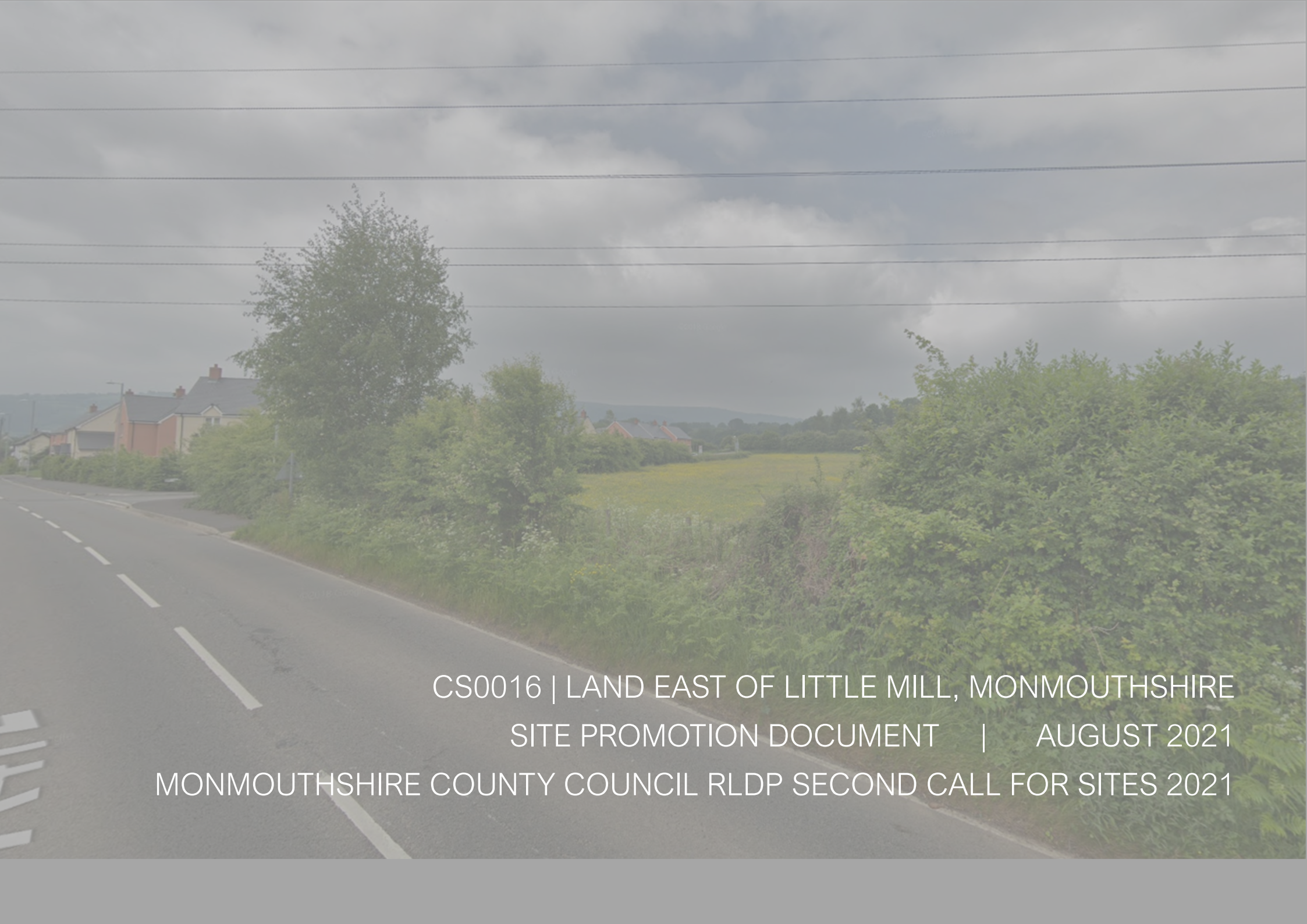




CS0016 | LAND EAST OF LITTLE MILL, MONMOUTHSHIRE
SITE PROMOTION DOCUMENT | AUGUST 2021
MONMOUTHSHIRE COUNTY COUNCIL RLDP SECOND CALL FOR SITES 2021

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Document produced by Powells

August 2021



01 | INTRODUCTION & THE CONSULTANT TEAM

- Powells is a responsible and specialist strategic land promotion business founded with the aim of working in partnership with landowners. Our projects are located throughout the country ranging from residential schemes of around 5 dwellings to large urban extensions, including sites in the Green Belt and Green Wedge.
- Powells oversees the entire planning process from start to finish and seeks to work very closely with local communities, Planning Officers and Councils to create the most mutually beneficial schemes. Powells is seeking to apply this approach to the scheme at Little Mill. The site extends to around 4.1 hectares (10.13 acres) located to the north of Berthon Road, Little Mill.
- The emerging Replacement Monmouthshire Local Development Plan (RLDP) evidence base to date, recognises that the authority area will experience significant growth over the plan period and strategic allocations are required to meet the identified housing need through a pure plan led approach.
- The Preferred Strategy document identifies specific strategic growth areas in the main settlements, and intimates smaller scale sustainable development in Secondary Settlements and Main Village settlements. The Preferred Strategy sets out the proposed settlement hierarchy. Little Mill is

identified as retaining it's status of 'Main Village'.

Powells would welcome and support the proposed allocation for new housing development in this sustainable location. In support of the allocation, this document brings together the technical and environmental studies of the site which have been undertaken by Powells' consultant team and summarises the technical work underpinning the initial master planning proposals. The design of the site will continue to evolve as discussions continue with key stakeholders and the community in due course.

POWELLS CONSULTANT TEAM

The Powells Consultant Team Comprises:

Planning Consultancy Input:

Powells Planning Team



Landscape and Ecology:

John Campion Associates &

Anthony Jellard Associates



Access & Connectivity:

Hub Transport Planning



Master Planning:

Turley Urban Design Team

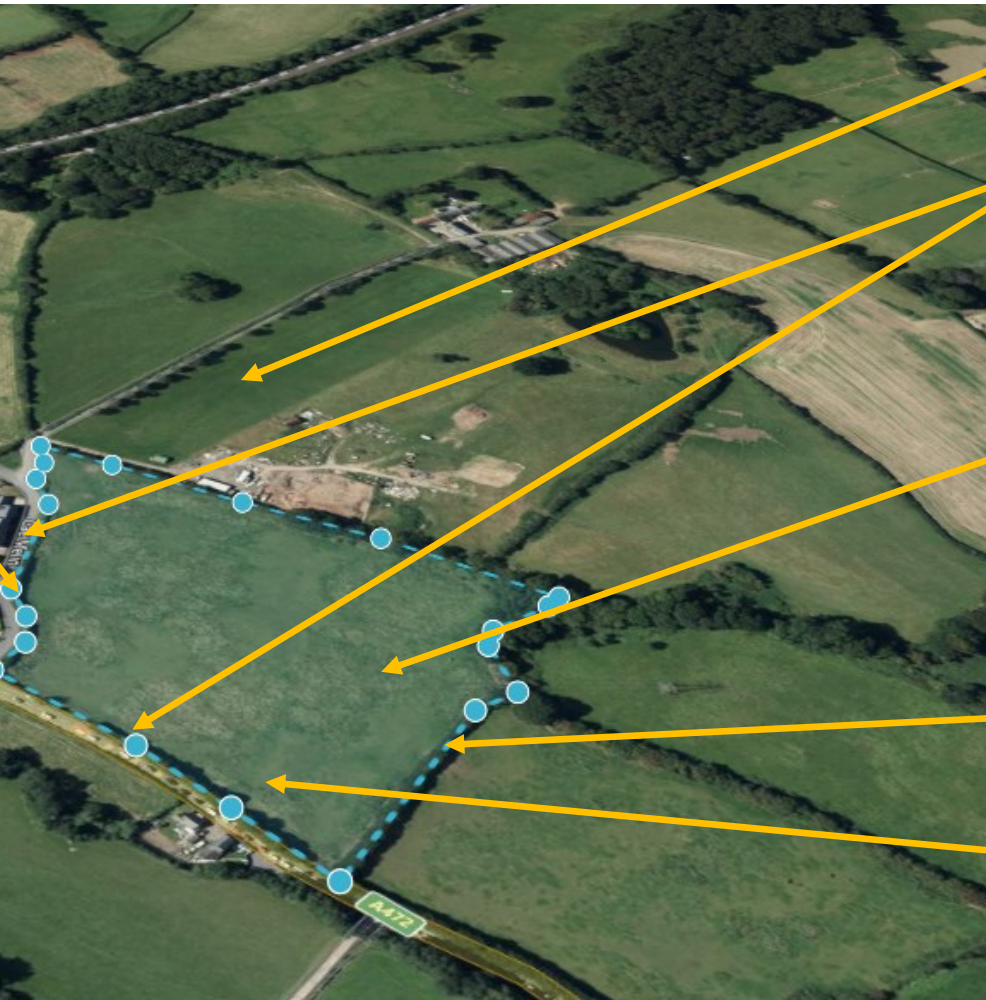


02 | THE DEVELOPMENT SITE

- Powells has an interest in some 4.10 hectares (10.13 acres) of land to the east of Little Mill, Monmouthshire.
- The site is positioned in a easily accessible position within the settlement of Little Mill with good connectivity to employment centres of Pontypool, Cwmbran and Monmouth.
- The site is well positioned to the north of the Berthon Road, Monmouthshire.
- The settlement benefits from a range of public facilities and good public transport links to employment centres.
- The site has good connectivity in road terms to other major employment centres of Bristol via the M4 Severn bridge crossings and good access to Cardiff, Newport, London and Birmingham within reasonable timeframes.



03 | SITE CONSIDERATIONS AND OPPORTUNITIES



Open agricultural land retained to the north of the site providing a sound landscape buffer to the wider settlement.

Edge of settlement dense building line adjoining the village settlement. The site provides an opportunity to enhance the settlement edge in this gateway location to the village of Little Mill.

Provision of a mix of market and affordable housing (including first homes) in an attractive edge of settlement position giving sound access and connectivity to the wider settlement services and facilities.

Existing mature vegetative boundary against the eastern edge of the site capable of enhancement.

Potential for a small area of employment allocation on the site to strategically improve the sustainability of the settlement.

04 | PLANNING CONTEXT

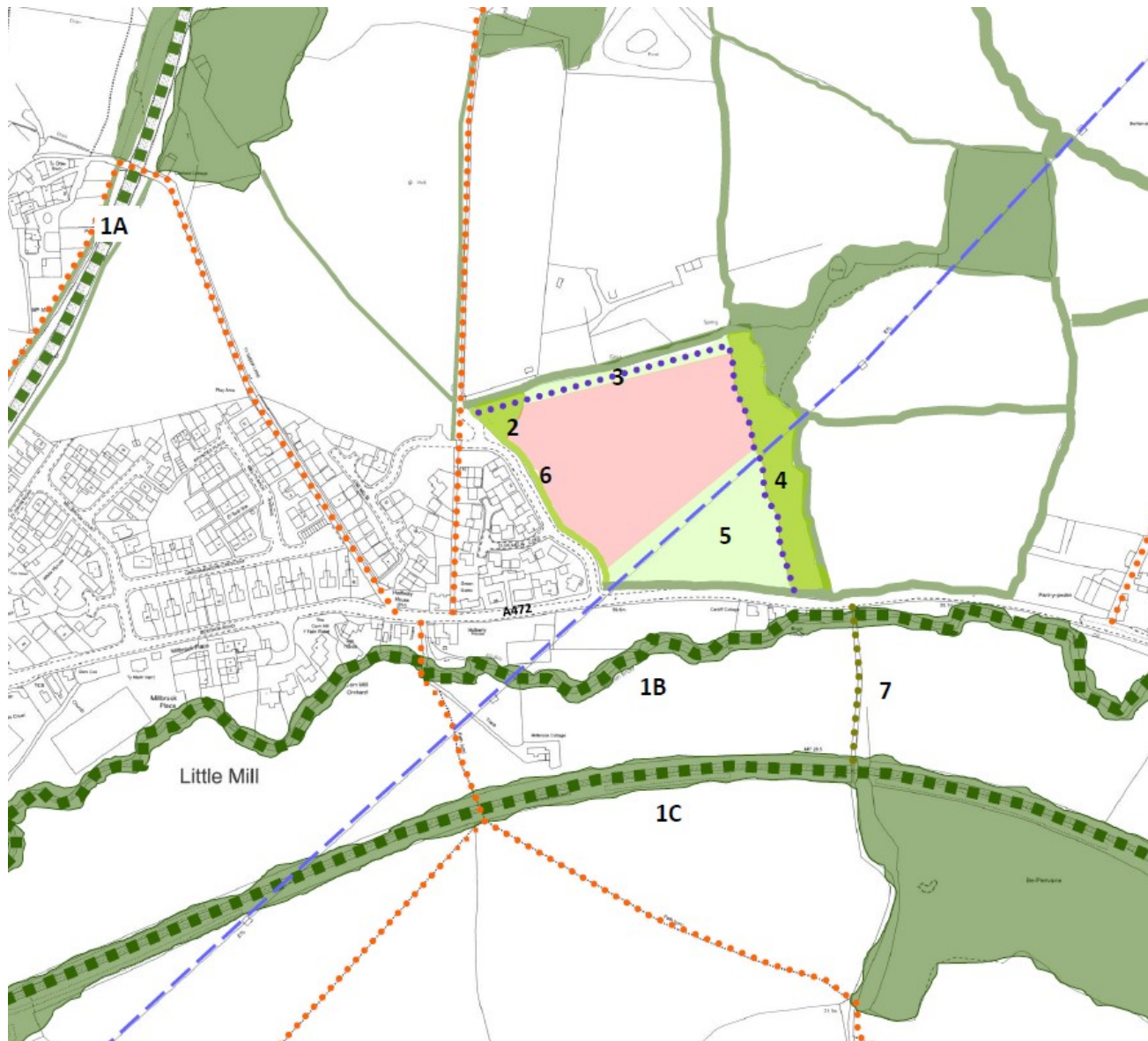
- Monmouthshire County Council (MCC) is currently progressing the Replacement Local Development Plan (RLDP) second call for candidate site and preferred strategy consultation. Prior to the production of this document, MCC worked through their Growth and Spatial Options and developed their Preferred Strategy.
- The 2020 Growth and Spatial Options consultation identified that there would be a likely need for the LDP to provide a range of development opportunities along with other policies. It was considered at the time that land for circa 7,605 dwellings would need to be identified in addition to those currently permitted and or allocated. The Council would seek to allocate circa 8,366 homes which reflects a 10% buffer allowance.
- The council Provide the planning policy framework to enable the provision of 7,215 additional jobs. This level of job growth aligns with the projected population and housing growth and takes account of adjustments to household membership rates for key younger age groups and a reduced level of commuting by retaining more of the resident workforce and growing the local working age demographic.
- MCC will seek to address economic growth and resilience within the County through the provision of a sufficient range and choice of

employment land. To enable this a minimum of 43ha of employment land will be allocated to support the provision of industrial and business development (classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987), the location of which will be determined in the Deposit Plan.





05 | LANDSCAPE & GREEN INFRASTRUCTURE



KEY

- Existing Woodland/Hedgerows
- New Woodland/Scrub/Hedgerow Planting
- Proposed Housing
- Public Open Space
- Green Infrastructure Corridors
- Existing Public Rights of Way
- New Footpath Link
- Overhead Power Line

NOTES

1. Green Infrastructure Corridors that provide valuable potential opportunities to link into the wider GI network
 - 1A Abergavenny - Pontypool Railway
 - 1B Berthin Brook
 - 1C Disused Railway Line: Proposed Pontypool to Usk Cycle Route NCN466
2. New Copse: Plant up field corner with native trees/shrubs
3. Greenway, to include:
 - New footpath with links into housing
 - New drainage ditch to pick up surface water run-off from adjacent fields
 - New hedge to reinforce existing
4. New Woodland Buffer provides new long term village boundary, as well as improving connectivity. It will also incorporate:
 - New Footpath with links into Housing, Public Open Space and A472; it also has the potential to connect to public rights of way to the south of the A472 and the disused railway (Proposed Pontypool to Usk NCN 466)
 - New drainage ditch connecting to swale/pond in Public Open Space
5. Public Open Space / Village Green, to include:
 - Formal Play / Kick-about Area
 - Wild Play
 - Pond/Swale as final attenuation structure for surface water drainage system
6. Replace existing blackthorn hedgerow with new mixed-species native hedgerow with trees
7. Potential for permissive footpath/cycle link between A472 and proposed Cycle Route NCN 466

06 | ECOLOGY & BIODIVERSITY ENHANCEMENT OPPORTUNITIES

Interconnected green space is provided on the southern and south-eastern side of the site retaining existing planting and providing a soft edge to the development in this gateway location.

Existing trees and scrub and vegetation is proposed to be retained for any access to the site. The development is offset from existing hedgerow to ensure that the existing green infrastructure is protected and enhanced as part of the overall proposals. The offset will also address localised areas of surface water management based on the topography of the site.

Taking cues from the village, the illustrative Master Plan makes allowance for the provision of grass verges, street trees and shrub and wildflower meadow planting to engender a characterful and verdant new living place.

A Preliminary Ecological Appraisal report desk study was used to understand the basic characteristics of the site and its context, including the locations and dispositions of habitat features within, around and linking into the site, and to identify the position of designated sites in the context of the site and the wider locality. This published information was supplemented by detailed information on habitats and species obtained through a biological records data search, commissioned from the South-East Wales Biological Records Centre (SEWBREC). The data search was commissioned on 13th February and the information was provided by SEWBREC in a report dated 27th February 2018. This document is attached as an Appendix to this promotion document. Fieldwork undertaken as a walkover survey in February was also used to inform the appraisal.

No international, national or locally designated nature conservation sites would be adversely affected by the proposed residential development of this site. Subject to the findings of the recommended further surveys, no adverse effects on protected or priority species or habitats would be likely to arise.

Carefully considered development of the site would comply with national and local planning policies and related planning guidance. It would also provide opportunities for enhancement and diversification of habitats, both within and around the periphery of the site.



07 | HIGHWAY ACCESS & SUSTAINABLE TRANSPORT

Vehicular access to the development could be via a single point of access off Cae Melin Drive or via direct access off of the Berthon Road. Monmouthshire Council Highway officer during pre application raised no objection to access off of either Cae Melin or the A472. All access points will lead to a connected hierarchy of streets which connect to surrounding pedestrian connections to achieve maximum permeability.

New pedestrian routes join with existing provision on the A472 and Cae Melin and feed into the development and the wider bus stop network within the village. This will provide a direct link into the wider village of Little Mill. Powells is also committed to working with the Council to ensure the proposed allocation integrates with the existing settlement layout and service provision.

No Public Rights of Way cross the site but enhancements crossing facility on the A472 would potentially provide in improved link for access into the settlement service provision.

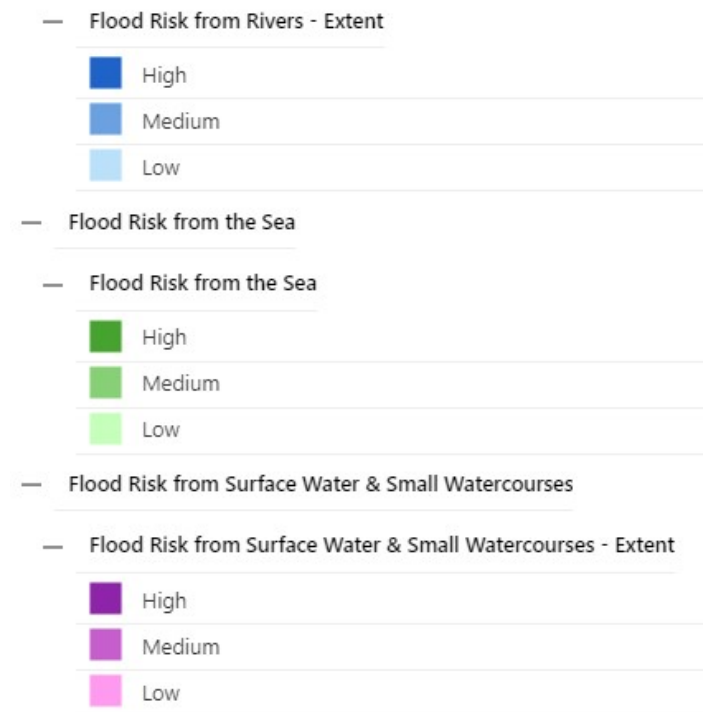




08 | FLOOD RISK, DRAINAGE & PHOSPHATES



The Natural Resources Wales (NRW) Development Advice Map for Planning and the Flood Risk Maps, shows the site to be located entirely within Low Risk (low probability), which is defined as having less than a 1 in 1,000 annual probability of river or sea flooding. The existing site is greenfield in nature. The site is relatively level albeit it raises in the centre. The site is not to be considered a significant flood risk from any other sources, subject to appropriate mitigation measures where necessary.



An appropriate SAB surface water management strategy which complies with the latest local and national advice will be implemented on site to attenuate the increase in surface water run off caused by the development. As a first option, infiltration should be considered for disposal of surface water.

Due to the bedrock geology, it is expected that soak away will potentially be possible. In the event that infiltration is not viable, the rate at which run off is discharged will be restricted and equivalent to the green field run off rate, preventing an increase in flows leaving the site and thus ensuring that the development does not have any detrimental impact upon flood risk elsewhere.

Through the application of sustainable drainage systems (SuDS), the additional surface water will be stored within the site and subject to the multiple stages of treatment to guarantee that the water quality in the wider drainage network is protected.

Wherever possible SuDS features will be above ground to enhance the aesthetic amenity of the development and provide valuable habitats for local wildlife. The attenuation provided for will be appropriately sized to include an allowance for climate change. Example SuDS features that will be incorporated into the development wherever possible include detention basins, permeable paving and swales.

A specific phosphate solution for this site has not been identified. Albeit there is an opportunity to consider following areas of the land in order to offset the phosphate position.



Phosphates

A specific 'phosphate management area' of circa 1.4 acres has been provided within the site in order to provide a phosphate mitigation solution for the increase in phosphate as a result of the development proposals. This could cater for an on site reed bed system/phosphate capture and treatment area in order to mitigate against phosphate outfall thereby aiding the compliance with NRW updated HRA guidance.

09 | HERITAGE

A desk top heritage appraisal of the site and its surroundings has been undertaken. In accordance with the PPW the appraisal draws together the available archaeological, historic, topographic and land use information to clarify heritage significance and archaeological potential of the site.

As set out on the plan below, there are not any listed buildings within close proximity to the site.

NON-DESIGNATED HERITAGE ASSETS

It is likely that there will be non-designated heritage assets within reasonable proximity to the scheme, but we do not consider that the development of the site would have any impact upon such assets.

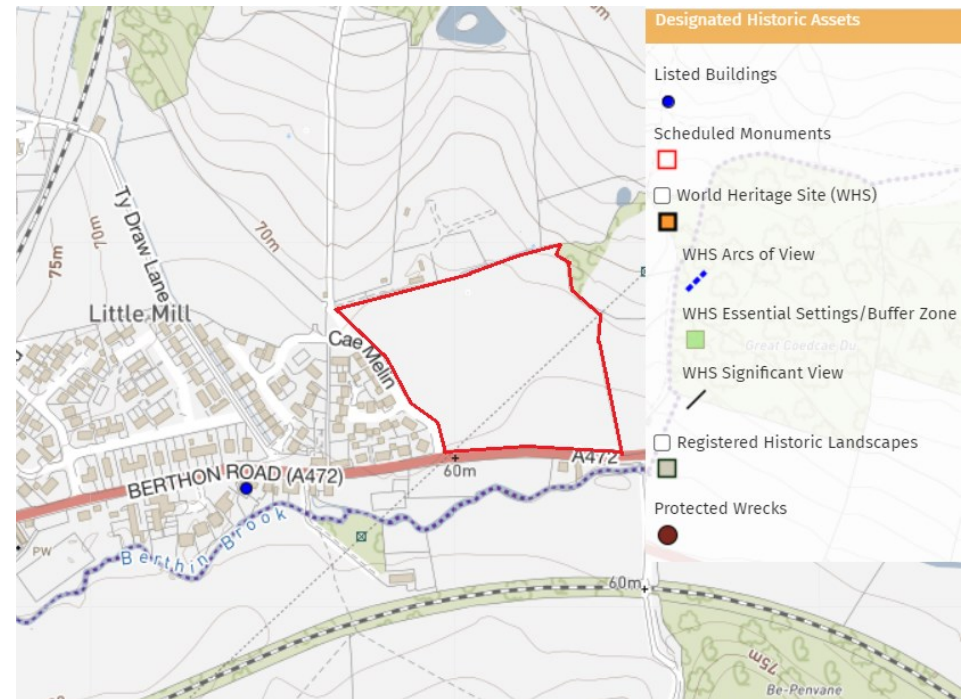
DESIGNATED HERITAGE ASSETS

There are no scheduled monuments, conservation areas and historic battlefields within the site nor its surroundings which will be impacted upon by future development of the site.

One listed building has been identified to the south west of the site which would not be impacted upon by the development of this site.

In summary, the proposed development would not have an impact on the settings and significance of the listed building to the south west of the site, as views to and from that listed building are obscured by the landscape.

There are no other listed buildings based on our site search which would be impacted by the proposals.

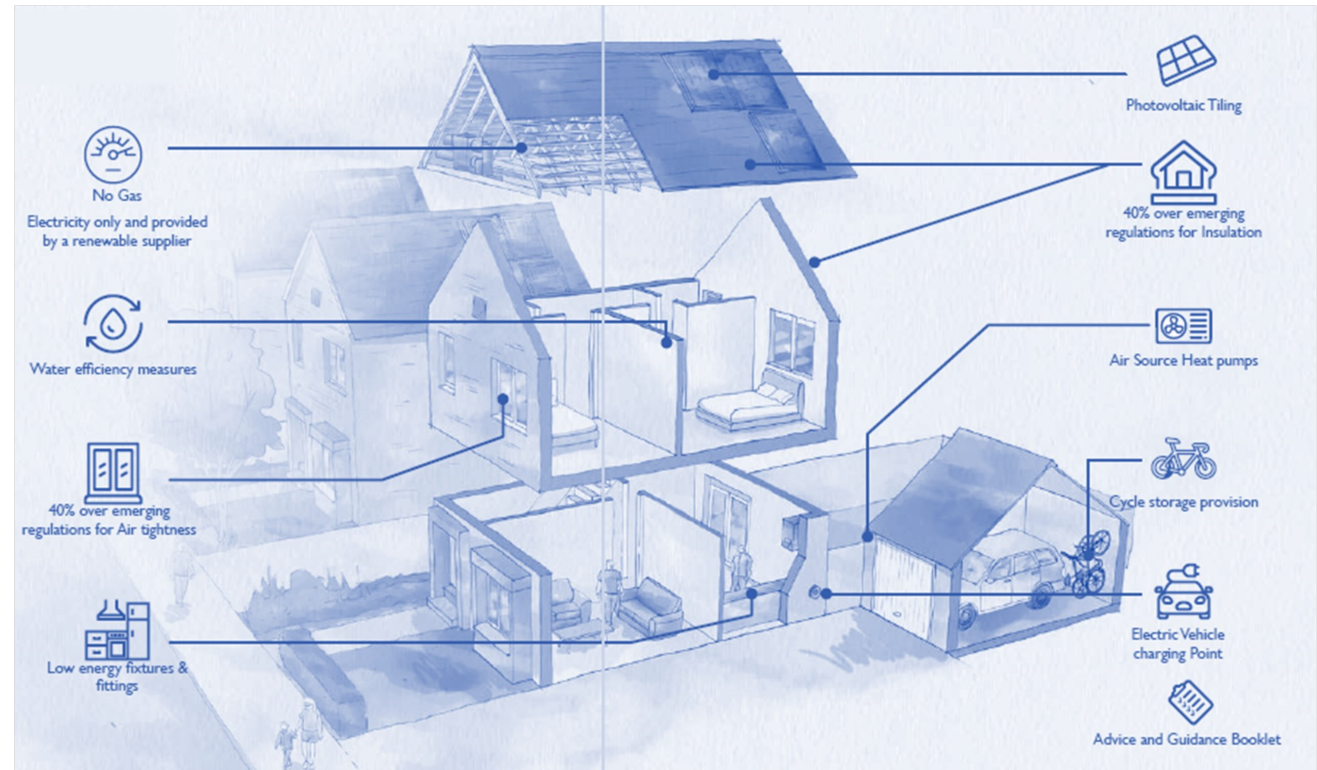


10 | CLIMATE READY DEVELOPMENT

Buildings Built to Zero Carbon Standards

Proposed new dwellings will be brought forward on a Part L compliant basis even prior to Part L coming into force and will seek to exceed this requirement where practically possible to do so. In addition the proposed dwellings will seek to incorporate 'Climate Ready' provisions such as:

- Electricity only provided by renewable suppliers.
- Significant water efficiency measures.
- 40% over emerging regulations for air tightness.
- Low energy fixtures and fittings.
- PV roof tiles.
- Electric Vehicle Car charging points.
- Air Source Heat Pumps
- Insulation 40% over emerging regulation requirements.
- Cycle storage provision.



11 | CONCEPT ILLUSTRATIVE MASTERPLAN & VISION

Enhanced GI on the northern areas of the site to provide biodiversity enhancement and landscape protection.

Provision of circa 25—30 safe homes and living space for families and older generations including affordable housing provision.



Provision of access into site from the Cae Melin Drive with opportunity to develop tree lined streets for place making and carbon off setting.

SUDS features providing both biodiversity enhancement provision as well as suitable on site surface water management ensuring the development is climate change ready.





Provision of a generous area of green spaces throughout the site to provide access to the outdoors for mental and social wellbeing. Additional opportunities to enhance biodiversity and to offset carbon through the appropriate tree planting regimes whilst also creating a defensible green edge of settlement.



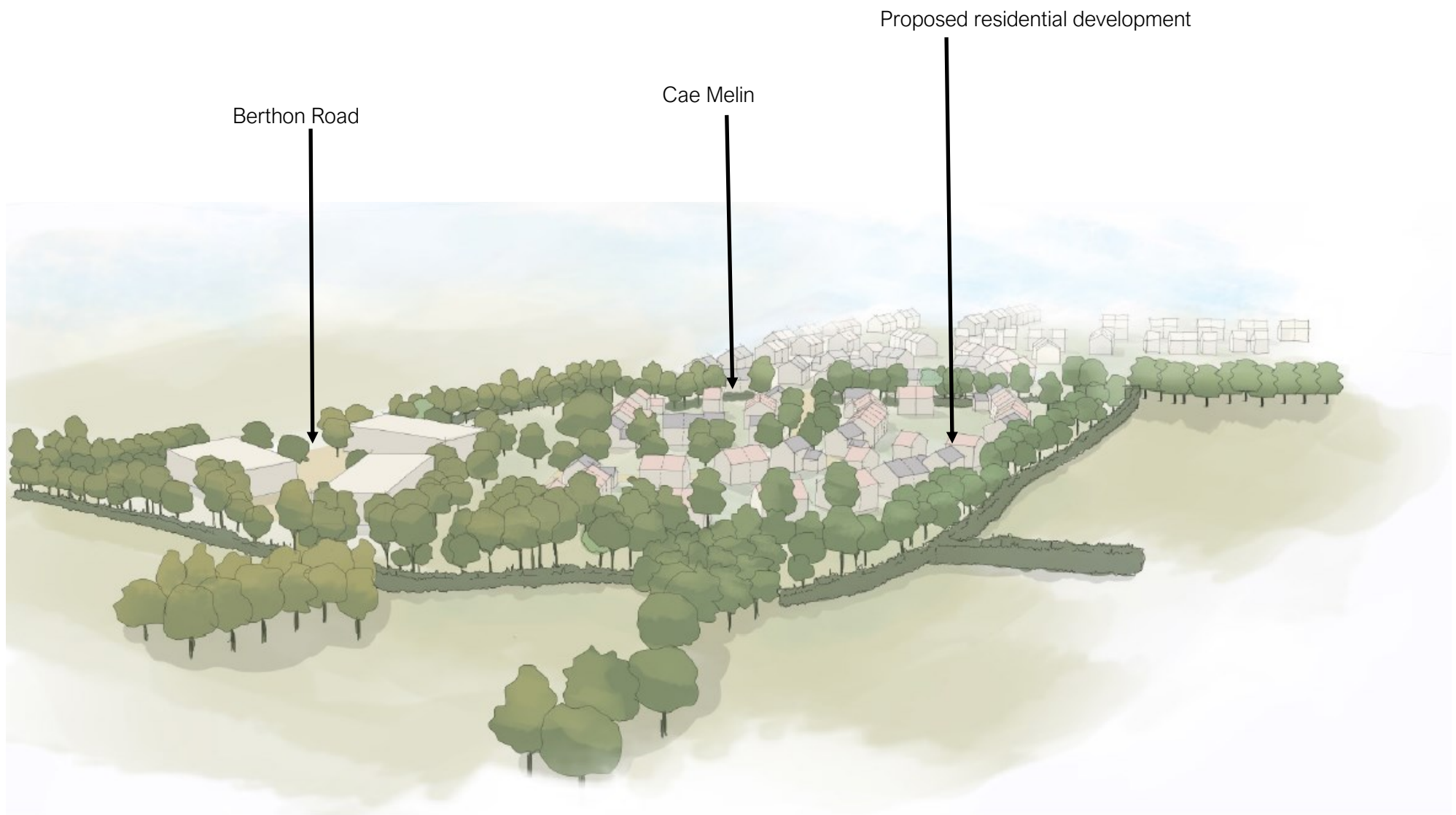
Optional area of potential employment land proposed with the site being in close proximity to Pontypool and with sound road access from the A472. The area edged in blue has been proposed as an 'Site B' to allow MCC to consider whether they wish employment provision to be included in Little Mill. Previous development team discussions considered there may be an appetite in this location for this.



Fallow/phosphate management area to deal with phosphate outfall as a result of the additional development.

Suitable independent access to an area of employment from the A472.

VISION 1 (VIEW LOOKING SOUTH WEST)



VISION 2 (VIEW LOOKING NORTH EAST)

Proposed residential development

Cae Melin

Berthon Road



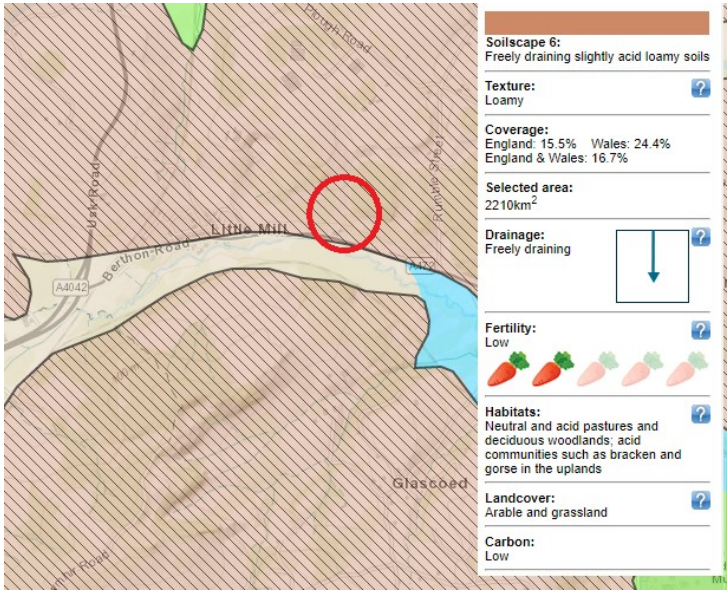
12 | BEST AND MOST VERSATILE AGRICULTURAL LAND

The assessment of soils on the site has indicated that the land is of low fertility, and of freely draining geology. It is not considered the land is of best and most versatile quality.

Descriptions of the full range of soilscape are available below. For a full soils guide, including detailed descriptions of soil types and associations, please visit the [LandIS Soils Guide](#).

- | ID | Description |
|----|--|
| 1 | Saltmarsh soils |
| 2 | Shallow very acid peaty soils over rock |
| 3 | Shallow lime-rich soils over chalk or limestone |
| 4 | Sand dune soils |
| 5 | Freely draining lime-rich loamy soils |
| 6 | Freely draining slightly acid loamy soils |
| 7 | Freely draining slightly acid but base-rich soils |
| 8 | Slightly acid loamy and clayey soils with impeded drainage |
| 9 | Lime-rich loamy and clayey soils with impeded drainage |
| 10 | Freely draining slightly acid sandy soils |
| 11 | Freely draining sandy Breckland soils |
| 12 | Freely draining floodplain soils |
| 13 | Freely draining acid loamy soils over rock |
| 14 | Freely draining very acid sandy and loamy soils |
| 15 | Naturally wet very acid sandy and loamy soils |
| 16 | Very acid loamy upland soils with a wet peaty surface |
| 17 | Slowly permeable seasonally wet acid loamy and clayey soils |
| 18 | Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils |
| 19 | Slowly permeable wet very acid upland soils with a peaty surface |
| 20 | Loamy and clayey floodplain soils with naturally high groundwater |
| 21 | Loamy and clayey soils of coastal flats with naturally high groundwater |
| 22 | Loamy soils with naturally high groundwater |
| 23 | Loamy and sandy soils with naturally high groundwater and a peaty surface |
| 24 | Restored soils mostly from quarry and opencast spoil |
| 25 | Blanket bog peat soils |
| 26 | Raised bog peat soils |
| 27 | Fen peat soils |

Soilscape description: Freely draining slightly acid loamy soils
Texture: Loamy
Coverage: England: 15.5% Wales: 24.4% England & Wales: 16.7%
Drainage: Freely draining
Fertility: Low
Habitats: Neutral and acid pastures and deciduous woodlands; acid communities such as bracken and gorse in the uplands
Landcover: Arable and grassland
Carbon: Low
Drains to: Local groundwater and rivers
Water protection: Groundwater contamination with nitrate; siltation and nutrient enrichment of streams from soil erosion on certain of these soils
General cropping: Suitable for range of spring and autumn sown crops; under grass the soils have a long grazing season. Free drainage reduces the risk of soil damage from grazing animals or farm machinery. Shortage of soil moisture most likely limiting factor on yields, particularly where stony or shallow



13 | DEVELOPMENT VIABILITY & HOUSING MIX

Viability Appraisal Summary Note

- Powells as Chartered Valuation Surveyors have undertaken a high level viability assessment (separate document) of the proposed development site. Gross development Values (GDV) have been obtained from comparable sales evidence in the market and applied to a tailored housing mix.
- Housing mix has been assessed on the basis of the adjacent table (Monmouthshire Housing Mix Guidance Note) and an average square metreage area of development over the site to arrive at a reliable approximate GDV figure. The housing mix seeks to incorporate bungalows for elderly people as well as small units for younger people where possible.
- Build costs have been taken from standard BCIS build costings, plus a cost amount to factor in the additional costs for homes being carbon zero or 'climate change ready', as well as other items such as sprinkler systems and other perceived abnormal costs. Developers profit margin of 20% plus a contingency figure has been applied to take into account market cost fluctuations.
- Section 106 contributions have been calculated based on an average seen in Monmouthshire from the last 3 large major planning applications.

Type of Home	Number of Open Market Units
Flat—1 Bedroom	1
Flat—2 Bedroom	1
Flat—3 Bedroom	0
Flat—4 Bedroom	0
Terraced—3 Bedroom	0
Terraced—3 Bedroom	3
Terraced—4 Bedroom	0
Semi-Detached—1 Bedroom	0
Semi—Detached—2 Bedroom	0
Semi-Detached—3 Bedroom	0
Semi-Detached—4 Bedroom	0
Detached—1 Bedroom	0
Detached—2 Bedroom	0
Detached—3 Bedroom	3
Detached—4 Bedroom	4
Detached—5 Bedroom	1
Bungalow	2
Total	15

- The viability assessment has demonstrated the site is sustainable, viable and the site is deliverable in accordance with the requirements of the Welsh Governments Development Plan Manual. **Should the Council require a full DVM assessment following reviewing the submissions we would be willing to work with the council in providing this information.**

14 | SUSTAINABILITY OBJECTIVES

SUSTAINABILITY OBJECTIVES	LAND WEST OF LITTLE MILL ATTRIBUTES
VISION	The vision for the site is to create a new living environment of the highest standard, with a clear recognisable identity that reflects the vernacular and character of Little Mill whilst introducing opportunities for distinctive new architecture.
CULTURAL HERITAGE	The site mostly comprises semi-improved pasture land which does not have any particular historic importance. There are no scheduled ancient monuments, conservation areas or historic battlefields within the site that would be negatively impacted upon by future development of the site.
LANDSCAPE	The site is not subject to any national or local qualitative landscape designations. Within the site, field boundaries and existing hedgerow of highest importance can be retained and enhanced where possible. Appropriate design to the eastern portion of the site will ensure retention of mature vegetation and enhancement of that vegetation in order to robustly create a defensible settlement boundary to Little Mill. The edge of the development will be sensitively managed, particularly in relation to the eastern boundary.
BIODIVERSITY	The underlying features and topography found on site offer the potential for sound biodiversity gains for enhancements to the existing habitat and boundary features and the creation of new multifunctional GI for the benefit of flora and fauna, including wet areas and diverse grassland along with new tree planting.
CLIMATE CHANGE MITIGATION	The development of the site offers opportunities to encourage walking, cycling and access to local public transport facilities. Frequent bus services provide convenient public transport access between the main centres of Pontypool and Cwmbran. Local services exist within walking distance to the site, offering a range of facilities to meet day to day needs of the new residents. It is also an opportunity to establish an upgraded footpath through an improved and enhanced GI setting to provide an enhanced range of access to leisure, amenity and recreation options.
CLIMATE CHANGE ADAPTATION	The site is located predominantly within flood zone 1, with no evidence from NRW data to suggest that the site suffers from either flooding from rivers or sea or from surface water. There is sufficient space within the site to accommodate suitable mitigation for surface water run off as part of the sustainable drainage system. New dwellings will be designed and built to achieve and exceed future sustainability and energy efficient standards.
WASTE	The opportunity would be available to include measures both during the construction and operational phases to minimise and recycle all types of waste.

DELIVERY	Powells will procure and appoint a preferred development partner to facilitate the quick delivery of the site, using proven methods. The site affords the opportunity to provide multiple sales outlets, which can further accelerate housing delivery.
TRANSPORT	Bus services run at regular intervals along the Berthon Road providing convenient public transport connectivity between the main centres and Little Mill.
HOUSING	A residential development area capable of accommodating between 25 and 30 units. Opportunities for localised variation and density on the basis of 25 to 40 dwellings per net hectare and varied street types. Allowance for <i>circa</i> 50% affordable housing provision as grouped of one to four bedroomed (mixed tenure) dwellings, pepper potted throughout the development. Accommodation suitable for the elderly, including dwellings that facilitate working from home and can adapt to the changing needs over a person's lifetime.
HEALTH	The creation of an extensive network of green infrastructure which retains existing landscape and reinstates lost features and opens up the site to public access, thus supporting increased levels of physical activity amongst residents, including ample opportunity for wild play. A walkable new neighborhood incorporating green ways and pedestrian corridors between residential areas, open space and existing village services and facilities such as shops, local school, and the village centre and wider footpath network into the open countryside. Enhanced pedestrian and cycleways, promoting linkages between new and existing residential areas, public open spaces and a wider network of existing public footpaths.
COMMUNITY	A good area of landscaped public open space, comprising natural landscape areas, focal green spaces, wild play for children and teenagers. Semi-natural green spaces, community tree planting and ecological corridors.
ECONOMY	There are economic benefits that would accrue from the development site including the potential for some employment site development which would improve the sustainability of Little Mill. There would also be jobs created associated with the construction and development. There would be an increase in disposable expenditure to spend in the local shops and facilities, thus supporting local commercial services.

15 | EMERGING PROPOSALS AND VISION



The vision for the development of Little Mill is founded upon the following principles:

- To produce a new living environment of the highest standard, with clear recognisable identity which reflects the vernacular and character of the key parts of Little Mill, whilst introducing opportunities for the distinctive new architecture showcasing high quality, modern design and construction.
- To provide the right ingredients for a balanced and sustainable new development, providing a range of high quality homes and publicly accessible open spaces and potential for the delivery of additional planting and biodiversity enhancement.
- To establish safe, attractive and secure neighborhoods, streets and places which promote social interaction and afford access and movement priority to pedestrians and cyclists. In particular, the development provides a range of safe routes to local school, local centre and facilities.
- To apply the practical use of environmentally friendly technology and techniques through the development, which emphasises on carbon reduction, energy saving and avoidance of waste.
- To provide locally inspired meaningful green space network which enhances the character of the site and the natural environment, particularly around any attenuation areas, trees and hedgerow networks and creates an enduring new defensible settlement boundary.
- To create a place which will enhance the attraction of Little Mill as a place to live, incorporating aspects of local character, landscape, heritage, visual amenity and biodiversity.

16 | CONCLUSION

This document has demonstrated that the proposed development of land at Little Mill by Powells is technically feasible and suitable for a highly sustainable open extension.

In demonstrating the site's feasibility and suitability of a development, the preceding document has summarised the findings and recommendations of environmental and engineering consultants, including landscape and visual impact, highway, master planning and ecology.

The site at Bream has been demonstrated to be a sustainable location benefiting from the proximity to existing public transport services, local facilities and education facilities and opportunities for employment.

The site is a positive response to the emerging local plans and needs and allocate sufficient deliverable sites to meet the objectively assessed housing needs of the district. This site should be recognised as a strategic option which has the least adverse effect on the purpose or the purposes of protecting the wider landscape around Little Mill and is the most sustainable for housing development within the village.

The site can redevelop to provide between 25 and 30 dwellings, with potential for up to 50% of these to be provided as affordable housing tenures.

Proposals for the site have been landscaped led to ensure that development would not cause significant harm to the wider countryside and protect the surrounding areas for the long term.

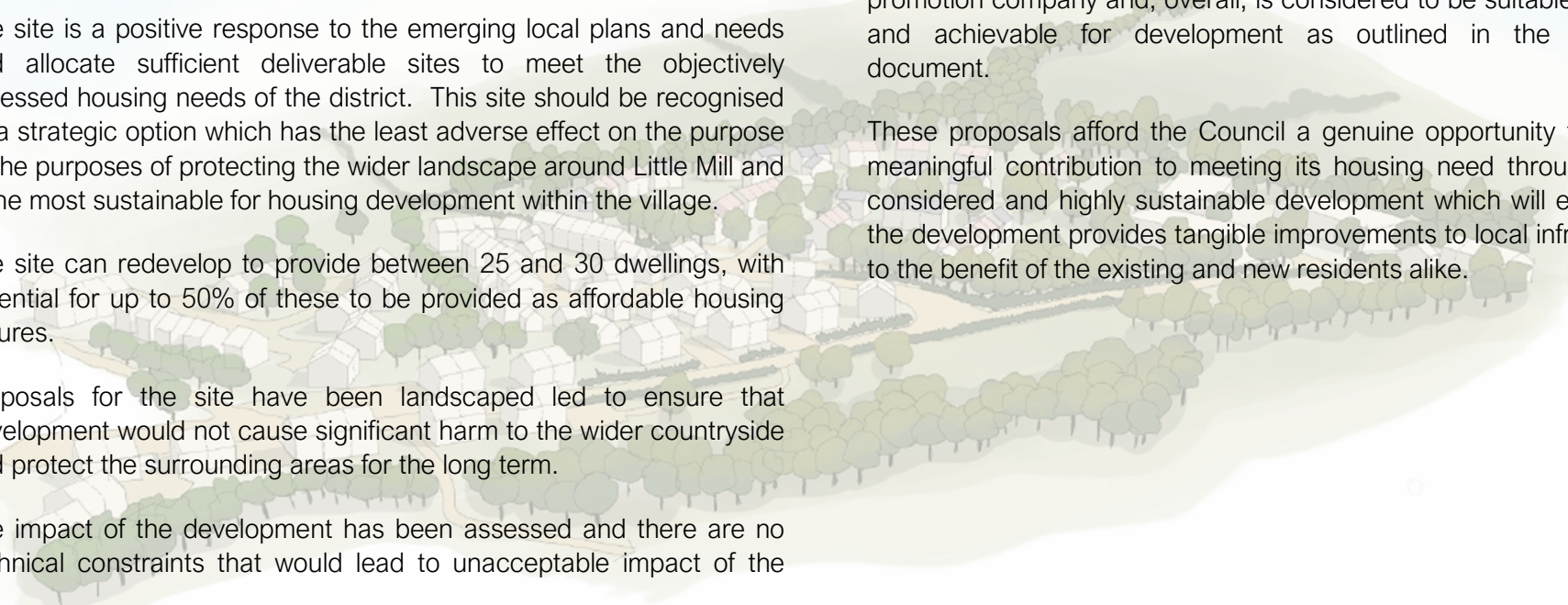
The impact of the development has been assessed and there are no technical constraints that would lead to unacceptable impact of the

development. Mitigation has been identified to redress any negative impacts of the development. The applicant is willing to work with the Council in respect of finding a suitable phosphate solution.

Future residents would have the opportunity to occupy a range of house types and sizes some of which could provide the opportunity for home working or be suitable for the elderly. Affordable homes for rent and sale would be an integral part of the scheme. Generous open spaces and proposed community facilities provide the opportunity for existing and future residents to relax or play; for the settings of public right of way and the additional planting and biodiversity enhancements.

The site is controlled by a highly respected and responsible land promotion company and, overall, is considered to be suitable, available and achievable for development as outlined in the preceding document.

These proposals afford the Council a genuine opportunity to make a meaningful contribution to meeting its housing need through a well-considered and highly sustainable development which will ensure that the development provides tangible improvements to local infrastructure to the benefit of the existing and new residents alike.



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