

Rockfield Farm Mixed Use Development Site

The Elms

Undy

Monmouthshire

NP26 3EL

Phase 2 Development Brief

Approx. 4.61 hectares (11.39 acres) of Residential Development Land



Site Grid Reference:

X = 343757

Y = 187704

Document prepared by:

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Executive Summary

Site Address	Rockfield Farm, The Elms, Undy, Monmouthshire. NP26 3EL
Site Type	Residential development land
Site Details	
Site Area	Land Parcels B & C2 only: Approx. 4.61 hectares (11.39 acres)
Site Location	Undy, Monmouthshire, South East Wales. UK.
Site Description & Planning	Greenfield development land with outline planning consent and master plan (DC/2016/00883). Draft planning conditions and developer obligations are set out in the Unilateral Undertaking (Schedule 2 & 3). Reserved Matters planning application to be submitted by MCC to satisfy condition 2a of the outline planning approval.
Development Site Details	
Housing Numbers	Phase 2 (Parcels B & C2) – Land release potential for 122 units
Affordable Housing	25% of dwellings (31 units) on phase 2 are to be provided in clusters of between 6 and 15 units. The requirement for sites B & C2 based on a housing density of 122 units is as follows: - <ul style="list-style-type: none"> ➤ 16 No. 2p1b flats ➤ 7 No. 4p 2 bed houses ➤ 4 No. 5p 3 bed houses ➤ 1 No. 6p 4bed house ➤ 3 No. 3p 2bed bungalows All affordable units are to be built to DQRW standards The transfer value of the affordable units will be 42% of ACG. The tenure is neutral.
Open Space Transfer and Works	To fully implement the open space works and not allow occupation of the last market housing until they have been completed to the reasonable satisfaction of the Council. To establish a Management Company to own and maintain the open space land, or by notice in writing to the Council and open to be agreed between the owner and the Council require the Council to take a transfer of the open space.
Sustainable Transport Contribution	To provide the sum of £87,500.00 towards public transport to develop the existing bus service, payable prior to occupation of the 100 th dwelling. To provide the sum of £200,000 towards the Magor Rail Station Project prior to the occupation of the 100 th dwelling or final dwelling whichever is the sooner.
Highways Contribution	The developer of Phase 2 (Parcels B & C2) will provide £70,000 towards the Magor/Undy to Rogiet footpath, and construct the estate road up to the boundary of the C1 commercial development land parcel.
Surface Water Attenuation	The developer will be under an obligation to provide sufficient attenuation to serve the adjacent 5,575sqm 'C1' commercial development parcel within 12 months from completion.

Services/Utilities	To provide gas, water and electricity utilities and foul sewer connections of sufficient capacity for the development of the proposed 'C1' commercial development parcel within 12 months from completion.
S106 Agreement	To enter a S106 agreement agreeing to satisfy all obligations set out in the Second and Third Schedule of the Unilateral Undertaking, save for the requirement to construct the estate road to the boundary of C2 and adjacent Vinegar Hill Allocated Development Site.

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1.0 Introduction

1.1 Purpose of document

1.1.1. Monmouthshire County Council are marketing phase two of the allocated site known as Rockfield Farm for disposal. Outline planning consent has been granted following a master planning exercise to demonstrate the development potential of the whole site to include mixed use residential and employment land (B1 Use class), that seeks to ensure the creation of high quality development that respects and enhances the character and appearance of the surrounding area.

1.1.2. This development brief has been prepared for phase two of the site, comprising parcels B and C2 as indicated on the framework plan. Parcels B and C2 are located to the west and north of the site.

1.2 Structure of Document

- Chapter 2 provides an overview of the site, its location and key characteristics.
- Chapter 3 summarises the planning policy context against which any future proposals for the site will be accessed.
- Chapter 4 sets out overarching design principles / parameters that have informed the masterplan.
- Chapter 5 sets out details of the likely planning obligations that will be sought.
- Chapter 6 details the type of information that will need to be submitted to support a detailed planning application and other consents that may be required.

2.0 Site Description

2.1 Site Location

Rockfield Farm is located on the edge of the village of Undy, in Monmouthshire, southeast Wales. The village is in close proximity to the major trunk roads of the M48 and M4 motorway. Cardiff, the capital city of Wales lies 24 miles to the west, with Newport 11 miles west and Bristol 24 miles east.

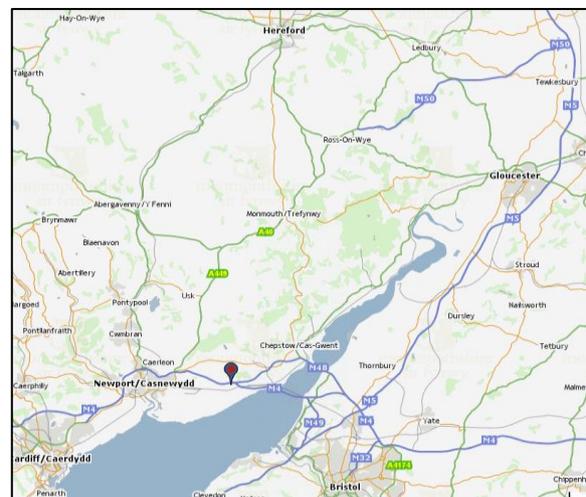
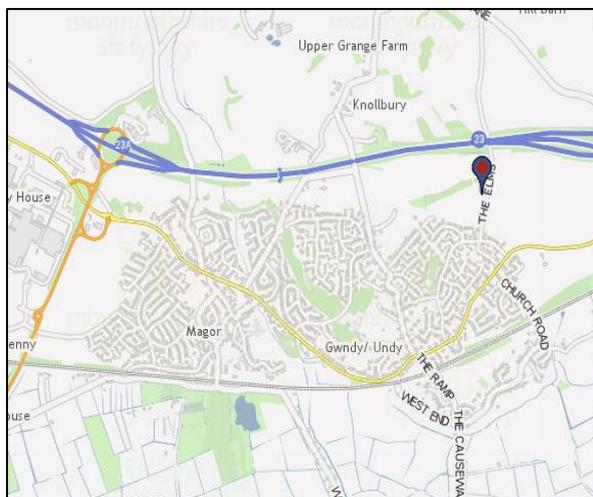


Figure 1 – Magor with Undy Village Plan

Figure 2 – Site Location Map

2.2 Site History

The historic map of 1886-1887 includes the main line railway, a main road and The Elms, which bisects the site. Very little of the area is developed. The 1930s map shows little change, with the area still defined by agricultural uses.

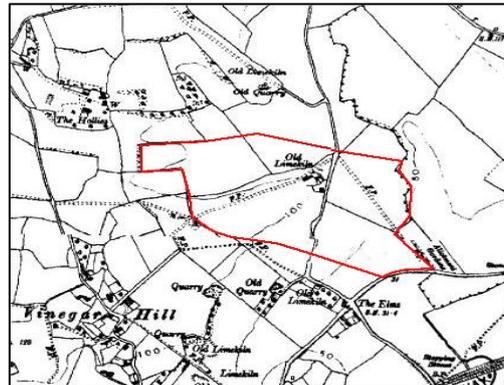
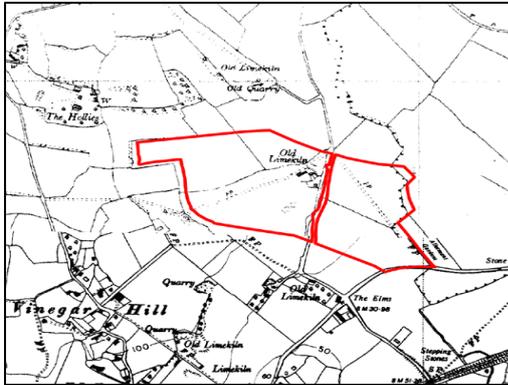


Figure 3 – Historic Map 1886-1887

Figure 4 – Historic Map 1930's

By the 1980's there was significant development to the west. Most notably the M4 motorway is shown to the north of the site. Rockfield Farm is also evident.

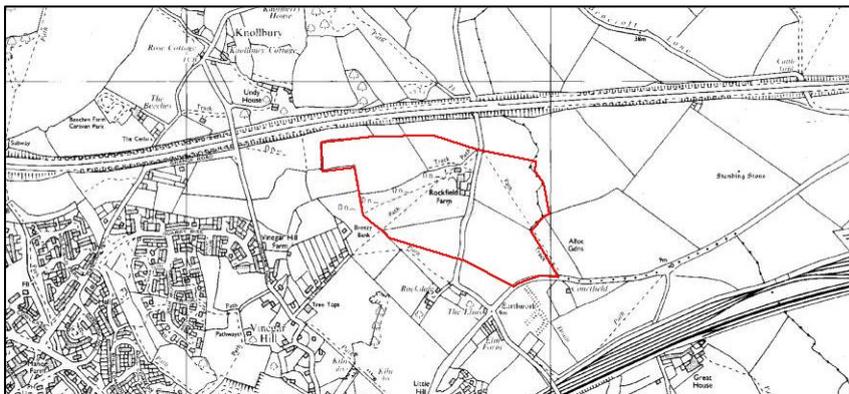


Figure 5 – Historic Map 1980's

2.3 Site Description

As a whole, Rockfield Farm is a 13.8 hectare greenfield site, measuring approximately 620m in length and 280m at its widest point. The site was formerly a working sheep and cattle farm, centred round a farmhouse and associated outbuildings, all of which have been demolished as part of the wider site development. The site comprises five fields, with low-cut hedge boundaries. The boundaries of the site are defined by the M4 motorway to the north, housing to the south and field boundaries to the west and east.

Phase 1 of the site consists of land parcels A & D located to the South and East of the site. Phase 1 was sold by MCC to Bellway Homes in 2018 and development is well under way.

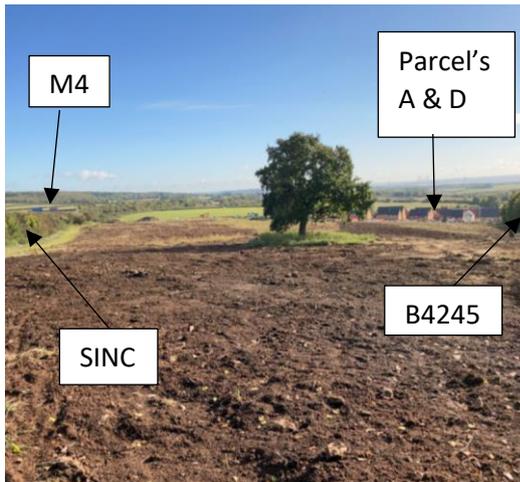


Photo 1 – Parcel B looking NE



Photo 2 – Parcel B & C2 looking NW from Phase 1 (A&D)

The former minor adopted road, The Elms, which ran northwards from the Rockfield Grove housing estate through the centre of the site, provided the sites only means of vehicular access, but has since been pedestrianised, with a new estate road now serving phase 1 and 2 of the development site. The B4245 abuts the south-east corner of parcel A.

Its topography is gently undulating with the land falling either side of a ridge that runs through the site in a south-west to north-east direction as can be seen in photo 3.

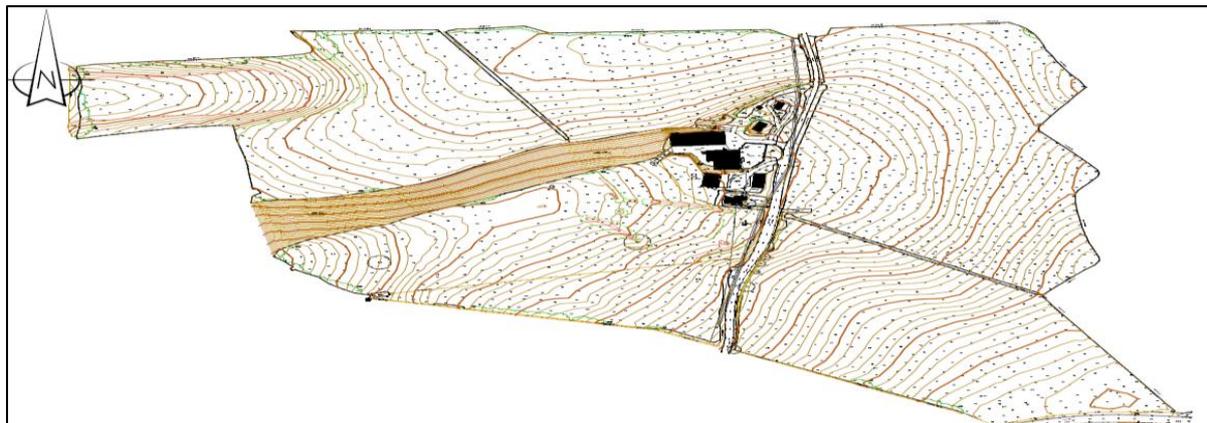


Figure 6 – Topography of site showing former farm cottage and buildings

The extent of the site was limited by a safeguarding area for the proposed M4 Relief Road to the north. There is a Site of Importance for Nature Conservation (SINC) situated to the north of land parcel B, a woodland corridor known by locals as 'Breezy Bank'.



Photo 4 – Breezy Bank SINC



Photo 3 – Land topography

A public footpath runs north from the B4245 at the eastern boundary of the site and continues north adjacent to the allotments, before crossing the site to The Elms. Beyond The Elms, the path continues west across fields within the western half of the site.

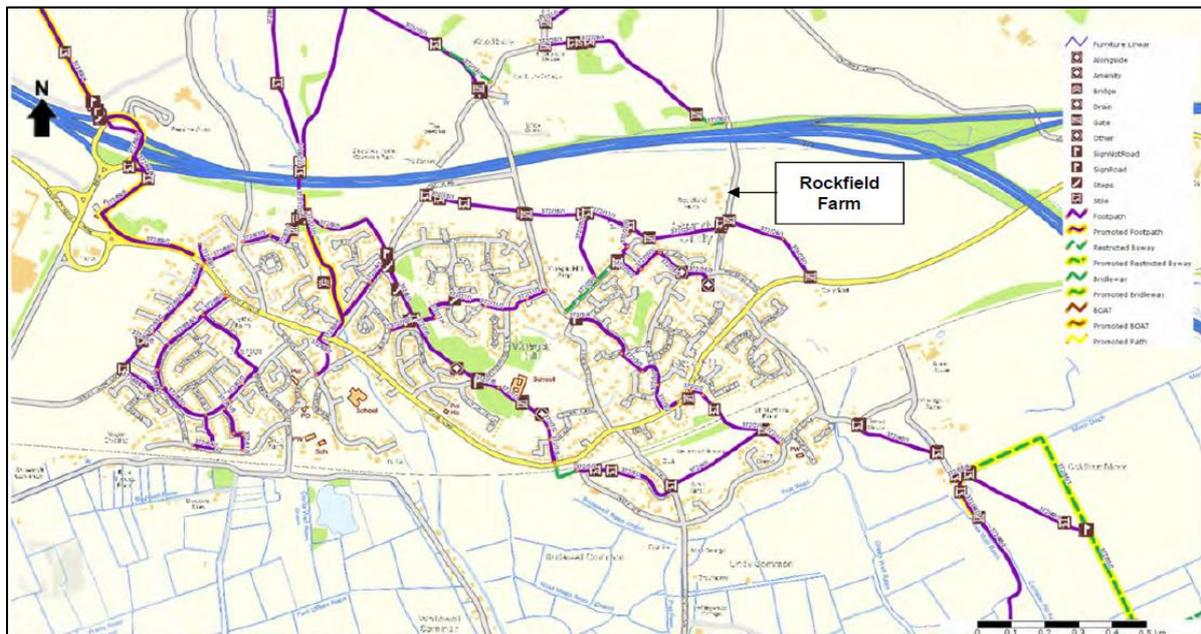


Figure 7 – Public Rights of Way

3.0 Planning Policy

3.1 Planning Policy Wales (Edition 10, December 2018)

- 3.1.1. Policy Wales (PPW) provides the National Planning Policy Framework (NPPF) for land use planning in Wales and is used by Local Authorities to prepare their development plans.
- 3.1.2. PPW identifies that the Welsh Government will seek to ensure that ‘new housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life’.

3.2 PPW, Technical Advice Notes (TANs)

3.2.1 Technical Advice Note 12, Design (March 2016) provides guidance on good design and advice on how ‘promoting sustainability through good design’ and ‘planning for sustainable buildings’ may be facilitated through the planning system.

3.3 Monmouthshire Local Development Plan (2011-2021)

3.3.1. The statutory development plan is the Monmouthshire Local Development Plan (LDP) 2011-2021, adopted 27 February 2014. The LDP includes a number of key Strategic and Development Management Policies for consideration in the determination of an application for Rockfield Farm.

3.4 Supplementary Planning Guidance

3.4.1. To accompany the LDP, Monmouthshire has produced Supplementary Planning Guidance (SPG) to provide further detail on policies in the LDP. Whilst SPG does not have the same status as adopted plan policies, they may be taken into account as a material consideration. The adopted SPG applicable to policy SAH5 can be seen in Appendix 1.

4.0 Development Principles – Site Master Plan

4.1. Land use

4.1.1. The site as a whole contains two land uses, residential and employment (Use Class B1). **Phase two (Parcels B & C2) contains residential only.**

4.2 Potential Site Layout – Outline Planning Consent Master Plan

As part of the master planning exercise, a ‘Development Framework Plan’ and ‘Masterplan’ were produced by WYG (2016) to demonstrate the parameters of the proposed layout. The following is a summary of development in the areas considered within the framework Plan areas B & C2: -

Parcels B:

Located in the centre of the site and is defined by the position of a well-established woodland corridor (SINC) to the north, the rear gardens of houses on Rockfield Way to the south and The Elms to the east. The area is about 200 m wide on its eastern extent but narrows as the land rises toward the SINC and Rockfield View in the west. The design for area B responds sensitively to a number of landscape assets including: the SINC to the north and a large oak tree at its centre, which is subject to a TPO. The design also incorporates a re-routed public right of way providing access between The Elms, Rockfield View and the woodland corridor. The design of area B acknowledges the visual sensitivity of elevated areas by locating public open space at its highest, most visually sensitive extent. A further public focal point is provided within the development area through the creation of informal public space focused on the protected oak tree.

Parcel C: (Comprises C1 employment & C2 residential)

Development area C is located in the north-western part of the site and is constrained by the M4 to the north and the SINC to the south. An area of elevated land is located at its north-western extremity and generally falls away from the SINC towards the north and east. Area C consists of a

total developable area of 2.34 ha (Parcel C1 employment and C2 residential). The employment and residential components of this development area are divided by an existing hedgerow, which runs in a north-south direction. The reason to use this development area for employment use is because of the noise levels from the M4 identified in the noise assessment (WSP|Parsons Brinckerhoff, 2016). This assessment recommends that although appropriate mitigation would allow some housing to be located in this area, it is more suitable for non-sensitive land uses, such as employment.



Figure 8 - Development Framework Master Plan (Phase 2 includes Parcels B & C2)

The master plan illustrates how land parcels B and C2 could be developed to provide the housing with consideration given to the site allocation under policy SAH5.



Figure 9 - Master Plan

5.0 Planning Obligations

5.1 Phase 1 Developer Obligations and Current Status of construction/development

Obligation: Prior to the access date or occupation of a dwelling whichever is soonest

- i) **Obligation:** To provide a new junction point from the Property onto the B4245.
Status: MCC understands that the S278 works have been completed. The permanent signage is still however to be erected.
- ii) **Obligation:** To construct the Spine Road to base course level and from date of last occupation to construct to adoptable standard and to be responsible for the repair and maintenance of the Spine Road until such time as the Spine Road is adopted and maintained at public expense.
Status: Works are ongoing with scheduled completion in 2021.
- iii) **Obligation:** To ensure that access to Rockfield Estate is maintained at all times using the existing highway known as The Elms or the Spine Road.
Status: Access can be gained however supervised at present, as works are ongoing. MCC understands works to the Elms will be completed by the end of January 2021.

Obligation: Prior to the access date

- i) **Obligation:** To install two points of connection as indicated on the invert level Drawings/Plan 5 to permit discharge of surface water from the Rockfield Estate at a rate of no higher than 5 litres per second subject to any modification granted in RM approval.
Status: MCC understands that connection points are complete to the boundary.
- ii) **Obligation:** To provide service apparatus to adoptable standards with sufficient capacity to serve the Rockfield Estate as it is intended to be developed in accordance with the planning permission and to be responsible for the repair and maintenance of the Service Apparatus until such time as the Drainage Agreement and or the Utility Agreement is completed.
Status: MCC understands that services are complete to the boundary.

5.2 Phase Two Developer Obligations

The developer of the Phase two will be under contractual obligations including:

- To amend and develop the registered RM application providing all outstanding documentation for decision purposes or to submit a new RM planning application within 3 months of exchange of contracts.
- To provide a principle estate spine road to adoptable standards to a specification agreed with MCC Highways from The Elms to an agreed boundary of the proposed 'C1' development parcel within 12 months from completion.
- To provide surface water storage attenuation facility that is capable of accommodating surface water from Phase 2 and the adjacent C1 commercial development parcel within 12

months from completion. Please refer to the WYG Drainage Strategy Report in the technical pack.

- To provide adequate gas water and electricity utilities and foul sewer connections of sufficient capacity for the development of the proposed 'C1' development parcel within 12 months from completion.
- To provide 25% of the total number of dwellings as Affordable Housing.
- To enter a S106 agreement agreeing to satisfy all obligations set out in the Second and Third Schedule of the Unilateral Undertaking.

5.3 Developer Contributions – Highways & Sustainable Transport

Developer contributions will be set out in a Unilateral Agreement (Schedule 2 & 3), a draft of which is included in the Technical Pack and summarised below:

Highways Contribution	The developer of Phase 2 (Parcels B & C2) will provide £70,000 towards the Magor/Undy to Rogiet footpath, and construct the estate road up to the boundary of the C1 commercial development land parcel. The contribution shall be provided prior to occupation of the 100 th dwelling or prior to completion of the final dwelling whichever the sooner.
Sustainable Transport Contribution	To provide the sum of £87,500.00 towards public transport to develop the existing bus service, payable prior to occupation of the 100 th dwelling on phase 2. To provide the sum of £200,000 towards the Magor Rail Station Project prior to the occupation of the 100 th dwelling or final dwelling whichever is the sooner.

5.4 Developer Contributions - Affordable Housing

25% of dwellings on phase 2 are to be provided in clusters of between 6 and 15 units. The requirement for sites B & C2 based on a housing density of 122 units is 31 units as follows:

- 16 No. 2p1b flats
- 7 No. 4p 2 bed houses
- 4 No. 5p 3 bed houses
- 1 No. 6p 4bed house
- 3 No. 3p2b bungalows

All affordable units are to be built to DQRW standards.

The affordable units are to be transferred to the nominated RSL prior to occupation of 50% of the open market housing.

The transfer value of the affordable units will be 42% of ACG and the tenure is neutral.

6.0 Planning Application

6.1 Planning Overview

A resolution to grant outline planning permission has been granted under reference DC/2016/00883. The application and accompanying documents can be viewed via the following link: -

<http://idox.monmouthshire.gov.uk/WAM/showCaseFile.do;jsessionid=823382FD39ABC98CC8D28F4B3EA35718?action=show&appType=Planning&appNumber=DC/2016/00883>

6.2 Current Planning Status

To satisfy condition 2a of the outline planning approval, a Reserved Matters planning application will be submitted by MCC's Estates Development Team. Further information is available on request.

6.3 Ecology – Bat Related

As a consequence of the results obtained from the 2014 bat survey, the majority of the farm outbuildings were demolished in early 2019 under demolition order DM/2018/01606 dated the 19th of October 2018. The farmhouse and derelict garage were reassessed in summer 2019 with the outcome resulting in the farmhouse's demolition. A final survey visit reported a live and torpid lesser horseshoe bat (*Rhinolophus hipposideros*) in the right hand lime kiln feature of the derelict garage. The demolition of the lime kilns will result in the destruction of a bat roost, and therefore before the garage and lime kilns can be dismantled, an EPS licence must be obtained from Natural Resources Wales (NRW). Bat presence is concluded to be occasional and opportunistic as during several site visits, a bat was found to be present on only one occasion. No quantity of bat droppings was present on the floor of the Rockfield lime kiln and if regular use was occurring, an obvious concentration of droppings would be expected.

Two options for bat mitigation have been provided by Just Mammals Ecologists. Further information is available on request.

6.4 Archaeology

Condition No. 9 of the Planning Approval states:

No development shall take place until the applicant, or their agents or successors in title, has secured implementation of a programme of Archaeological work in accordance with that out-lined in "Rockfield Farm, Undy, Monmouthshire Written Scheme of Investigation for Archaeological Works Version 2" (Dyfed Archaeological Trust (Project no. FS16-096, dated April 2017).

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

To 'de-risk' the site and satisfy condition no. 9, a Written Scheme of Investigation (WSI) was prepared and by Dyfed Archaeological Trust for a scheme of archaeological excavation in advance of site development to address requirements from the archaeological advisors to the planning authority (Glamorgan Gwent Archaeological Trust or GGAT). The WSI proposed a methodology for archaeological excavation of Field 5, in the south-western part of the proposed development area (land parcel B) defined as having significant archaeological potential following previous archaeological studies and investigation by Headland Archaeology.

Following the site excavation and Strip, Map and Record (SMR) works carried out in 2017, GGAT have since confirmed the remaining mitigation in Field 5 is for a watching brief as the SMR exercise excluded some areas of Field 5 due to the presence of a Tree Protection Order and constraints along

the northern boundary due to badger setts. It is only these areas that require the watching brief as the remainder of Field 5 has been excavated.

The WSI report, findings and all other archaeological documents are available in the Technical Pack. Further information or clarification of the works carried out by MCC is available on request.

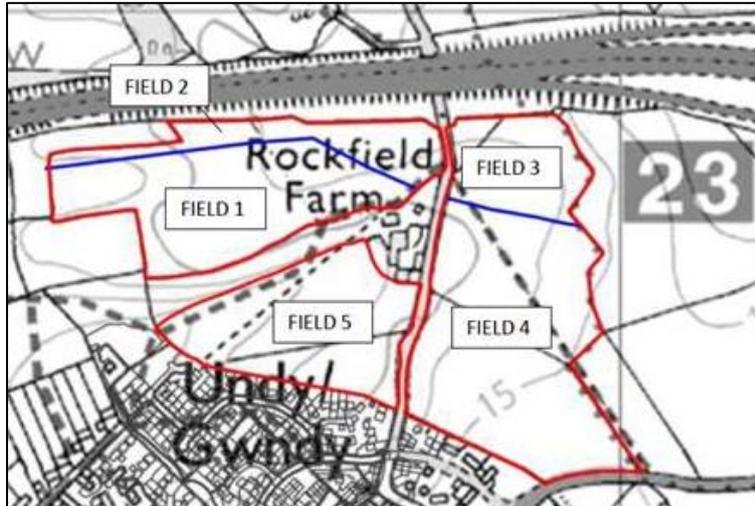


Figure 10 - Rockfield Farm Field Numbers

6.5 Supporting Documents – Technical Pack

All supporting documents are set out in the Technical Pack available via the MCC Website. The pack contains the following information (please note the list is not exhaustive): -

- Indicative Master Plan, Development Framework Plan and Design and Access Statement
- Planning Approval Decision Notice
- Unilateral Undertaking/S106
- Site plan & Topographical Survey
- Ground Investigation Report
- Geophysical Survey
- Drainage Strategy Report
- Ecology Reports
- Landscape Visual Impact Assessment (LVIA & Photomontages)
- Archaeological Desk Based Assessment
- Transport Assessment
- Air Quality Assessment
- Environmental Noise Assessment
- Tree Survey

Appendix 1

Site Related LDP Policies (SAH5) & National Planning Policy Guidance

- **Policy S4 Affordable Housing Provision** states that development sites with a capacity for 5 or more dwellings will make provision (subject to appropriate viability assessment) for 25% of the total number of dwellings on the site to be affordable.
- **Policy S9 Employment Sites Provision** supports the provision of a suitable range and choice of sites for industrial and business development.
- **Policy S16 Transport** seeks to achieve development that reduces the need to travel, increases provision for walking and cycling and improves public transport provision.
- **Policy S17 Place Making and Design** requires that development shall contribute to creating high quality, attractive and sustainable places.
- **Policy CRF2 Outdoor Recreation / Public Open Space / Allotment Standards and Provision** sets out the Council's standards for the provision of open space.
- **Policy LC5 Protection and Enhancement of Landscape Character** seeks to ensure that proposals for development protect, conserve and, where possible, enhance Monmouthshire's landscape character.
- **Policy GI1 Green Infrastructure** states that development proposals will be expected to maintain, protect and enhance Monmouthshire's diverse green infrastructure
- **Policy EP1 Amenity and Environmental Protection** requires that new development should not result in unacceptable risk or harm due to air, light, noise or water pollution, contamination or land instability.
- **Policies MV1 Proposed Developments and Highway Considerations and MV2 Sustainable Transport** Access set out the considerations against which highways and movement considerations will be assessed with the aim of promoting sustainable travel options and ensuring that development proposals do not generate unacceptable additional traffic growth.
- **Policy DES1 General Design Considerations** seeks to achieve high quality and sustainable design and provides 12 criteria against which design quality will be assessed.

National Planning Policy Guidance (Planning Policy Wales)

- **People, Places, Futures:** The Wales Spatial Plan Update 2008.
- **Planning Policy Wales (PPW)** (Edition 10, December 2018).
- **Technical Advice Notes (TANs)** that accompany PPW. National planning policy considerations that are of particular relevance to this site include the following.

Supplementary Planning Guidance adopted to support Policy SAH5

- Affordable Housing March 2016
- Green Infrastructure April 2016
- Monmouthshire Parking Standards January 2013
- Approach to Planning Obligations Interim Policy March 2013