lower on the site provides the opportunity to create entry points on multiple levels, whilst also ensuring that the impact on neighbours is minimised.
 - The building height could be designed to sit within the landscape form, with the properties beyond, to the north looking out over the top of the building;
 - Good orientation from a passive design and to maximise views;
 - Set away slightly from the school but maintaining the building line and cluster of development; and
 - Allows for the existing vehicular access will be used and also minimises walking distances to bus stops etc.
- 4.2 From a landscape perspective, the preferred layout solution preserves key natural features, including the river, the existing mature trees, the hedgerow, and the open field, and provides opportunities to integrate green infrastructure by incorporating a green roof, permeable paving, and swales. It also maintains the open space and the river buffer zone for ecological habitats and community use and provides opportunities for suitable enhancements.
- 4.3 The Northern Option is considered most suitable as it places the building close to established hedgerows and therefore ensures that it will be well screened from day one from direct view of residents to the north. It utilises the existing entrance, thereby minimizing any damage to existing mature hedgerows and preserving connectivity and the small pedestrian entrance on the east side to allow access to the community for dog walking and also ease of access to existing active travel routes and sustainable modes of travel.
- 4.4 As shown on the accompanying concept plan in the Landscape Statement, the strategy is one of retention and enhancement. It is proposed to plant new trees and shrubs to screen and soften the parking area, utilise permeable paving to soften the visual impact but to also aid with the SUDs strategy, integrate swales and explore the opportunity to deliver green roofs which will enhance biodiversity and aid in assimilating the building into the landscape character and enhance walking routes for pedestrians and dog walkers.
- 4.5 The accompanying parameters plan confirms the maximum and minimum building and car parking area depth and width. The land use parameter drawing confirms that

the building will be a D1 use and the parameter section drawing confirms that the building will be no greater than 2 storeys in height.

- 4.6 In terms of the internal arrangements for the health and well-being centre, it is proposed that the first floor (850m²) is used as a general medical service area, whilst the ground floor (588m²) is used as a combined health service and shared staff area. The following facilities are to be provided:

First Floor

- Waiting area and reception;
- WCs
- Stairs and lift;
- Plant room;
- Administration area;
- Consulting rooms;
- Clinical support area; and
- Treatment room.

Ground Floor

- Self-check-in area;
- Group rooms
- WCs;
- Clinical support area;
- Consulting rooms;
- Administration area;
- Shared meeting room, staff room, and staff change area;
- Plant room; and
- Stairs and lift.

- 4.7 A total of 37no. staff are proposed to work at the site and a breakdown of staffing numbers can be found below:
- 16no. Practitioners with Patient Appointments
 - 8no. Practitioners without Patient Appointments
 - 13no. Ancillary Staff.

Parking

- 4.8 Monmouthshire’s Parking Standards for non-disabled (standard) car parking are as follows:
- 1 space per practitioner (operational)
 - 1 space per 3 ancillary staff (non-operational)
 - 3 spaces per practitioner (non-operational)

- 4.9 The parking requirements are as follows:

Site	Operational (for all practitioners)	Non- Operational Spaces (for	Non- Operational (for	Total (standard car parking
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		patients)	ancillary staff)	spaces)
Monmouth	24	48	4	76

- 4.10 As 8 practitioners in Monmouth site will not be seeing patients on site, they are excluded from the calculations for non-operational spaces for patients.
- 4.11 Due to the location of the site, and sustainability criteria within the Council's parking standards, unfortunately, no reduction in parking could be applied.
- 4.12 In terms of disabled parking requirements, Monmouthshire's Parking Standards indicate that an additional 6% of total standard car parking spaces should be designated for disabled users. Given that 76no. non-disabled car parking spaces are required at the site, this means that 5no. disabled parking spaces are required in addition to this figure.
- 4.13 In light of the above, it is proposed that 81no. parking spaces are provided at the site. The illustrative layout demonstrates that this amount can be accommodated on site.

Planning Policy Context

Introduction

- 5.1 The following section provides an overview of the relevant policy framework relating to the application proposals. In accordance with S38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.2 The starting point is therefore the statutory Development Plan which consists of Monmouthshire County Council Local Development Plan (2011-2021).
- 5.3 In addition to the above, other key “relevant material considerations” include, in particular, Planning Policy Wales (Edition 12, February 2024) (“PPW”), associated Technical Advice Notes (“TANs”) and Monmouthshire County Council Supplementary Planning Guidance (“SPGs”).

National Planning Policy and Guidance

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

- 5.4 The Well-Being of Future Generations (Wales) Act 2015 (which came into force on 1st April 2016) requires “*public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle*”. The Act sets out seven ‘well-being’ goals as follows:
- A prosperous Wales: An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
 - A resilient Wales: A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).
 - A healthier Wales: A society in which people’s physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
 - A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio-economic background and circumstances).
 - A Wales of cohesive communities: Attractive, viable, safe and well-connected communities.
 - A Wales of vibrant culture and thriving Welsh language: A society that promotes and protects culture, heritage and the Welsh language, and

which encourages people to participate in the arts, and sports and recreation.

- A globally responsive Wales: A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

5.5 Within the Act, sustainable development is defined as follows: *“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”*. The Act sets out that when making decisions, public bodies need to take into account the impact they could have on people living in Wales in the future and must apply the sustainable development principle in all decisions.

Future Wales: The National Plan 2040

5.6 The National Development Framework: Future Wales – the National Plan 2040 was published in February 2021. Future Wales sets out the Welsh Government’s 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. As stated above, the National Development Framework has Development Plan status.

5.7 Future Wales sets out its overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales by means of 11 Outcomes. As set out on Page 52 of Future Wales, the 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years’ time, as follows:

“A Wales where people live:

- 1. ...and work in connected, inclusive and healthy places*
- 2. ...in vibrant rural places with access to homes, jobs and services*
- 3. ...in distinctive regions that tackle health and socio-economic inequality through sustainable growth*
- 4. ...in places with a thriving Welsh Language*
- 5. ...and work in towns and cities which are a focus and springboard for sustainable growth*
- 6. ...in places where prosperity, innovation and culture are promoted*
- 7. ...in places where travel is sustainable*
- 8. ...in places with world-class digital infrastructure*
- 9. ...in places that sustainably manage their natural resources and reduce pollution*
- 10. ...in places with biodiverse, resilient and connected ecosystems*
- 11. ...in places which are decarbonised and climate-resilient”*

Placemaking

5.8 Placemaking forms a key concept upon which many national planning policies are based. It is set out at Page 65 of Future Wales that *“Placemaking is at the heart of the planning system in Wales and this policy establishes a strategic placemaking approach and principles to support planning authorities to shape urban growth and regeneration”.*

5.9 Policy 2 (Shaping Urban Growth and Regeneration) identifies strategic planning and states that:

“The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles:

- *creating a rich mix of uses;*
- *providing a variety of housing types and tenures;*
- *building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;*
- *increasing population density, with development built at urban densities that can support public transport and local facilities;*
- *establishing a permeable network of streets, with a hierarchy that informs the nature of development;*
- *promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and*
- *integrating green infrastructure, informed by the planning authority’s Green Infrastructure Assessment. Planning authorities should use development plans to establish a vision for each town and city. This should be supported by a spatial framework that guides growth and regeneration, and establishes a structure within which towns and cities can grow, evolve, diversify and flourish over time.”*

5.10 Further detail on the Welsh Government’s strategic placemaking priorities is set out at Page 66 of Future Wales. Key placemaking principles are summarised below:

“Mix of uses

To create activity throughout the day and enable people to walk and cycle, rather than being reliant on travelling by car, places should have a rich mix of residential, commercial and community uses within close proximity to each other. Urban growth and regeneration should integrate different uses within neighbourhoods.

Variety of housing

To ensure places are socially mixed and cater for varied lifestyles, they should have a mix of housing types and tenures and space that allows for home-working. Urban growth and regeneration should cater for families, couples and single people of different ages, as well as providing a mix of affordable and private housing.

Walkable scale

To enable active and healthy lives, people should be able to easily walk to local facilities and public transport. Urban growth and regeneration should be focused within inner city areas and around town centres, as well as around mixed use local centres and public transport. Co-working hubs offering an alternative to home-working are an important feature of the economy, and these should be located in town and local centres.

Density

To support the economic and social success of our towns and cities, including sustaining public transport and facilities, urban growth and regeneration should increase the population density of our towns and cities. New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations. It may be necessary to take social distancing requirements into consideration when designing public and communal spaces.

Street network

To provide a framework for different uses and types of housing to be integrated within neighbourhoods, urban growth and regeneration should be based on a network of streets that enable social distancing if necessary. The street network should be permeable, with streets primarily connecting at both ends with other streets and providing links into, out of, and through places. The street network should have a hierarchy, with streets that have different characters and functions.

Plot-based development

To create varied and interesting places, which can be developed and change over time, and provide opportunities for people to design and build their own homes and workspaces, as well as open up the housing market to small and local builders, urban growth and regeneration should provide opportunities for the development of small plots. A plot-based approach to development should be promoted, including the subdivision of larger sites to be built in small plots or as a group of plots.

Green infrastructure

To enable urban areas to play their part in supporting ecosystem resilience, the use of innovative nature-based solutions should form part of strategies for urban growth and regeneration. Through Green Infrastructure Assessments, specific opportunities should be identified to ensure that green infrastructure is fully integrated.”

Flooding

- 5.11 Policy 8 (Flooding) highlights the importance of sustainable development choices, and states that:

“Flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported. The Welsh Government will work with Flood Risk Management Authorities and developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority. Opportunities for multiple social, economic and environmental benefits must be maximised when investing in flood risk management infrastructure. It must be ensured that projects do not have adverse impacts on international and national statutory designated sites for nature conservation and the features for which they have been designated.”

Biodiversity and Green Infrastructure

- 5.12 It is identified at Page 76 that the strategic focus of Future Wales on urban growth requires *“an increased emphasis on biodiversity enhancement (net benefit) in order to ensure that growth is sustainable”* (page 76).
- 5.13 In addition, the associated importance of green infrastructure is highlighted: *“As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from green infrastructure will be greatest in and around these areas. Innovative use of nature-based solutions and integrating green infrastructure in and around urban areas can help restore natural features and processes into cities and landscapes. Providing locally accessible, high quality green spaces and corridors helps to maintain and enhance the strategic functioning of our natural resources and ecological networks and address physical and mental well-being”* (page 78).
- 5.14 Policy 9 of Future Wales is of key relevance in regard to green infrastructure and biodiversity enhancement, which states the following:

“To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- *identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and*
- *identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.”*

Planning Policy Wales (Edition 12)

- 5.15 Planning Policy Wales (PPW) Edition 12 was published in February 2024. 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.
- 5.16 Sustainable Development is defined at Page 7 of PPW as follows: *“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”.*
- 5.17 Paragraph 1.18 sets out that *“Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.”*

Placemaking

- 5.18 It is summarised succinctly at Paragraph 2.3 that *“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all”.*
- 5.19 Placemaking is defined at Page 14 of PPW as follows: *“Placemaking is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense. Placemaking considers the context, function and relationships between a development site and its wider surroundings”.*

Good Design

- 5.20 The importance of good design in development proposals is highlighted at Paragraph 3.3 of PPW where it is stated that *“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area”.*
- 5.21 Paragraphs 3.5 and 3.6 of PPW relate to Access and Inclusivity and state:

“Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide flexibility in use, and provide buildings and environments that are convenient and enjoyable to use for everyone.

Development proposals must address the issues of inclusivity and accessibility for all. This includes making provisions to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. There will often be wider benefits to be gained through the sensitive consideration of such provision, for example, whilst the presence of visual cues will be invaluable in assisting those with hearing loss to engage in a noisy environment, a navigable environment will benefit all. Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport.”

Technical Advice Notes

5.22 The following Technical Advice Notes (TANS) are of relevance to the proposed development.

TAN 5 (2009): Nature Conservation and Planning

5.23 This TAN provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It seeks to demonstrate how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it.

TAN 12 (2016): Design

5.24 In defining the notion of design, paragraph 2.1 states that it can help in articulating our nation and culture whilst helping sustain a positive image of Wales.

5.25 Paragraph 2.5 warns that ‘*good design is not inevitable*’, to achieve it, it must embrace sustainability, architecture, place-making, public realm, landscape, and infrastructure. Furthermore, the five objectives of good design are highlighted;

- *Access;*
- *Character;*
- *Community Safety;*
- *Environmental Sustainability; and*
- *Movement.*

TAN 15 (2004): Development and Flood Risk

5.26 The purpose of TAN 15 is to provide advice in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions.

Planning Policy: The Local Level

Monmouthshire Local Development Plan (2011 – 2021)

5.27 As aforementioned, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the authority's adopted development plan unless material considerations indicate otherwise. In this instance, the statutory development plan for the pre-application site is provided in the Monmouthshire County Council Local Development Plan (2011 - 2021).

5.28 The LDP proposals map reveals that the site lies outside the settlement boundary for Monmouth and within an Area of Amenity Importance, denoted by the hashed pink lines in Figure 1 below.

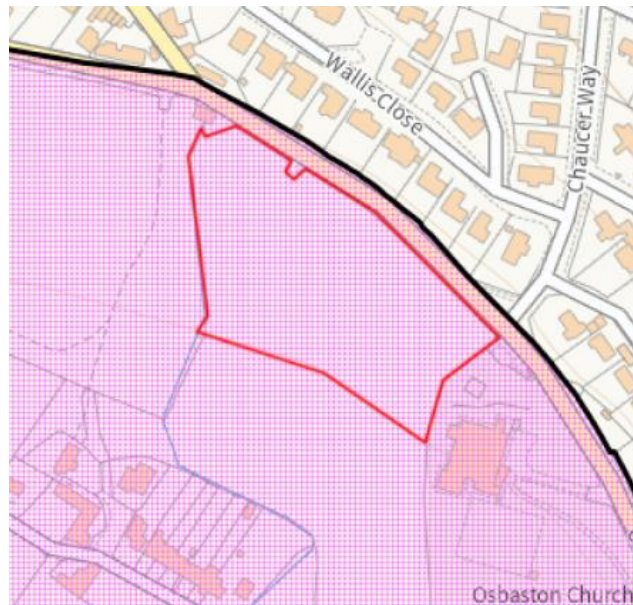


Figure 1: LDP Proposals Map Extract

5.29 The following policies contained within the LDP are considered to be of relevance to this Pre-Application Consultation:

Policy Reference	Relating to
<i>Strategic Policies</i>	
S5	Community and Recreation Facilities
S12	Efficient Resource Use and Flood Risk
S13	Landscape, Green Infrastructure and the Natural Environment

S16	Transport
S17	Place Making and Design
<i>Development Management Policies</i>	
DES1	General Design Considerations
SD2	Sustainable Construction and Energy Efficiency
SD3	Flood Risk
SD4	Sustainable Drainage
LC1	New Building Development in the Open Countryside
LC5	Protection and Enhancement of Landscape Character
GI1	Green Infrastructure
NE1	Nature Conservation and Development
EP1	Amenity and Environmental Protection
EP2	Protection of Water Sources and Water Environment
EP3	Lighting
EP5	Foul Sewage Disposal
MV1	Proposed Developments and Highway Considerations
MV2	Sustainable Transport Access
MV3	Public Right of Way
MV4	Cycleways
DES1	General Design Considerations
DES2	Areas of Amenity Importance

5.30 Policy LC1 (New Built Development in the Open Countryside) confirms that *“There is a presumption against new built development in the open countryside, unless justified under national planning policy and/or LDP policies S10, RE3, RE4, RE5, RE6, T2 and T3 for the purposes of agriculture, forestry, ‘one planet development’, rural enterprise, rural / agricultural diversification schemes or recreation, leisure or tourism. In such exceptional circumstances, new built development will only be permitted where all the following criteria are met:*

- a) the proposal is satisfactorily assimilated into the landscape and complies with Policy LC5;*
- b) new buildings are wherever possible located within or close to existing groups of buildings;*
- c) the development design is of a form, bulk, size, layout and scale that respects the character of the surrounding countryside; and*
- d) the development will have no unacceptable adverse impact on landscape, historic / cultural or geological heritage, biodiversity or local amenity value”*

5.31 Whilst no listed as an exception under Policy LC1, Policy SW1 states that *“development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining town and village development boundaries subject to detailed planning considerations. Development proposals that result in the unjustified loss of community and recreation facilities will not be permitted.”*

5.32 As the application site has been identified as an area of amenity importance within the LDP, the requirements provided within Policy DES2, which is worded as follows:

“Development proposals on areas of amenity importance will only be permitted if there is no unacceptable adverse effect on any of the following:

- a) the visual and environmental amenity of the area, including important strategic gaps, vistas, frontages and open spaces;*
- b) the relationship of the area of amenity importance to adjacent or linked areas of green infrastructure in terms of its contribution to the character of the locality and / or its ability to relieve the monotony of the built form;*
- c) the role of the area as a venue for formal and informal sport, general recreation and as community space, expressed in terms of actual usage and facilities available, as well as its relationship to general open space requirements as set out in policy CRF2;*
- d) the cultural amenity of the area, including places and features of archaeological, historic, geological and landscape importance; and e) the nature conservation interest of the area, through damage to, or the loss of, important habitats or natural features (policy NE1 applies).”*

Supplementary Planning Guidance

5.33 In addition to the aforementioned LDP policies, the following Supplementary Planning Guidance Documents are considered relevant to the Pre-Application Consultation.

- Green Infrastructure (April, 2015); and
- Monmouthshire Parking Standards (January 2013).

Appraisal

Overview

6.1 As noted above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section aims to identify the main issues relevant to the determination of the application and assess the scheme against the relevant planning policy framework. The key material planning considerations are as follows:

- The principle of development
- The impact of the development on the character and appearance of the surrounding area including the area of amenity importance (DES2);
- The impact of the development on the residential amenity of surrounding properties
- The acceptability of the development in terms of access, parking, and highway safety
- Other material considerations

The Principle of Development

6.2 As aforementioned, it is proposed to develop the site for a new Health and Well-being Centre, which will serve the whole of Monmouth and the surrounding 360 square mile practice area. The application site lies entirely outside the development boundary for the main town of Monmouth and, as such is considered to be located within the open countryside. Consequently, it is important to consider LDP Policy LC1, which relates to New Built Development in the Open Countryside.

6.3 Policy LC1 sets out that *"there is a presumption against new built development in the open countryside, unless justified under other relevant national and/or LDP policies S10, RE3, RE4, RE5, RE6, T2 and T3 for the purposes of agriculture, forestry, 'one planet development', rural enterprise, rural / agricultural diversification schemes or recreation, leisure or tourism."*

6.4 Whilst the provision of a new Health and Well-being Centre falls outside the remit of the identified policies above under Policy LC1, there is however support in principle set out in Strategic Policy S5, which relates to Community and Recreation Facilities. This Policy states that *"development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining town and village development boundaries subject to detailed planning considerations."* For this Policy, the proposed development would fall within the definition of 'Community Facilities' as discussed in the supporting text for Policy S5 (Para. 5.32).

6.5 In light of the above, whilst the development site lies outside the defined settlement boundary, it is immediately adjacent to the boundary and as such,

the provision of a new health and well-being centre is considered acceptable in principle by virtue of Strategic Policy S5 subject to detailed consideration of all other relevant policies within the LDP which are duly considered below.

The impact of the development on the character and appearance of the surrounding area including the area of amenity importance (DES2)

- 6.6 The application is proposed in outline with all matters reserved, as such full details of access, appearance, landscaping, layout and scale are reserved for future consideration. Notwithstanding, this outline application is accompanied by a suite of assessments which consider the baseline, and also parameter drawings including an illustrative site layout which seek to demonstrate that the site can successfully deliver an acceptable form of development to accommodate the proposed Health and Wellbeing Centre.
- 6.7 Concept proposals and design evolution was informed by a Landscape Strategy thus ensuring that any development of this site is sensitive to the the site's landscape qualities. The Design and Access Statement includes a section on design development; this section confirms that four potential building locations were explored. This exercise involved input from structural and civil engineering colleagues, environmental services engineers, transport planners, building contractor, town planning advisors and clinical stakeholders. The DAS includes an opportunity and constraint analysis of each of the four options and confirms the preferred development location and reason behind the decision making.
- 6.8 As shown on the illustrative layout, the preferred and therefore proposed location for the building is along the northern boundary of the site, set away from the hedge to ensure that the impact on neighbours is minimised and to take advantage of existing, well established screening.
- 6.9 Its position has also been informed by engineering, where a sweet spot has been established in order to ensure minimal cut and fill. Positioning the building slightly lower on the site provides the opportunity to create entry points on multiple levels and for the car parking area to be screened from the south and east.
- 6.10 The building has been purposely positioned away from the River Monnow. One, to ensure minimal impact on its setting (riverside landscape character) and biodiversity quality (SINC designation) and two, to minimise any impact on flooding. The building's position also ensures a strong road frontage to maximising wayfinding and promotes pedestrian connectivity and active and sustainable travel.
- 6.11 The intention is to have one car parking area which will run along the northern boundary of the site, and a split-level building located to the south of the car park. The positioning of the proposed building looks to work with the topography and contours of the site, which will assist with reducing landscape impact. Utilising the existing access point will also minimise landscape impact.

- 6.12 The Illustrative Site Plan seeks to respect existing GI networks including strategic and mature treelines and hedgerows which, will provide instant screening for the building. These features will be enhanced to better screen the development but also to enhance connectivity and provide biodiversity benefits.
- 6.13 Working from a baseline of GI retention will also retain the site character and setting. The building form is to be capped at two storeys ensuring a low profile. The opportunity to explore green roof configuration will be explored in order to further assimilate the building into its environment. The supporting Green Infrastructure Strategy shows how the car parking area could be softened by utilising block pavements, trees, landscaping, and swale features; this will bring GI into the development site, rather than simply trying to screen the building.
- 6.14 The walking route around the site will be enhanced to promote well-being and access to the open countryside. The building's position and GI Strategy will minimise the impact on the character and appearance of the surrounding area but also the wider landscape.
- 6.15 The application is accompanied by a Landscape Visual Assessment which assesses the landscape quality of the surrounding area and identifies landscape and visual receptors and viewpoints considered most likely to be affected by the Development. The LVA considers the potential impact of the development on 5 key viewpoints and key landscape and visual receptors.
- 6.16 The LVA confirms that *"the site is not visually prominent due to existing mature hedgerows and tree lines. The adjoining residential development to the north reduces its sensitivity to change and has altered the character of the area. The hedgerows and tree lines provide an attractive enclosure and visual screening of the site. Siting and layout of the building has minimal impact on existing mature hedgerow and tree lines and maintains the ecological integrity of site. There is also the opportunity for mitigation by retaining existing boundary planting and reinforcing with additional planting, which will help to visually assimilate the development into the wider landscape. There is the opportunity for additional planting to enhance the natural environment and ecological connectivity in the floodplain area, where no development can take place. Additional soft landscaping (trees and ornamental / flowering planting) around the building will enhance the semi-rural / pastoral character, reduce the visual impact and enhance the ecological integrity and connections. There is the opportunity to maintain amenity access for the community dog walkers and provide a circular route by linking it via Forge and Osbaston Roads to the PRow on the adjacent field to the west"*.
- 6.17 The LVA concludes that *"visual impacts are confined to a relatively local scale and are not considered to have a wide visual or landscape impact. Where individual properties and receptors are affected, mitigation planting and the use of visually*

recessive materials in construction all go to minimise landscape and visual impacts”.

- 6.18 In line with Policy DES2, it is considered that the Illustrative Site Plan and GI strategy demonstrate that important strategic gaps, vistas, frontages, and open spaces can be respected, important GI links can be retained and respected, and that the site can continue to deliver relief to the surrounding built form. Retaining a valuable dog walking route will ensure that the value of the site for general recreation and as a community asset can be maintained and that the value presented by the riverside corridor and strategic hedgerow boundaries can be safeguarded and enhanced from a landscape value and ecological perspective.
- 6.19 It is considered that the illustrative plans and parameter plans demonstrate how the development can integrate within the landscape sympathetically, minimise visual intrusion and retain and enhance the character of the site in line with current policy guidance.

Impact on Residential Amenity

- 6.20 The nearest residential receptors to the site are located to the north of Osbaston Road. As shown on the illustrative layout and parameter plans, the well-being centre is proposed to be set back from Osbaston Road, to ensure that the privacy of residents along Wallis Close is respected. As previously noted, it is proposed that the health and well-being centre will be set across two floors, which takes into account the topography of the site as it slopes downwards towards the River Monnow, which is located to the south of the site.
- 6.21 Assimilating the building into the landscape will ensure that the health and well-being centre will have no overbearing effects on nearby residents. The accompanying LVA confirms construction and operational mitigation, which once delivered will mitigate any impact caused by the development.
- 6.22 The illustrative layout demonstrate that necessary amenity and privacy distances can be ensured; this will however be fully assessed at RM stage. In conclusion, it is considered that residential amenities within and adjacent to the site can be considered acceptable, thus in accord with LDP Policy EP1(Amenity and Environmental Protection) as well as TAN 12: Design.

The acceptability of the development in terms of access, parking, and highway safety impact

- 6.23 As previously stated in the proposals section, vehicle access to the site will be obtained via the existing site access along the northern boundary of the site, along Osbaston Road. An access drawing has been submitted which demonstrates that the appropriate visibility can be delivered.
- 6.24 A parking area is to be provided along the northern boundary of the site. In line with parking standards, the development will accommodate 76 standard bays +

5 disabled bays (81 in total). At least 10% of these car parking spaces will be provided with electric vehicle charging points (EVCP). The dimensions of the car parking spaces would be 4.8 metres x 2.6 metres. The dimensions of accessible car parking spaces would be 4.8 metres x 2.4 metres with an additional 1.2 metre margin around three sides.

- 6.25 In terms of cycle parking, Monmouthshire's Cycle Parking Standard for health centres is one space per consulting room. At this stage it is anticipated that there will be 22 consulting rooms however this will be confirmed at RM stage. It is clear that there is sufficient room on site to deliver that approximate quantum of cycle parking. The Transport Statement demonstrates that the site is accessible via other more sustainable means including active travel and bus provision.
- 6.26 The entirety of Monmouth, Wyesham and smaller settlements of Redbrook, Rockfield, Mitchel Troy, Dingestow, and Symonds Yat are within acceptable cycling distance from the site. National Cycle Network 423 passes Monmouth and is located at approximately a seven-minute bike ride from the site. This route offers convenient access to the aforementioned settlements.
- 6.27 A circular bus route M2 can be accessed via a bus stop on Lancaster Way, located at a walking distance of 280 metres from the site (or a four-minute walk). This service runs two buses per hour from Monday to Friday and one bus per hour on Saturday; and provides access to the town centre and Monmouth Bus Station. Monmouth Bus Station is located a 20-minute bus ride away and a seven-minute cycle ride away. Several bus services stop at Monmouth Bus Station, including services to Abergavenny (Route 68), Chepstow (Route 69), Coleford (Route 24) and Ross-on-Wye (Route 34).
- 6.28 With regards to traffic impact, TRICS data indicates that the proposed development has the potential for 38, 45, and 32 two-way vehicular trips during the weekday AM peak hour, school closing hour, and PM peak hours respectively. This represents an increase of one vehicular trip every 1.3 to 1.5 minutes during peak hours. The trip distribution analysis completed confirms no more than one additional vehicular trip every three to 15 minutes. Such an increase in traffic is likely to be imperceptible. Hence, there is no technical justification to undertake a capacity assessment of these junctions.
- 6.29 The impact of the proposed development on the local junctions (i.e., Osbaston Road/Chaucer Way, A466 Hereford Road/Osbaston Road junction, and A466/Priory Street/Dixton Road/Monk Street) to the site would be more pronounced; in the region of 30 to 45 trips during peak hours. These junctions, along with the proposed site access junction have been assessed for capacity. The capacity assessment of the proposed site access junction shows that the junction will operate within its theoretical capacity.

- 6.30 In light of the information provided above, it is clear that the proposals adhere to LDP Policy S16 (Transport), TAN18: Transport, and Policy 12 of Future Wales: The National Plan 2040.

Other Material Considerations

Trees

- 6.31 The application is accompanied by a Tree Survey which has informed development proposals. Whilst a full Arb Impact Assessment has not been completed, it is clear from reviewing the illustrative layout and parameter plans that the proposed development can be accommodated whilst respecting existing Root Protection Zones. There are a number of large, category A veteran trees along the sites boundaries in addition to category B and C hedgerows, which will provide a strong foundation for a landscaping scheme to be developed.

Ecology

- 6.32 A Preliminary Ecological Appraisal (PEA) has been prepared and is submitted to accompany this application. The PEA confirms that;
- Any loss of hedgerow habitat must be avoided where possible.
 - A root protection zone (RPZ) must be implemented around any retained trees that lie adjacent to or within the boundary of the proposed development site
 - Pollution measures must be put in place to avoid any impacts on the River Monnow.
 - A dormouse nest tube survey of all suitable habitats within the site boundary is recommended
 - If the trimming or cutting back of any mature trees are required then a detailed ground-based visual assessment of all trees in question for their use by roosting bats will be required.
 - A refugia survey of the site will be required to establish the presence or likely absence of reptiles and other amphibian species within the site boundary.
 - Bat transect surveys of the development site are recommended.
 - A pre-inspection check of all woodland and scrub habitat by an ecologist is recommended immediately before vegetation clearance works
 - Any vegetation removal must be completed outside of the bird nesting season of March to August inclusive
 - Ideally all excavations within the site will be securely covered over if left unattended.
 - Careful consideration must be given to the use of lighting within the development site.
- 6.33 A Reptile Survey has been completed and submitted to accompany the application. Bat Transect Surveys and Dormice Surveys have been commissioned but not yet finalised due to ecological window constraints. These surveys will be provided once completed.

- 6.34 The submitted Reptile Survey confirms the presence of a good population of Slow-worm and low population of Grass Snake was found during reptile survey work within the proposed development site. The grassland, scrub, tall ruderal vegetation, tree lines and hedgerow are suitable for reptile use. It is considered likely that reptiles use the site for hibernation purposes as well as summer basking and foraging. The hibernation season runs from November to February inclusive but depends on temperatures at the time of year.
- 6.35 In terms of impact, it is anticipated that the majority of habitats within the northern half of the site will be lost as part of the development proposals, however it is hoped that the surrounding tree lines and hedgerow can be retained through development. Mitigation and compensation measures will be required to ensure reptiles are not harmed as part of the development proposals. It is anticipated the details of a reptile mitigation strategy can be agreed as part of a planning condition.
- 6.36 Broad recommendations been provided at this stage to ensure biodiversity enhancement and assist in the delivery of a strong GI network. Recommendations provided within the final PEA, Reptile Survey and any subsequent reports can be secured by the outline application and can be delivered as part of any subsequent RM or condition as required by the LPA.

Drainage

- 6.37 The application is accompanied by a Drainage Strategy which confirms that as the site slopes steeply from north to south, and the River Monnow is located beyond the southern boundary it is assumed that the majority of surface water infiltrates on site, and the remainder runs off to the south and eventually discharges into the River Monnow. There is a smaller watercourse which runs from north to south along the western boundary and eventually discharges to the River Monnow. The site has a superficial geology that consists of Alluvial Fan Deposits and is overlain by a bedrock of Sandstone.
- 6.38 The underlying ground conditions suggest that the site is underlain by sandstone so infiltration may be a viable method of surface water discharge, but due to the proximity of the site to multiple watercourses, it may not be the case. Should the infiltration rates determined by the test not be favourable enough to enable surface water discharge, then it is proposed that surface water runoff is discharged to the watercourse which runs along the western boundary of the site.
- 6.39 With regards to foul, the GPR survey undertaken for the site identified a combined sewer to the north of the site which runs along Osbaston Road. As the road is at a higher level than the site, it is likely that a pumped solution will be unavoidable due to the level difference.

Flooding

6.40 The River Monnow is located to the south of the site and is classed as a Main River. Given that this section of the river has no flood defenses, this means that the southern boundary of the site is susceptible to flooding by rivers and seas, and therefore resides within Flood Zone C2 within NRW's Development Advice Map. A Flood Consequences Assessment has been prepared to accompany this application and highlights the importance of placing highly vulnerable development away from the identified flood zone, as the development would not be permitted by the LPA.

6.41 In light of the above, the proposed location of the health and well-being centre and accompanying parking areas are to be located within the northern section of the site. This area of the site is considered to be within Flood Zone A, where it is considered to be at little to no risk of flooding (NRW Development Advice Map). As such, it is considered that the proposals adhere to LDP Policy SD3 (Flood Risk) in addition to TAN 15: Development and Flood Risk.

Grade 2 agricultural land

6.42 The site is Grade 2 agricultural land with some subgrade 3b. An agricultural land classification report has been commissioned and will be submitted to support the prospective planning application. Notwithstanding, due to the small scales nature of the site, and the proposed community use, it is not considered that the loss of such a small parcel is a constraint on the development of this site.

Phosphates

6.43 We understand that DCWW are in the process of upgrading the Monmouth WWTW. There are several phases to this work. The first phase will focus on ensuring that there is sufficient capacity to deal with the waste received and the second phase will concentrate on enhancing the treatment process further by removing higher levels of phosphorous. Main construction activity will begin in mid-January 2024 and will be completed by the end of September 2024. Once this work is completed, DCWW will need to return to the site to carry out additional work which will help enhance the treatment process further and in turn, help boost the local river water quality. Based on the work completed, it is not anticipated that phosphorus legislation will present a constraint to the development or timing of occupation.

Noise and Air Quality

6.44 This application is accompanied by a Noise Assessment which confirms the existing noise climate and provides a set of design criteria and assessment of various ventilation strategies to ensure an acceptable solution is achieved.

6.45 The application is also accompanied by an Air Quality Assessment which confirms that the development will not increase traffic above the level of the IAQM/EPUK screening criteria during the operational phase; therefore, detailed air quality assessment should not be necessary, and the development will have an insignificant effect on local air quality due to vehicle emissions.

6.46 The construction phase will have the potential to create dust. It will therefore be necessary to implement mitigation measures to minimise dust emission. With these measures in place, it is expected that any residual effects will be insignificant.

Conclusion

- 8.1 This Planning Statement has been prepared on behalf of Aneurin Bevan University Health Board in respect of an outline planning application (with all matters reserved) for the development of a Health and Well-being Centre and associated works at Land to the south of Osbaston Road, Monmouth, Monmouthshire, NP25 3PD.
- 8.2 The application site lies entirely outside the development boundary for the main town of Monmouth and, as such is considered to be located within the open countryside. Consequently, it is important to consider LDP Policy LC1, which relates to New Built Development in the Open Countryside. Policy LC1 confirms that there is a presumption against new built development in the open countryside, unless justified under other relevant national and/or LDP policies S10, RE3, RE4, RE5, RE6, T2 and T3. Whilst the provision of a new Health and Well-being Centre falls outside the remit of the identified policies above under Policy LC1, there is however support in principle set out in Strategic Policy S5, which relates to Community and Recreation Facilities. This Policy states that *“development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining town and village development boundaries subject to detailed planning considerations.”* For this Policy, the proposed development would fall within the definition of ‘Community Facilities’ as discussed in the supporting text for Policy S5. Whilst the development site lies outside the defined settlement boundary, it is immediately adjacent to the boundary and as such, the provision of a new health and well-being centre is considered acceptable in principle by virtue of Strategic Policy S5 subject to detailed consideration of all other relevant policies within the LDP which are duly considered in this planning statement.
- 8.3 The application is proposed in outline with all matters reserved, as such full details of access, appearance, landscaping, layout and scale are reserved for future consideration. Notwithstanding, this outline application is accompanied by a suite of assessments which consider the baseline, and also parameter drawings including an illustrative site layout which seek to demonstrate that the site can successfully deliver an acceptable form of development to accommodate the proposed Health and Wellbeing Centre.
- 8.4 In line with Policy DES2, it is considered that the Illustrative Site Plan and GI strategy demonstrate that important strategic gaps, vistas, frontages, and open spaces can be respected, important GI links can be retained and respected, and that the site can continue to deliver relief to the surrounding built form. Retaining a valuable dog walking route will ensure that the value of the site for general recreation and as a community asset can be maintained and that the value presented by the riverside corridor and strategic hedgerow boundaries can be safeguarded and enhanced from a landscape value and ecological perspective. The supporting LVA concludes that *“visual impacts are confined to a*

relatively local scale and are not considered to have a wide visual or landscape impact. Where individual properties and receptors are affected, mitigation planting and the use of visually recessive materials in construction all go to minimise landscape and visual impacts”.

- 8.5 A number of technical documents have been submitted to accompany this application. These technical reports assess the impact of the proposed development against all relevant guidance. All reports conclude that the proposed development would not result in any unacceptable impacts as summarised below;
- a. The illustrative layout demonstrate that necessary amenity and privacy distances can be ensured; this will however be fully assessed at RM stage.
 - b. The supporting Transport Assessment confirms that appropriate parking provision can be delivered on site, the site is accessible by sustainable transport modes, appropriate visibility splays can be delivered and that the proposal will have no impact on the local highway network from a capacity or safety perspective
 - c. Existing GI (trees and hedgerows) have been assessed and the illustrative layout demonstrates that these can be respected despite the development of the site
 - d. There are no over-riding ecology reasons to prevent the development of the site subject to appropriate mitigation and compensation;
 - e. Drainage, flooding, Noise and Air Quality matters can be appropriately managed through good design
 - f. Phosphates, Agricultural Land and Archaeological matters can all be appropriately managed.
- 8.6 The proposals therefore comply with the relevant national and development plan planning policies and supplementary planning guidance. It is for these reasons that it is respectfully requested that Monmouthshire County Council grant outline planning permission for the proposed development.

Appendix – Pre-application Advice

Monmouthshire County Council

Development Management Services

Pre-Application Advice – Written Response V1.1 UPDATED AUGUST 2024

1	Ref No: DM/2022/00031
2	Site Address: Osbaston Road, Monmouth, Monmouthshire, NP25 3AX
3	We understand your proposal to be: New build health and wellbeing centre to replace the existing Dixton road surgery in Monmouth.
4	What information our advice is based on: Development meeting the supporting plans provided with candidate site submission.
5	<p>Planning Policies you need to be aware of:</p> <p><u>Local Development Plan (LDP):</u></p> <p>S13 LDP Landscape, Green Infrastructure and the Natural Environment</p> <p>GI1 LDP Green Infrastructure</p> <p>DES1 LDP General Design Considerations</p> <p>LC5 LDP Protection and Enhancement of Landscape Character</p> <p>DES2 LDP Areas of Amenity Importance</p> <p>EP3 LDP Lighting</p> <p>EP1 LDP Amenity and Environmental Protection</p> <p>NE1 LDP Nature Conservation and Development</p> <p>S16 LDP Transport</p> <p>SD3 LDP Flood Risk</p> <p>MV1 LDP Proposed Developments and Highway Considerations</p> <p>S17 LDP Place Making and Design</p>

	<p>SD4 LDP Sustainable Drainage</p> <p>S12 LDP Efficient Resource Use and Flood Risk</p> <p>LC1 LDP New Built Development in the Open Countryside</p> <p>S5 LDP Community and Recreation Facilities</p> <p><u>Supplementary Planning Guidance (if any):</u></p> <p>Renewable Energy and Energy Efficiency SPG March 2016: http://www.monmouthshire.gov.uk/renewable-energy-energy-efficiency-supplementary-planning-guidance</p> <p>Green Infrastructure April 2015: http://www.monmouthshire.gov.uk/app/uploads/2015/07/GI-April-2015.pdf</p> <p>Monmouthshire Parking Standards (January 2013) http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking-Standards-SPG-Jan-2013.pdf</p> <p><u>National Planning Policies (If Any)</u></p> <p>Technical Advice Note (TAN) 15: Development and Flood Risk (2004): http://gov.wales/topics/planning/policy/tans/tan15/?lang=en</p>								
6	<p>RELEVANT PLANNING HISTORY (if any)</p> <table border="1" data-bbox="244 1223 1399 1447"> <thead> <tr> <th data-bbox="244 1223 528 1290">Reference Number</th> <th data-bbox="536 1223 1114 1290">Description</th> <th data-bbox="1121 1223 1273 1290">Decision</th> <th data-bbox="1281 1223 1399 1290">Decision Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="244 1335 528 1368">DC/2012/00665</td> <td data-bbox="536 1335 1114 1447">3 flag poles to display Eco Schools Green Flag award, Fair Trade flag and Welsh flag</td> <td data-bbox="1121 1335 1273 1368">Approved</td> <td data-bbox="1281 1335 1399 1368">23.10.1</td> </tr> </tbody> </table>	Reference Number	Description	Decision	Decision Date	DC/2012/00665	3 flag poles to display Eco Schools Green Flag award, Fair Trade flag and Welsh flag	Approved	23.10.1
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7	<p>Our initial views about the proposal:</p> <p><u>Principle of the proposed development</u></p> <p>The site is proposed for a new Health Centre which will serve the whole of Monmouth and the surrounding 360 square mile practice area. In addition to collaboration further afield with Wye Valley Practice.</p> <p>To confirm the application site is lays entirely outside of the development boundary for the Main Town of Monmouth, and is therefore for the purposes of the adopted Local Development Plan (LDP) considered to be within Open Countryside.</p> <p>As such any application for the erection of a new build health and wellbeing centre would need to be advertised as a departure from the adopted LDP.</p>								

Therefore given the location within the Open Countryside in policy context, Policy LC1 New Built Development In The Open Countryside would form part of the consideration of any planning application. Policy LC1 sets out that there is a presumption against new built development in the open countryside, unless justified under national planning policy and/or LDP Policies S10, RE3, RE4, RE5, RE6, T2 and T3 for the purposes of agriculture, forestry, 'one planet development', rural enterprise, rural / agricultural diversification schemes or recreation, leisure or tourism.

Whilst the provision of a new build health and wellbeing centre falls outside of the remit of the identified Policies above in LC1, there is however support in principle set out in Strategic Policy S5 - Community and Recreation Facilities. This Policy states that development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining town and village development boundaries subject to detailed planning considerations. For the purposes of this Policy the proposed development/use would fall within the definition of "Community Facilities" as discussed in the support text for Policy S5 (see para. 5.32).

Therefore whilst the development site lies outside of the defined settlement boundary, it is immediately adjacent to the boundary and as such the provision of a new build health and wellbeing centre is considered acceptable in principle by virtue of Strategic Policy S5 subject to detailed consideration of all other relevant policies within the LDP. These are discussed below.

The site is allocated under the current LDP as DES2 Areas of Amenity Importance, the criteria for which is a consideration, this includes:

Development proposals on areas of amenity importance will only be permitted if there is no unacceptable adverse effect on any of the following:

- a) the visual and environmental amenity of the area, including important strategic gaps, vistas, frontages and open spaces;
 - b) the relationship of the area of amenity importance to adjacent or linked areas of green infrastructure in terms of its contribution to the character of the locality and / or its ability to relieve the monotony of the built form;
 - c) the role of the area as a venue for formal and informal sport, general recreation and as community space, expressed in terms of actual usage and facilities available, as well as its relationship to general open space requirements as set out in policy CRF2;
 - d) the cultural amenity of the area, including places and features of archaeological, historic, geological and landscape importance;
- and
- e) the nature conservation interest of the area, through damage to, or the loss of, important habitats or natural features (policy NE1 applies)

With regard to flooding, the DAM attachment (attached with email sending out this report) is the current mapping that should be used for all decisions up to June 2023. The very southern part of the site is within Zone C2 (undefended)

floodplain so no development should take place in this area. The WG Flood Maps for Planning come into force in June 2023, as such all sites proposed for inclusion in the RLDP will be assessed against these. (Also attached with email) As the site is greenfield no development can take place within either Flood Zone 2 or Flood Zone 3. A FCA would be required if the proposal includes this within the red line boundary but the full details of the new policy framework are not known as yet. WG are in the process of reviewing the policy framework.

Regarding other constraints:

- Site is Grade 2 agricultural land with some subgrade 3b. An agricultural land classification report is required for any application and will be requested if they progress further in the RLDP process (their form stated it is not considered to contain BMV but WG maps indicate it does - the report will clear this up)
- Located within an Area of Amenity Importance the criteria of DES2 therefore need to be considered.
- Phosphates - within River Wye catchment (this is addressed in more detail below)

Design

Some contextual illustrations have been provided of the proposal (alongside that submitted as part of the candidate site application). Further detailed comments on design and landscape impact is detailed below under 'Landscape and GI' comments. The low profile arrangement as proposed is welcomed, this provides an opportunity to maximise on light and solar gain. The surrounding area is not dominated by an overwhelming architectural style, although the character of this site is that of an open aspect which is not dominated by an urban backdrop, Osbaston Primary School which is the immediate neighbour is also low profile framed by an open aspect that contributes to the visual amenity of this area, any development on this site must respect this open aspect with strategic landscaping and a built form that 'settles' into this immediate space. Contemporary architectural form would be acceptable here, although the use of natural materials that work with the colours of this area would be expected. A key part of the design is showing connectivity within the local spaces and the local routes, demonstrating how this serves not just the immediate local community, but links from within and around the area.

Landscape and Green Infrastructure

Landscape/GI Officer : The submitted information relating to the current indicative proposals has been reviewed from a landscape and GI perspective

The key areas of GI focus relate to:

Information required for a planning application

Impact on landscape setting

Impacts on existing GI and integration of new GI

Integration of effective SUDS and ecological assets

Landscape, GI and UD

The site is located on the southern edge of Osbaston, Monmouth, outside the current development boundary, overlooking the River Monnow and Vauxhall fields. The site is within the DES2 Area of Amenity Importance which is separated by the River Monnow from a cumulatively large area of amenity space that includes Vauxhall fields. The site borders flood some rivers Z2/3.

The site is due south of topographically higher residential areas of Osbaston, NW of Osbaston primary school and north of forge cottages and other residential properties on forge road. The site is greenfield and immediately abuts fields to the west and south.

The susceptibility of the site to development lies in its steep slopes, its role as part of a coherent rural valley corridor bounded by Osbaston Road to the north with rural settlement and school use only, an enclosed pastoral character with hedges contributing to habitat connectivity, open edge to the south/floodplain with public footpaths to the south and west. Its value lies in its location within the Area of Amenity Importance and in its SINC designation. Its LANDMAP value is outstanding for historic landscape, cultural landscape, and high for visual & sensory and landscape habitats. As such the site is considered sensitive to development.

In terms of constraints

The highly valued and distinct landscape character and proximity of the River Monnow setting and SINC, its landscape quality, setting character and visually accessible intrinsic values will be difficult to retain if the site is developed inappropriately. GI Constraints will include:-

Visual impact of the development site on valued LCA, river Monnow setting, DES2 area of amenity importance, wider receptor locations. Sufficient space to allow for adequate GI mitigation to reduce visual impacts while at the same time retaining character.

Topography of the site and proposed built form needs to allow for the provision of sufficient space, effective boundary connectivity and buffers, SUDS, PROW connectivity and high quality wellbeing space in association with development

In terms of opportunities and mitigation

-Compact development on the edge of settlement bounding open countryside allowing space for adequate GI and landscaping to respect and retain intrinsic values of the LCA setting.

-1 or 2 storey development to be able to integrate into the landscape more effectively and reflect existing built form and height. Development to work with topography and contours of the site. A wider built form as opposed to higher would integrate more effectively in the chosen setting

-Adequate GI buffers to all boundaries, retention of valued GI (hedges and trees, water courses) allowing for access for maintenance, enhanced / new buffers to northern, southern, eastern and western boundaries to reduce visual impact and improve GI connectivity. Southern boundary to allow space for more mature trees to be able to develop to reduce impact of built form and lighting but also provision for access for all well being landscape and potential rewilding areas.

- 1 Green roofs on flat roofs wherever and or if feasible
- 2 Permeable surfaces for parking, paths and hard surfaces to link with SUDS and integrating with GI corridors and habitat potential eg wetland flush, swales, rain gardens
- 3 Appropriate colour and materials palette selection. A contemporary architectural form that includes opportunities for solar gain, views, a built form outside space interaction, wellbeing sitting areas and uses natural and or sympathetic materials
- 4 Creation of an improved physical access between development site routes leading to Vauxhall fields and river corridor

Policy LC 5 Protection and Enhancement of Landscape Character highlights the importance of Monmouthshire's landscape character and that development would be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspects. Our concerns from landscape perspective is how a proposed development will integrate within the landscape sympathetically, visual intrusion will be reduced and character will be retained to comply with current policy guidance. An analysis of existing GI assets would be beneficial along with receptor locations in the nearby vicinity where new structures may have a visual impact on LCA as perceived from these locations. Architectural form and new landscaping could then be proposed to seek to integrate and minimise impact. An environmental colour assessment and lighting strategy would be welcome along with details of furniture eg. gates, fencing, CCTV, signage, any security fencing and features.

Planning application

We suggest that the following information from a landscape and GI perspective is submitted with an application. GIMP and landscape plan to be informed by ecological and drainage assessment of the site.

1. Green Infrastructure asset and opportunities assessment
2. Appropriately scaled LVA and environmental colour assessment
3. SUDs strategy
4. Green infrastructure masterplan
5. Tree survey, constraints and protection plan.
6. Built form layout, 3D visualisations and cross sections
7. Landscape layout plan and planting specifications
8. Landscape maintenance schedule
9. Lighting strategy.
10. Green Infrastructure Management Plan

Some areas expanded

1. GI Assessment, Masterplan and GIMP

To ensure an application has considered, assessed and embedded high quality sustainable and multifunctional GI into the proposal which includes the way in which the site is to be designed and managed with consideration of the existing GI assets. It is important that the application includes an appropriately scaled but comprehensive:

- a. GI Assets and Opportunities Plan.

b.*For outline applications: a GI framework plan will be required (clearly setting out the GI open space, any structural planting that will sit outside private ownership and the key design principles for the scheme).

c.GI Masterplan which includes assets to be retained, the location and extent of the access requirements,

proposed use and facilities, parking, landscape mitigation, tree protection, lighting and SUDs opportunities. (The Masterplan will be informed by LVIA / LVA (if appropriate) , Ecological, Tree and Drainage / SUDS assessments)

d.GI Management plan to compliment any built / engineering infrastructure plans (to be submitted for full

applications but can be conditioned for outline application but will need to be tied into the GI framework

and masterplan). A draft structure can be made available to help clarify the LA requirements.

The GI assets and opportunities plan should also consider the assets within the site and nearby built environment that could contribute and inform a layout, design texture, material palette inclusive of colour and opportunities for habitat enhancements. (See Notes to applicant below for link to GI SPG). Full integration of impacts together with measures to protect and mitigate the site will need to be integrated into the LVIA findings (if applicable) and GI requirements.

2.LVA

A Landscape and Visual Assessment undertaken and guided by the Third Edition of 'The Guidelines for Landscape and Visual Impact Assessment' with photomontages from key receptor locations including any nearby and elevated residential areas, PROW and views towards and from the site. This will help to inform subsequent landscape proposals to help to integrate development into the landscape.

3. Landscape

The provision of a scaled and comprehensive landscape plan that is informed by the SUDS assessments, ecological surveys, arboricultural assessments, GI Masterplan, Development Layout and GI management plan to include details for:-

1.All external hard landscape surfaces, materials

2.All new boundary treatments inclusive of new fencing, walling and hedging

3.Any areas of strategic planting

4.Sections, elevations, lighting, tree root zone barriers, parking design and materials, SUDS and green engineering provisions and design.

5.All proposed GI works in association with retained and enhanced GI assets on site such as boundary

treatments, rain water gardens, scrapes, swales, GI corridors, new tree and hedge planting

6.Soft landscape planting schedule inclusive of species, location, size and density of planting inclusive of

planting techniques, seed mixes and aftercare programme for 5 years to establishment. This is to include

mitigation measures to account for loss of any tree cover, mitigation to reduce localised visual impacts,

ecological connectivity and localised landscape treatments to reduce impact on any nearby views/use

7. Lighting strategy (the site is located in an area of amenity importance and light spill will need to be carefully considered for both landscape and biodiversity reasons).

3. Trees

Issues relating to any trees (and hedges) on site from entrance and access, to trees on boundaries to the development will need to be assessed and addressed through appropriate arboricultural surveys. Where trees are affected, such as during construction, appropriate mitigation measures will need to be incorporated and will need to be included in the landscape / ecology management plan. As a guide (it is advised that a full response is obtained from the MCC tree officer), the survey shall include the following information:

- A Tree Retention/Removal Plan
- Plan of retained trees and their root protection areas (RPAs) shown on the proposed layout.
- An Arboricultural Impact Assessment.
- An Arboricultural Method Statement where construction activity within the RPA of any retained tree is unavoidable.
- The appointment of an Arboricultural Clerk of Works to maintain a watching brief on trees at the site for the duration of the development.

V1 UPDATED AUGUST 2024

Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by (a) avoiding (b) minimising (c) Mitigate / Restore.

Finally, the survey and watching brief must be carried by a person who meets the requirements set out in accordance with the Terms and Definitions contained in Section 3 of the Standard i.e. an arboriculturist or a competent person, descriptions of which are shown in italics below:

3.3 Arboriculturist - a person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.

3.4 Competent person - A person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

BS 5837:2012 Trees in relation to design, demolition and construction to provide further guidance on tree protection

General Observations

1. All areas of new planting should be designed to allow access for management /maintenance and therefore a minimum of 4m buffer strips should

be incorporated where development permanent or semi-permanent structures are erected and meet existing boundaries or boundary features. It is essential that these areas are integrated into the design and must be accessible for machinery if appropriate.

2. Design principles should be set out to reflect the character of the surrounding development and landscape, built form, materials, architectural styles and colours.

3. The location is south facing and will receive sunlight. We would welcome opportunities for green / brown roofs to offset grassland habitat loss as well as to contribute to SUDs and climate change mitigation. PV which could include links to EV / cycle charge as well as air source heat pumps are also welcome

4. Other design considerations may include:-

- o Re use of collected surface water for grey water operations such as irrigation
- o Landscaped grounds for improved well being and pollinator value
- o Well designed lighting providing practical operational use as well as visually and aesthetically night time effect.

- o Signage at the entrances and on buildings to be well designed, functional and sympathetic to the setting

SUDS

5. A fully integrated SUDs scheme throughout the development will be required in line with current legislation that maximises the capture of surface water run off throughout the whole development (ref SAB comments). For example, proposals within the overall schemes should incorporate rainwater gardens, permeable paving and a clear system of innovative drainage channels leading to swales and attenuating features where possible, not only creating a more comprehensive and integrated system but also a more dynamic ecologically and visually diverse one.

6. A drainage strategy needs to be in place at the same time as determining the biodiversity value of these areas particularly for species and habitat diversity which should be incorporated as part of the overall design. Appropriate planting and management will be the key to achieving this. Permanent wet areas could contribute to the resilience of local ecosystems. The overall site should not be seen as two separate parcels from a drainage and GI perspective.

7. The location and enhancement of any swales as part of a SUDS solution, if proposed, needs to be carefully considered especially if located close to highway to avoid detrimental impact on enhanced habitats and functionality.

8. A clear understanding of the drainage requirements throughout the site and how these relate to proposed suds feature will need to be demonstrated as part of a drainage and GI led approach to site development and inform GI Frameworks and Masterplanning approach. Early consideration of site drainage and water management is strongly recommended and essential to ensure delays to related approvals and DOC are not incurred.

9. All proposals should reflect the recommended Welsh Governments non-statutory standards for SUDs.

Highway Safety

MCC Highway Engineer:

The site benefits from an existing agricultural field access and gate, the site is currently accessible from the existing public (adopted) highway network. A satisfactory highway access can be provided to serve the site including the achievement of adequate visibility splays. A means of access in accordance with current local and national designs standards is achievable but is likely to result in the loss or setting back of the hedge row that abuts Osbaston Road over the site frontage to achieve the requisite junction and visibility requirements.

Osbaston Road is a through route that also provides access to a large residential area and a local primary school. The road is subject to high traffic flows at peak times associated with the residential area and the school. Osbaston Road from its junction with Hereford Road and beyond the application site is subject to extensive traffic calming that promotes slower vehicle speeds and an environment that is safe for pedestrians etc.

Osbaston Road and the immediate local network would generally be able to accommodate the development but it may be that if the size and scale of such a development is too large then it may well have an adverse impact on the immediate local network if traffic demand and particularly peak demand were coincident with the school peak periods.

Further information is required to enable a full highway assessment to be carried out, to include the actual size and scale of the development and a detailed transport statement/assessment commensurate with the scale of the development proposed

Residential Amenity

The location of the site is such that in the case the scheme is designed well with regard to form scale and design with a strong landscaping scheme it is unlikely that this proposal will have an adverse impact upon neighbour amenity with

regard to built form. Environmental Health will be consulted on this proposal, and acoustics will be a key consideration with regard to traffic, ambulances etc, Supporting information covering this point will therefore be necessary as part of the supporting planning statement.

Ecology

MCC Biodiversity Officer:

This pre-application response is based on information provided in the Ecological Appraisal submitted with the candidate site supporting information submitted with this site and a site visit carried out by the Biodiversity and Ecology Officer.

The ecological appraisal provided was based on a field survey carried out in August 2021, at which time the field had recently been cut. During the survey neutral grassland indicator species were identified but because of the recent cut it wasn't possible to establish if the site met SINC quality. The biodiversity officer visited the site in May 2022 and determined that the site did not meet SINC quality but there were areas of grassland which would qualify as priority habitat.

Other habitats on site include dense scrub, tall ruderal vegetation, hedgerows and trees, and a small brook is located to the west of the site. The site is suitable to support a range of protected species including nesting birds, dormice and otter. There were also trees suitable for bat roosts and the site is suitable foraging habitat for bats.

The application must be supported by an Ecological Impact Assessment Report (EclAR) informed by an updated Preliminary Ecological Appraisal (PEA) comprising desk study and habitat assessment. Based on the information available to date, additional surveys should include:

- Great crested newt, including Habitat Suitability Index and eDNA surveys
- Reptiles
- Bats, including tree roost potential and activity surveys
- Dormice
- Otter, if suitable habitats affected

The EclAR must provide the results of all surveys undertaken, assess the impacts of the proposal on ecological features, clearly identifying any significant effects and impacts on designated sites or protected species.

To ensure we meet our duty under the Environment (Wales) Act 2016, and in accordance with LDP policy GP5 and Planning Policy Wales all developments must promote and encourage biodiversity and ecological connectivity. If the surveys identify the presence of priority habitats and/or protected or priority species, appropriate avoidance, mitigation, and compensation measures must be incorporated in to the scheme. As well as retaining and protecting existing ecological features the scheme must also provide ecological enhancements to provide a net benefit for biodiversity. Suitable enhancements should be identified based on the findings of the ecology surveys and should be proportionate and achievable within the scope of the development. All mitigation and enhancement measures must be shown on the appropriate plans.

Surveys have shown that the site supports priority grassland habitat and retaining and mitigating for this habitat should be the focus of the landscaping proposals for the site, to ensure no net loss of neutral grassland. A management plan will be required to detail how the site will be managed to

maintain and enhance priority grassland habitats. Areas of priority grassland should be protected for the lifespan of the development and not designated for future expansion.

The Management Plan must include:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.
- Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

Foul Drainage

When drawing up sewerage proposals for any development, the first presumption must always be to provide a system of foul drainage discharging into a public sewer. This should be done in consultation with the Sewerage Undertaker of the area.

If, by taking into account the cost and/or practicability, it can be shown to the satisfaction of the planning authority a connection to a public sewer is not feasible, a package sewage treatment plant should be considered. The plant should offer full treatment with the final effluent discharge from it meeting the standard and conditions set by Natural Resources Wales.

Full details can be found in Welsh Government Circular 008/2018 "Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants" which provides advice on the exercise of planning controls on non-mains sewerage and associated sewage disposal aspects of new development in order to avoid public health, amenity or environmental, problems. These can arise from the inappropriate use of non-mains sewerage systems, particularly those incorporating septic tanks and cesspools. Please find link below to the Circular:

<https://gov.wales/sites/default/files/publications/2019-05/planning-requirements-for-private-sewerage-in-new-development-wgc-0082018.pdf>

The proposed site is within a Phosphate Sensitive Area, however the latest advice, namely NRW SAC Planning Advice V 3 Final July 22 states the following:

"developments intended to provide services facilities, commercial sites or places of employment (eg. community buildings, schools etc) for a local

	<p>population already served by residential connections to existing public or private sewers discharging within the SAC river catchment" is classified as a development that can be screened out as not likely to have a significant effect on a river SAC in relation to phosphorous inputs, as there is unlikely to be a source of additional phosphorous or pathway for impacts.</p> <p>It is still advisable however that some form of background information is provided with the application in terms of the numbers of visitors and staff both existing and proposed, and some background information on the areas covered by the proposed services</p>
8	<p>Things we recommend you do, including information you need to submit with your application:</p> <p>Please submit the following:</p> <p>Planning Application Forms Application Fee (Please see A Guide to the Fees for Planning Applications in Wales (planningportal.co.uk)) Block Plan Site Location Plan Proposed Floor Plans Proposed Elevations Proposed Roof Plans Site Levels and Sections Ecological Survey Design and Access Statement PAC (Pre Application Consultation Document NB:Major Applications Only) LVIA (Landscape and Visual Impact Assessment) FCA (Flood Consequences Assessment) if within the area Tree Survey Landscaping Plan Master Plan Green Infrastructure Plans (Please see http://www.monmouthshire.gov.uk/app/uploads/2015/07/GI-April-2015.pdf) detailed further below Planning Statement Lighting Strategy Ecological Impact Assessment Report (EclAR) informed by an updated Preliminary Ecological Appraisal (PEA) comprising desk study and habitat assessment. Based on the information available to date, additional surveys should include:</p> <ul style="list-style-type: none"> - Great crested newt, including Habitat Suitability Index and eDNA surveys - Reptiles - Bats, including tree roost potential and activity surveys - Dormice - Otter, if suitable habitats affected

The EclAR must provide the results of all surveys undertaken, assess the impacts of the proposal on ecological features, clearly identifying any significant effects and impacts on designated sites or protected species.

A management plan will be required to detail how the site will be managed to maintain and enhance priority grassland habitats.

A Comprehensive landscape plan that is informed by the SUDS assessments, ecological surveys, arboricultural assessments, GI Masterplan, Development Layout and GI management plan

GI Assets and Opportunities Plan.

Green Infrastructure asset and opportunities assessment

Appropriately scaled LVA and environmental colour assessment

SUDs strategy

Green infrastructure masterplan

Tree survey, constraints and protection plan.

Built form layout, 3D visualisations and cross sections

Landscape layout plan and planting specifications

Landscape maintenance schedule

Lighting strategy.

Green Infrastructure Management Plan

Traffic Impact Assessment

Agricultural land classification report

Drainage strategy

NB: Please note that whilst all drawings should be to scale, all proposed plans should include external dimensions annotated on them.

Case officer: Ms Jo Draper

Date: 7th August 2024

The views *given are current at the time of giving the advice*, but planning circumstances can change and will need to be taken into account when any subsequent application is determined.

Planning Performance Agreements (PPAs)

For larger applications we offer the opportunity to manage timescales through a Planning Performance Agreement (PPA). For an agreed fee, the application will be project managed and overseen by one of the Development Management Team Managers, helping to map out suitable timescales, actions and resources to aid determination. This service is specifically tailored to your application, for further information on PPA's please contact Planning@Monmouthshire.gov.uk

Fast Track Services

We now offer a Fast Track service for all applications. The Fast Track service will accelerate the administration and processing of your application for a small additional charge.

Please take a look at the services we offer here : -

<https://www.monmouthshire.gov.uk/planning/quick-decision/?preview=true>

NB: Sustainable Drainage Approving Body (SAB)

All detailed applications for residential development or where the construction area is *100m² or more*, will require Sustainable Drainage Systems for surface water (SuDS), to be designed and built in accordance with the statutory standards. Local Authorities will be required to discharge their functions as a SuDS Approving Body (SAB) and approve SuDS schemes prior to the commencement of construction works. SABs will be required to adopt compliant SuDS that are built and function in accordance with the approved proposals, including any SAB conditions of approval. Further guidance is available on the Council's website:

<https://www.monmouthshire.gov.uk/sab/>

If your project is likely to meet these thresholds you are advised to contact the Council's SAB Team via SAB@monmouthshire.gov.uk

Affordable Housing

The sixth bullet point of Strategic Policy S4 relates to financial contributions to the provision of affordable housing in the local authority area for proposals below this threshold. Full details of the requirements of the Policy are outlined in the Affordable Housing Supplementary Planning Guidance document that was adopted in March 2016. Applications for residential development will need to be considered with reference to this SPG.

Network Rail

Should your development be likely to increase the level of pedestrian and/or vehicular usage at a level crossing any future planning application should be supported by a full Transport Assessment assessing such impact. Any

required qualitative improvements to the level crossing as a direct result of the development proposed should be included within the Heads of Terms. Should you wish to discuss the impact of your proposal on the railway network you are advised to contact Network RailWesternLevelCrossings@networkrail.co.uk

Section 50 Agreement

MCC’s Highway Department will not enter in to a Section 50 Agreement with anyone who needs to lay off site connections to a Public Utility (PU) apparatus which on completion will be adopted by the respective PU. Works which fall into this category must be noticed to MCC via the PU’s EToN 6 noticing system.

If further clarification is required, please do not hesitate to contact the Council’s Highways Team highways@monmouthshire.gov.uk



PLANNING DEPARTMENT
PRE-APPLICATION ADVICE SERVICE

CUSTOMER FEEDBACK FORM

To enable us to monitor, review and where necessary change the pre-application service, we would appreciate you taking the time to complete this feedback form.

Reference/Enquiry Number:

Note: If completing in electronic format, please double-click boxes to check/uncheck.

	Yes	No	Comments (including any suggested improvements)
What is important ('what matters') to you as part of your pre-application discussions with us?			
Is the information available on the service useful? (website, guidance notes etc)	<input type="checkbox"/>	<input type="checkbox"/>	
Are you satisfied with the way your enquiry for pre-application advice was dealt with?	<input type="checkbox"/>	<input type="checkbox"/>	

Are you satisfied with the timescales it took to meet with you and provide you with a written response?	<input type="checkbox"/>	<input type="checkbox"/>	
Is our response to your development scheme enquiry easy to understand and of benefit?	<input type="checkbox"/>	<input type="checkbox"/>	
Do you intend to submit a planning application following the advice provided?	<input type="checkbox"/>	<input type="checkbox"/>	
Would you use the service again or recommend to others?	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any other improvements you would like to suggest?	<input type="checkbox"/>	<input type="checkbox"/>	

Thank you!

Please return to:

Monmouthshire County Council
 Planning Department
 County Hall
 The Rhaydr
 Usk
 NP15 1GA

Or email: planning@monmouthshire.gov.uk