

Chepstow Road, Raglan Development Site



Public Consultation Report

February 2018



Contents

1. Introduction	3
2. Open Day.....	4
3. Feedback form analysis.....	6
a) Access/Transport/Movement	6
b) Provision of Open Space	6
c) Do you have any comments on the proposed design and layout/general comments on proposals/considerations that you feel should be taking into account in developing the site?.....	7
d) Are you in favour of or opposed to new housing on this site?.....	7
4. Summary	9
5. Appendices.....	11
Appendix A – Open Day Material.....	11
Appendix B – Leaflet Invitation	12
Appendix C – Comment Forms	13
Appendix D – Press Article	15



1. Introduction

In January 2018, Monmouthshire County Council held a community consultation event in relation to an outline planning proposal for residential development at the allocated development site at land at Chepstow Road, Raglan.

The proposed development of 45 dwellings is allocated in the Local Development Plan under Policy SAH10 (iii) Rural Secondary Settlements. The 2.18 hectares of land is positioned to the west of Chepstow Road in the village of Raglan, and comprises of grazing land. There is currently no development on the site but there are residential and commercial areas to the north and south respectively.



Figure 1 - Constraints and Opportunities Plan

The public engagement process consisted of a drop in style public exhibition where information regarding the proposal was available to view by members of the public and relevant stakeholders, including a concept drawing of the development. The event also provided an opportunity for residents to discuss any queries with members of the team and complete feedback forms. This report sets out the results of this exercise, including responses to the matters raised.

2. Open Day

A drop in style open day event to display details of the emerging application proposals and concept design for the site took place on:

- Tuesday 30th January 2018 3pm to 7pm at Raglan Old Village Hall, Chepstow Road, Raglan.

Monmouthshire County Council's Estates team, along with their appointed Planning Consultant, delivered the open day in order to discuss the emerging proposals and provide the local community with the opportunity to influence the development to ensure it integrates into the existing community, maximises local benefit and mitigates potential impacts where possible. Feedback forms were also made available to either complete at the event, post back, or submitted online via a dedicated website.

The open day material consisted of five display boards, and a copy of these is included in **appendix A**. These boards displayed various information on the site and its wider area, including the site boundary, some of the key constraints and opportunities on site, a concept option for the development of the site, information relating to the sites allocation in the LDP and details regarding the proposed access arrangements.

A 0.1 mile boundary was established around the site within which all residents received letter invitations to the event. A copy of the letter invitation can be found in **appendix B**. Details of the event were also published on a dedicated Monmouthshire County Council website (<http://www.monmouthshire.gov.uk/chepstow-road-raglan-residential-development-site>) and the local community council social network page. Notifications were also placed at the site and in the adjoining school hall building. The plan below demonstrates the green line boundary within which all properties were notified of the event.

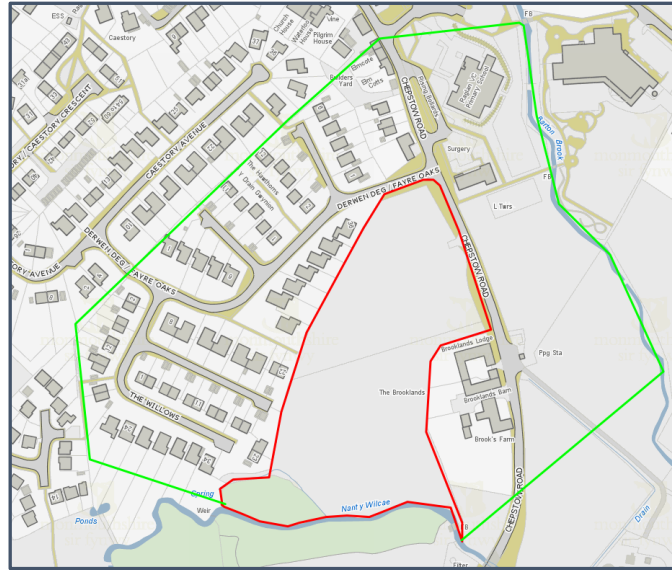


Figure 2 - Letter invitation boundary

A press release was also issued by MCC in advance of the event and a press article informing the community of the event and directions to the website appeared in the Free Press on 17th January 2018. A copy of the press release can be found in **appendix D**.

In total, there were 131 attendees recorded as having attended the public exhibition. Comment forms were distributed to those who attended and they were asked to comment on proposals before Monday 5th February 2018.

3. Feedback form analysis

A total of 42 completed feedback forms were received by Monday 5th February 2018. An additional 10 letters/emails were received during the consultation period of which comments have been included in the feedback summaries below. All forms were completed in English.

Feedback forms were available to either be completed at the event, returned by post or could be submitted online via a dedicated website. A copy of the feedback form can be found in **appendix C**.

The forms consisted of a mix of scored and open ended questions. Analysis of the comment forms revealed the following information:

a) Access/Transport/Movement

Respondents were asked to score the following factors based on importance. All of the respondents answered this question. The results of the question for the **most important** were:

- Pedestrian links to existing local facilities/school. **25 (60%)**
- Traffic calming measures. **23 (55%)**
- Pedestrian links to open space. 18 (43%)
- Access to public transport. 10 (24%)
- Cycle path provision. 8 (19%)

Connectivity to cycle path provision 14 (33%) were identified as having the least importance.

b) Provision of Open Space

Respondents were asked to score the following factors based on importance. All of the respondents answered this question. The results of the question for the **most important** were:

- Retention of existing trees and hedges. **7 (17%)**
- Formal landscaping with considerations to pollinators 4 (10%)
- Informal open areas including community growing areas and defined pollinator areas 4 (10%)
- Formal play areas – playground and equipment. 2 (5%)

Formal landscaping with considerations to pollinators was identified as having the least importance.

c) Do you have any comments on the proposed design and layout/general comments on proposals/considerations that you feel should be taking into account in developing the site?

A large number of detailed responses were received in relation to the three questions within the feedback form. These responses can be summarised into 4 overarching main themes. These themes are as follows:

- **School Capacity** – Over **50%** of the forms submitted referenced concerns about the local school’s capacity to accommodate the anticipated number of children from this development.
- **Flooding** – Many residents, particularly from those properties that directly adjoin the site, referenced concerns about flooding in the area and potential consequences of the development.
- **Housing Need** – Of the residents who stated they were in favour of the development, the majority stated that new housing within Raglan was desperately needed. There was also an emphasis on affordable housing provision.
- **Traffic and Access** – **42%** of residents referenced traffic congestion and the likely consequence of the number of vehicles associated within 45 new dwellings within Raglan.

A number of other factors were raised as important considerations within the consultation. These included; section 106 contributions, sewerage capacity, landscape impact, building heights, doctors availability, and site density.

d) Are you in favour of or opposed to new housing on this site?

Despite the site being allocated for development within the LDP, and therefore the principle of development existing, the feedback form provided the community with the opportunity to state whether they were in favour or opposed to development on this site.

Not all of the feedback responses stated their position, but the results are as follows:

In Favour or Opposed to new housing on this site?

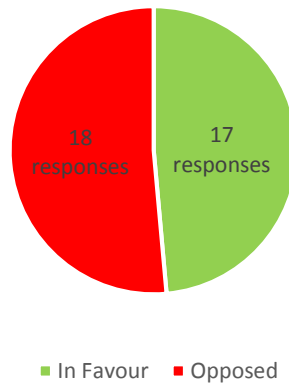


Figure 3 - Pie Chart demonstrating results of feedback forms

In addition to the responses above, a number of comments were also received in relation to another larger development site within Raglan. This site is not owned by the county council and as such we are unable provide any further comment or information on this other development.

4. Summary

Overall, the key elements and themes to be included in the final application, derived from the consultation, include the following. These comments have been noted and responses to these queries can be found below:

- Ensure that the local school has capacity to accommodate the development.

RESPONSE: Once the planning application is submitted, the Local Planning Authority will contact the education department to determine whether there is sufficient capacity at the school. If there is not sufficient capacity, an education contribution will be required from Section 106 obligations. At the time of writing, no education contribution has been requested.

- New homes should not increase flooding in the area.

RESPONSE: A flood consequence assessment has been produced to investigate the drainage options for the site. Whilst the final solution will be set at the detailed planning stage, we can confirm that soakaways are not appropriate for this development and therefore a different attenuation feature (for example a balancing pond) will need to be proposed. The indicative layout shows that an appropriately sized feature is capable of being accommodated within the site. In accordance with TAN 15, the proposed development must result in no detrimental impact off site in terms of surface water runoff.

- Help to meet the housing demand in the area.

RESPONSE: The site is allocated for 45 dwellings and the outline application will restrict the development to no more than 45 dwellings. The site will meet the affordable housing requirement of 35% affordable.

- The integration and connection of the site to the wider area in terms of access/traffic impact

RESPONSE: A transport assessment has been completed as part of the outline planning application which confirms that the development will generate low traffic volumes that will have insignificant impact at the access or junctions in Raglan. This will be submitted to the Local Planning Authority as part of the planning application who will formally consult with the highways department to assess the findings of this and determine whether the village can accommodate the development (and associated number of vehicles) and the highway improvements/measures required in order to help reduce congestions in the village.

- Retain existing trees and hedges within the site.



RESPONSE: The application will include the retention and promotion of existing trees and hedges. A green infrastructure management plan will be also commissioned for the site which will specify the requirements for enhancement of the trees and hedgerows on site.

- Provide pedestrian links to existing local facilities/school.

RESPONSE: The application will continue to promote providing access from the north of the site via an area of green space. The application will also seek to promote connectivity via the footpath adjoining the site off of 'Fayre Oaks'. This will help connect the development to the wider village.

5. Appendices

Appendix A – Open Day Material

Board 4 Indicative Layout

Chepstow Road
Raglan

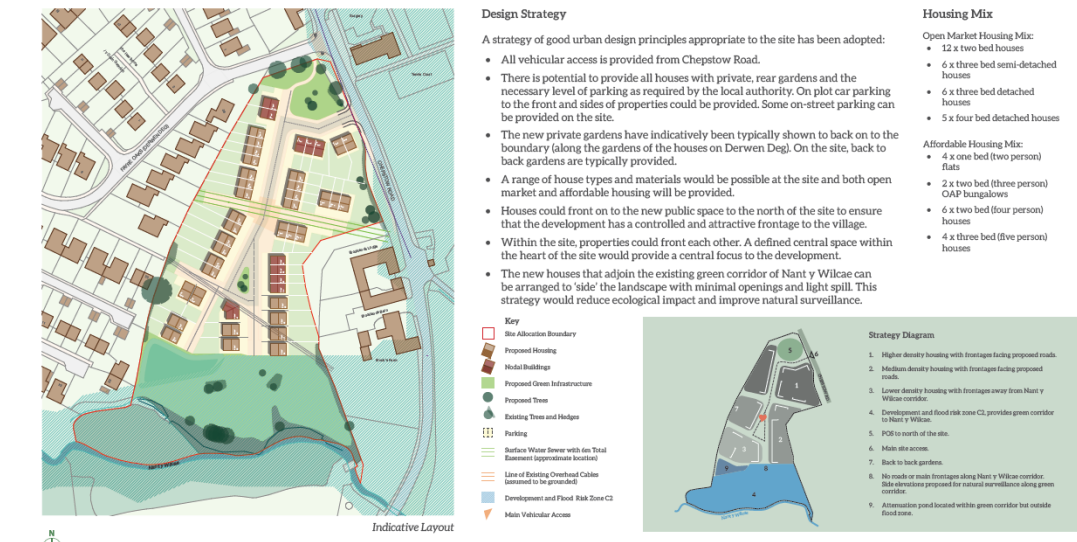


Figure 4 - Board 4 from consultation event

RURAL SITES

Rural Secondary Settlements

7.11 The rural settlements of Usk, Penperlleni and Raglan are relatively sustainable in that they have a reasonably wide range of community facilities and, therefore, are considered suitable for some small scale residential developments. These are allocated under Policy SAH10 below:

Policy SAH10 – Rural Secondary Settlements

The following housing allocations are made in the rural secondary settlements of Usk, Penperlleni and Raglan. Planning permission will be granted for the residential development subject to detailed planning considerations:

SAH10(i) Cwrt Burrium, Monmouth Road, Usk. 0.66 hectares 20 dwellings.

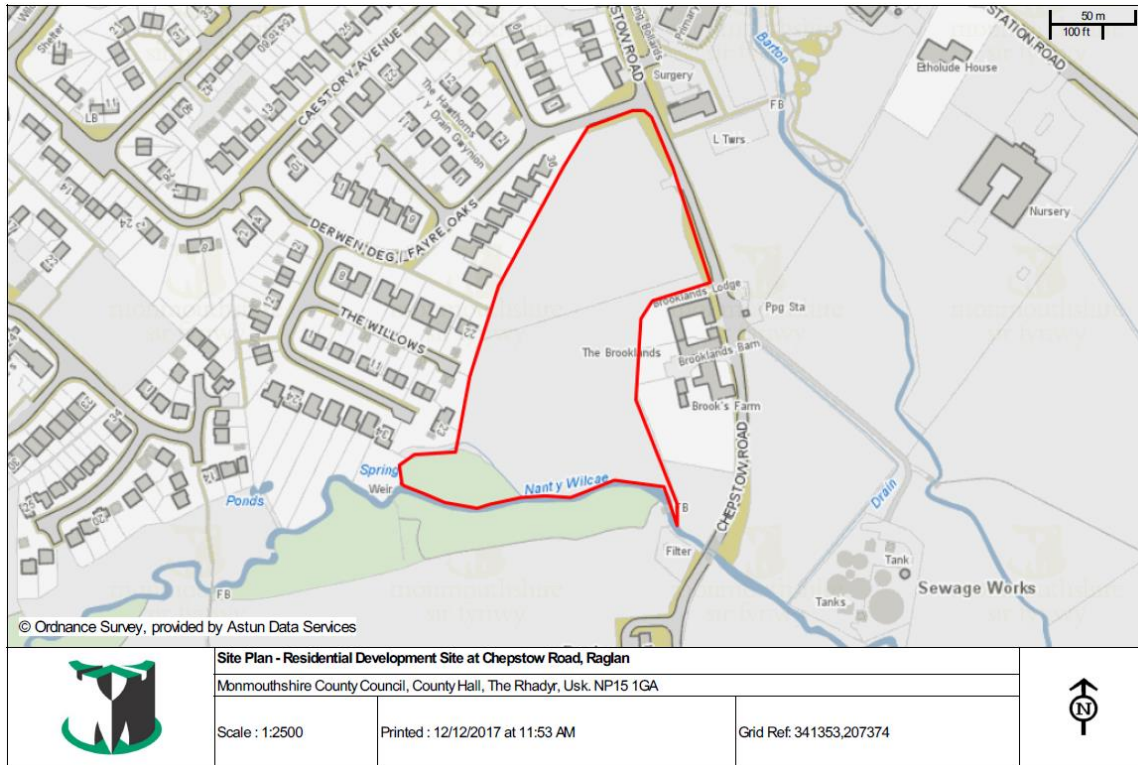
SAH10(ii) Land to south of School Lane, Penperlleni, 3 hectares 65 dwellings, subject to the net developable area being no more than 2.2 hectares, with the remainder of the site being utilised to provide a landscape /ecological zone.

SAH10(iii) Land at Chepstow Road, Raglan, 2.18 hectares 45 dwellings, subject to no highly vulnerable development taking place in those parts of the site that are within the designated C2 flood zone, and no other development taking place in those parts of the site that are within the designated C2 flood zone unless a flood consequences assessment has been carried out that demonstrates that the consequences of flooding in these areas are acceptable.

Figure 5 - Extract from LDP

PUBLIC CONSULTATION EVENT

Notice is given that on Tuesday 30th January 2018 Monmouthshire County Council will be holding a Public Consultation event in relation to a proposed planning application for residential development at land at Chepstow Road, Raglan.



The event will be held at **Raglan Old School Hall, Chepstow Road, Raglan**. This event will be open to the public from **3pm – 7pm**.

Monmouthshire County Council invites you to view the proposals and provide us with your feedback on our plans before we submit an application. The event will provide an opportunity to discuss the planning application with both officers and consultants acting on behalf of Monmouthshire County Council. Information on the various planning considerations and technical information will be available to view at the event.

Should you wish to submit your comments prior to the event, please visit:

www.monmouthshire.gov.uk/chepstow-road-raglan-residential-development-site.

Alternatively, for further information please contact: estates@monmouthshire.gov.uk

Appendix C – Comment Forms

Chepstow Road, Raglan Development Site – Public Engagement Feedback Form

Name:
Address:
Postcode:
Email:

To assist Monmouthshire County Council in its preparation of an outline planning application for the above site it would be appreciated if you could submit your comments below:

Do you have any comments on the proposed design and layout of the proposals?

Access/Transport/Movement

On a scale of 1-5 (5 being extremely important) how important are the following to you (please insert number).

a) Traffic calming measures	
b) Access to public transport e.g Bus Stops	
c) Cycle path provision	
d) Pedestrian links to open space	
e) Pedestrian links to local facilities/school	

Provision of Open Space

On a scale of 1-4 (4 being extremely important) how important are the following to you (please insert number).

a) Formal play areas – playground and equipment	
b) Formal landscaping with consideration to pollinators	
c) Informal open areas including community growing areas and defined pollinator areas	
d) Retention of existing trees and hedges	

Do you have any general comments about the proposals?

Please set out below any other considerations that you feel should be taken into account in developing the site:

Finally, are you in favour of or opposed to new housing on this site? Please tell us why.

How can you comment?

You can complete and submit the feedback form online:

www.monmouthshire.gov.uk/chepstow-road-raglan-residential-development-site

You can respond by email:

estates@monmouthshire.gov.uk

Or by post:

For the attention of the Estates Department

Usk County Hall, Rhadyr, Usk, NP15 1GA

Deadline for responses is 12 noon on Monday 5th February 2018



Appendix D – Press Article

Council to engage over proposed Raglan residential development site

Monmouthshire County Council is seeking the views of the community over a proposed planning application for residential development at Raglan. A public engagement event will be held from 3pm to 7pm on Tuesday 30th January 2018 at Raglan Old School Hall, Chepstow Road, Raglan.

The site is located to the west of Chepstow Road and has been allocated for residential development in the council's adopted Local Development Plan. The site is expected to provide 45 houses, together with amenity open space and enhanced financial contribution for community facilities, education provision, and highway improvements in the area. The council seeks feedback to guide development of the site, which will cover matters such as access, design layout, pedestrian and vehicle routes including sustainable transport links, open space and green infrastructure.

Feedback forms will be available at the event or can be viewed and submitted online at www.monmouthshire.gov.uk/chepstow-road-raglan-residential-development-site. The deadline for responses is 12 noon on Monday 5th February. Forms can be submitted by hand at the event, online or emailed to estates@monmouthshire.gov.uk.

Councillor Bob Greenland, Monmouthshire's cabinet member with responsibility for planning said: "We're very keen to hear people's views before this proposed development is submitted for planning permission."

Further information will be provided at the exhibition where members of the council's project team will be present to discuss the proposals in detail and to answer any questions.