Planning Statement

Land at Midway Lane,

Abergavenny

October 2026

amity

planning consultants

Overview	
Client	This statement is submitted on behalf of Hopgrove.
Description	The statement related to proposed full planning application for “The demolition of existing building and residential development together with parking, access, landscaping, engineering and other associated works".
Pre App	Pre-application advice was sought from Monmouthshire County Council in August 2025 in respect of the proposed residential redevelopment of Hollycroft, Midway Lane, Mardy, Abergavenny (Ref. DM/2025/01061). Following an in person meeting, the LPA issued its formal written response on 15th October 2025, providing an initial assessment of the principle of development and identifying matters requiring further consideration in progressing a full planning application. The LPA confirmed that the site lies within the defined development boundary of Abergavenny, where residential development is acceptable in principle under Policies S1 and H1 of the adopted Local Development Plan (LDP), subject to detailed planning considerations. The proposed provision of affordable housing was also considered consistent with Policy S4, subject to appropriate legal arrangements securing its long-term affordability. The principal matters raised through the pre-application process can be summarised as follows: <u>Design and Residential Amenity</u> The need for development to respond appropriately to the surrounding residential character, including building heights, scale, massing, building lines, boundary treatments and separation distances. <u>Highways and Access</u> The Highway Authority recommended relocating the principal vehicular access from Midway Lane to Poplars Road, having regard to the respective highway characteristics and junction arrangements. Further considerations included parking provision, pedestrian connectivity and highway adoption. <u>Ecology and Trees</u> The importance of retaining existing ecological features, minimising habitat and tree loss in accordance with the step-wise approach, and providing appropriate mitigation, compensation and biodiversity enhancement. An Ecological Impact Assessment and further protected species surveys were also requested. <u>Green Infrastructure and Landscaping</u> The requirement for a coordinated landscape and green infrastructure strategy, incorporating retained vegetation, replacement planting, ecological connectivity, sustainable drainage features and long-term management arrangements.

	<u>Drainage and Flood Risk</u> The need to demonstrate appropriate foul and surface water drainage arrangements, including compliance with the statutory SuDS approval process. The LPA identified no particular flood risk concerns. The site's location within the River Usk Special Area of Conservation nutrient-sensitive catchment was identified, but it was confirmed that the site is served by a public sewer which connects to the Dwr Cymru Welsh Water (DCWW) Llanfoist Waste Water Treatment Works. This benefits from a backstop permit to treat phosphates from Natural Resources Wales (NRW) meaning that there is currently capacity for additional foul flows. The proposals have subsequently undergone further design development, informed by the LPA's advice and additional further technical survey work. In particular, the principal vehicular access has been relocated to Poplars Road in accordance with the Highway Authority's recommendation. The current application is accompanied by updated architectural, transport, ecological, arboricultural, drainage and landscape information addressing the matters identified during the earlier pre-application process. Accordingly, the pre-application engagement has informed the evolution of the scheme, with the acceptability of the revised proposals considered in detail within the subsequent sections of this Planning Statement.
Site Details	
Site Location	***Fig.1 – Site Location*** 
Site Description	The application site comprises a substantial and well-situated parcel of land extending to approximately 1.21 (ha) The plot currently accommodates a detached four-bedroom period dwelling known as "Hollycroft" with an internal floor area of approximately 2,486 sqft, positioned centrally within expansive private grounds.

	The site lies within a well-established residential neighbourhood in the town of Abergavenny, Monmouthshire, and is entirely surrounded by existing housing development on all sides. The surrounding area is characterised by a mix of predominantly two-storey detached and semi-detached dwellings. These properties contribute to a coherent and consistent residential character that establishes a strong contextual framework for the site. The site occupies a prominent position between two adopted public highways, providing potential for safe and convenient vehicular access, most appropriately from Midway Lane to the south, which offers direct connectivity to the A40 and the wider strategic road network. While there is an existing access serving the dwelling immediately to the east of the site from Midway Lane, its constrained width, alignment, and visibility make it unsuitable for upgrade to accommodate the traffic demands of a larger residential scheme. The site is also well connected via the A4042, which provides direct road access to Newport (approximately 20 miles) and Cardiff (approximately 30 miles). Public transport infrastructure is strong, with Abergavenny Railway Station located nearby, offering regular direct rail services to Cardiff Central, Newport, Hereford, and Manchester Piccadilly. The eastern extent of the site is defined by a substantial belt of mature trees, hedgerows, and natural vegetation, which offer a visual and ecological value. This portion of the site includes a designated orchard habitat, recognised under biodiversity regulations and merits consideration within development proposals. The remaining site boundaries are also defined by vegetation. The site is also well served by a wide range of local amenities and community facilities, including primary and secondary schools, GP surgeries, retail units, supermarkets, leisure facilities, and public open space. The town centre of Abergavenny is located within easy walking or cycling distance, providing convenient access to essential services, employment opportunities, and attractions.
Development Proposals	
The Scheme	The proposal seeks full planning permission for the demolition of the existing dwelling known as Hollycroft and associated structures, and the redevelopment of the site to deliver 41 affordable dwellings, together with associated access, parking, landscaping, green infrastructure, drainage and ancillary works. The development comprises a mix of one- and two-bedroom accommodation, providing a range of affordable housing opportunities within the established settlement of Mardy, Abergavenny. The proposed accommodation mix is as follows: • 20 no. one-bedroom walk-up apartments; • 12 no. one-bedroom common-access apartments; and • 9 no. two-bedroom houses. The proposals have undergone an extensive process of design evolution, informed by pre-application engagement with Monmouthshire County Council and detailed technical assessments. The resulting layout adopts a landscape-led approach, with residential buildings arranged around a new internal access road and areas of retained mature trees and vegetation.

	The development incorporates a combination of two-storey residential buildings and a centrally positioned three-storey apartment block, providing variation in scale and built form that responds to the character of the surrounding residential area. Vehicular access will be provided principally from Poplars Road, reflecting the recommendations of the Highway Authority during the pre-application process. The development will provide 50 car parking spaces, together with a pedestrian connection to Midway Lane, improving connectivity with the surrounding pedestrian network and local facilities. Particular emphasis has been placed on integrating the development with the site's existing landscape and ecological features. The proposals incorporate the retention of higher-quality trees, replacement tree and hedgerow planting, wildlife-supporting landscaping and a coordinated green infrastructure strategy. Sustainable drainage features, including swales, rain gardens and attenuation provision, have also been incorporated into the landscape design. Overall, the proposal seeks to deliver a high-quality, wholly affordable residential development that makes effective use of land within the defined settlement boundary, responds sensitively to its environmental and residential context, and contributes positively to the provision of much-needed affordable housing in Abergavenny. Further consideration of the site's planning context, design evolution and relevant technical matters is provided within the subsequent sections of this Planning Statement.
Relevant Planning Policy	
Approach	In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, development must be carried out in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises of the Monmouthshire County Council Local Development Plan 2011 - 2021 together with Future Wales – The National Plan 2040. Relevant material considerations in this instance are identified as including Planning Policy Wales, various Technical Advice Notes, and adopted Supplementary Planning Guidance.
Local Development Plan	The Monmouthshire County Council Local Development Plan (2011-2021) is the adopted development plan for the proposed site location and provides the statutory framework for the development. The Site is located within the settlement boundary of Abergevenny but not allocated for a specific use, nor constrained by any designations on the constraints map.

Figure 2: LDP Proposals & Constraints Map



Having regard to the proposal and location of the site, the following LDP Policies are applicable:

Policy S1 – The Spatial Distribution of New Housing Provision
The main focus for new housing development is within or adjoining the Main Towns of:

- Abergavenny
- Chepstow
- Monmouth

Policy S2 – Housing Provision
Provision will be made to meet a requirement for 4,500 residential units in the plan period 2011-2021.

This need will be met by identifying opportunities for around 4,950 dwellings to enable a 10% flexibility allowance as follows:

Settlements	a) Committed 1/4/2013	b) Completions 2011 - 2013	c) Large Site Windfall	d) Small Site Windfall
Abergavenny	97	19	65	75

Policy S4 – Affordable Housing Provision
Provision will be made for around 960 affordable homes in the Local Development Plan Period 2011-2021. To meet this target it will be expected that In Main Towns and Rural Secondary Settlements as identified in Policy S1 development sites with a capacity for 5 or more dwellings will make provision (subject to appropriate viability assessment) for 35% of the total number of dwellings on the site to be affordable.

Policy S7 – Infrastructure Provision
The infrastructure needed to service and deliver sustainable development must be in place or provided in phase with proposed development. Where existing infrastructure is inadequate to serve the development, new or improved infrastructure and facilities to remedy deficiencies must be provided. Where provision on-site is not appropriate, off-site provision, or a financial

contribution towards it, will be sought. Financial contributions will also be required towards the future management and maintenance of facilities provided, either in the form of initial support or in perpetuity.

Policy S12 – Efficient Resource Use and Flood Risk
All new development must:

- Demonstrate sustainable and efficient resource use – this will include energy efficiency/ increasing the supply of renewable energy, sustainable construction materials/ techniques, water conservation/ efficiency and waste reduction;
- Avoid the siting of inappropriate development in areas at risk of flooding.

Policy S13 – Landscape, Green Infrastructure and the Natural Environment.
Development proposals must:

Maintain the character and quality of the landscape by:

a) identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;
b) protecting areas subject to international and national landscape designations;
c) preserving local distinctiveness, sense of place and setting;
d) respecting and conserving specific landscape features, such as hedges, trees and ponds;
e) protecting existing key landscape views and vistas.

Maintain, protect and enhance the integrity and connectivity of Monmouthshire's green infrastructure network.
Protect, positively manage and enhance biodiversity and geological interests, including designated and non-designated sites, and habitats and species of importance and the ecological connectivity between them.

Protect landscape elements, green infrastructure, biodiversity features and ecological connectivity features, to create multifunctional, interconnected spaces that offer opportunities for recreation and healthy activities such as walking and cycling.

Policy S16 - Transport

Where appropriate, all development proposals shall promote sustainable, safe forms of transport which reduce the need to travel, increase provision for walking and cycling and improve public transport provision. This will be facilitated by:

- Reducing the need to travel, especially by car;
- Favouring development close to public transport facilities;
- Promoting public transport, walking and cycling;
- Improving road safety;
- Minimising the adverse effects of parking;
- Improving public transport links between the County's main towns and other key settlements in the region, in line with the WSP;

- Developing the role of the key settlements of Abergavenny and Chepstow, as identified in the WSP, and Monmouth, around which high capacity sustainable transport links can be developed.

Policy S17 – Place Making and Design
Development shall contribute to creating high quality, attractive and sustainable places. All development proposals must include and promote high quality, sustainable inclusive design which respects local distinctiveness, respects the character of the site and its surrounding in order to protect and enhance the natural, historic and built environments and to create attractive, safe and accessible places.

Policy H1 – Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements.
Development boundaries have been drawn for the Main Towns, Severnside Settlements and Rural Secondary Settlements identified in Policy S1, within which new build residential development / redevelopment or conversion to residential, or subdivision of large dwellings or reuse of accommodation such as upper vacant floors in town centres will be permitted subject to detailed planning considerations and other policies of the LDP that seek to protect existing retail, employment and community uses.

Government policy contained in PPW provides a firm steer that new development should be directed to existing urban areas where there is greatest potential for reducing the need to travel due to the co-location of houses, jobs, shops, services and public transport facilities. Conversely, there is clear message that in general development should not be located in countryside locations where the absence of such facilities would inevitably lead to an increase in the need to travel, particularly by the use of the private motor car.

DES1 – General Design Considerations
All development should be of a high-quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. Development proposals will be required to:

a) ensure a safe, secure, pleasant and convenient environment that is accessible to all members of the community, supports the principles of community safety and encourages walking and cycling;
b) contribute towards sense of place whilst ensuring that the amount of development and its intensity is compatible with existing uses;
c) respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings;
d) maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable;
e) respect built and natural views and panoramas where they include historical features and / or attractive or distinctive built environment or landscape;
f) use building techniques, decoration, styles and lighting to enhance the appearance of the proposal having regard to texture, colour, pattern, durability and craftsmanship in the use of materials;

g) incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate;
h) include landscape proposals for new buildings and land uses in order that they integrate into their surroundings, taking into account the appearance of the existing landscape and its intrinsic character, as defined through the LANDMAP process. Landscaping should take into account, and where appropriate retain, existing trees and hedgerows;
i) make the most efficient use of land compatible with the above criteria, including that the minimum net density of residential development should be 30 dwellings per hectare, subject to criterion l) below ;
j) achieve a climate responsive and resource efficient design. Consideration should be given to location, orientation, density, layout, built form and landscaping and to energy efficiency and the use of renewable energy, including materials and technology;
k) foster inclusive design;
l) ensure that existing residential areas characterised by high standards of privacy and spaciousness are protected from overdevelopment and insensitive or inappropriate infilling.

Policy SD4 – Sustainable Drainage
Development proposals will be expected to incorporate water management measures, including Sustainable Urban Drainage Systems (SUDS), to reduce surface water run-off and minimise its contribution to flood risk elsewhere.

EP1 - Amenity and Environmental Protection
Development, including proposals for new buildings, extensions to existing buildings and advertisements, should have regard to the privacy, amenity and health of occupiers of neighbouring properties.
Development proposals that would cause or result in an unacceptable risk /harm to local amenity, health, the character /quality of the countryside or interests of nature conservation, landscape or built heritage importance due to the following will not be permitted, unless it can be demonstrated that measures can be taken to overcome any significant risk:

a) Air pollution;
b) Light pollution;
c) Noise pollution;
d) Water pollution;
e) Contamination;
f) Land instability;
g) Or any identified risk to public health or safety

Policy EP3 – Lighting
Development including proposals for external lighting should include an appropriate lighting scheme to ensure:

a) lighting is necessary for the development;
b) the proposed lighting is the minimum required;
c) light spillage is minimised;
d) the prevention of glare and respect for the amenity of neighbouring land uses;

e) the visual character of the built and natural environment is not unacceptably affected and dark skies are retained where appropriate; and
f) potential impacts on biodiversity are taken into consideration.

Policy NE1 – Nature Conservation and Development
Development proposals that would have a significant adverse effect on a locally designated site of biodiversity and / or geological importance, or a site that satisfies the relevant designation criteria, or on the continued viability of priority habitats and species, as identified in the UK or Local Biodiversity Action Plans or Section 42 list of species and habitats of importance for conservation of biological diversity in Wales, will only be permitted where:

a) the need for the development clearly outweighs the nature conservation or geological importance of the site; and
b) it can be demonstrated that the development cannot reasonably be located elsewhere. Where development is permitted, it will be expected that any unavoidable harm is minimised by effective avoidance measures and mitigation.

Where this is not feasible appropriate provision for compensatory habitats and features of equal or greater quality and quantity must be provided. Where nature conservation interests are likely to be disturbed or harmed by development proposals, applications must be accompanied by an ecological survey and assessment of the likely impact of the proposal on the species /habitats, and, where necessary, shall make appropriate provision for their safeguarding.

Development proposals shall accord with nature conservation interests and will be expected to:
i) Retain, and where appropriate enhance, existing semi-natural habitats, linear habitat features, other features of nature conservation interest and geological features and safeguard them during construction work;
ii) Incorporate appropriate native vegetation in any landscaping or planting scheme, except where special requirements in terms of purpose or location may dictate otherwise;
iii) Ensure the protection and enhancement of wildlife and landscape resources by appropriate building design, site layouts, landscaping techniques and choice of plant species; iv) Where appropriate, make provision for on-going maintenance of retained or created nature conservation interests.

Policy LC5 – Protection and Enhancement of Landscape Character
Development proposals that would impact upon landscape character, as defined by LANDMAP Landscape Character Assessment, must demonstrate through a landscape assessment how landscape character has influenced their design, scale, nature and site selection. Development will 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 by:

a) Causing significant visual intrusion;
b) Causing significant adverse change in the character of the built or natural landscape;
c) Being insensitively and unsympathetically sited within the landscape;
d) Introducing or intensifying a use which is incompatible with its location;

e) Failing to harmonise with, or enhance the landform and landscape; and /or
f) Losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes of both the built and natural environment.

Policy GI1 – Green Infrastructure Development
Proposals will be expected to maintain, protect and enhance Monmouthshire's diverse green infrastructure network by:

a) Ensuring that individual green assets are retained wherever possible and integrated into new development. Where loss of green infrastructure is unavoidable in order to secure sustainable development appropriate mitigation and/or compensation of the lost assets will be required;
b) Incorporating new and /or enhanced green infrastructure of an appropriate type, standard and size. Where on-site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off-site.

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c) Ensure the protection and enhancement of wildlife and landscape resources by appropriate building design, site layouts, landscaping techniques and choice of plant species; iv) Where appropriate, make provision for on-going maintenance of retained or created nature conservation interests.

	Policy EP5 - Foul Sewage Disposal In sewered areas all development shall connect to the main sewer. Small private sewage treatment or retention facilities will not be permitted. Where connection to the mains sewer is not feasible development proposing the use of non-mains sewerage drainage may be acceptable. In rural parts of Monmouthshire where the primary purpose of new housing development is to provide affordable housing to meet local needs, the 'feasibility' of connection to the mains sewer will be assessed in relation to effects on the economic viability of development schemes. **Policy MV1 – Proposed Developments and Highway Considerations** All planning applications for developments which are likely to have a significant impact on trip generation and travel demand must, as appropriate, be accompanied by a Transport Assessment that includes a Transport Implementation Strategy for the development detailing the measures proposed to improve access by public transport, walking and cycling and reduce the number and impacts of car journeys associated with the proposal. Development that is likely to create significant and unacceptable additional traffic growth in relation to the capacity of the existing road network and / or fails to provide a safe and easy access for road users will not be permitted, unless appropriate proposals for related improvements to the highway system or a contribution towards mitigating traffic management / reduction measures are made. Where appropriate, development proposals will be expected to satisfy: a) the adopted highway design guide; and b) the adopted parking guidelines. In town centres, if the parking provision cannot reasonably be achieved on-site, then suitable alternative provision should be made. **Policy MV2 – Sustainable Transport Access** The development of sites shall, dependent on their location, size and local need, include provision for and the integration of appropriate sustainable transport links, including public transport, walking and cycling. Non-car access will be supported and prioritised over access by car. Development should link into the existing or proposed public rights of way, walking, cycleway and green infrastructure networks and this will be reflected in the layout and conditions / obligations on any permission granted. Where deemed necessary, financial contributions will be required towards improvements in transport infrastructure and services, in particular to support sustainable travel links / public transport, cycling and walking.
Revised Local Development Plan	The RLDP Deposit Plan, covering the period 2018–2033, was published for statutory public consultation from 4 November to 16 December 2024. Consultation has now ended with a target adoption date of Spring 2026. The adopted Monmouthshire Local Development Plan (February 2014) covers the period 2011-2021. The risks associated with the LDP expiry date legislation for the adopted LDP have dissipated following the publication of a letter from the Minister received in September 2021.

	This clarified that the provisions in the Planning (Wales) Act 2015 relating to LDP expiry dates do not apply to LDPs adopted prior to that Act coming into force (4th January 2016). This means that the current LDP, adopted in February 2014, remains an extant development Plan for decision-making purposes until the RLDP is adopted.
Supplementary Planning Guidance	A series of Supplementary Planning Guidance (SPG) have been produced to provide further detail on certain policies and proposals in the Local Development Plan (LDP). Supplementary Planning Guidance does not have the same status as adopted plan policies but may be taken into account as a material consideration. The following SPG's are of relevance to the development proposals: • Green Infrastructure SPG April 2015 • Affordable Housing SPG July 2019
Planning History	The site does not have any previous planning history.
Principle of Development	Planning Policy Wales (PPW12) prioritises the redevelopment of brownfield land to promote sustainable development. Para 3.55 stating such land should "generally be considered appropriate where its re-use will promote sustainability principles and any constraints can be overcome". The proposal seeks the redevelopment of a previously developed (brownfield) site comprising a single dwelling and associated grounds, to deliver an affordable housing scheme. The site, located within the defined settlement boundary of Abergavenny, presents a sustainable windfall opportunity to optimise land use. The proposed development will provide high-quality affordable homes that respond to identified local needs, making effective use of underutilised land within an established residential area. The development falls to be assessed against the following policies: • Policy S1 – The Spatial Distribution of New Housing Provision • Policy H1 – Residential Development in Main Towns • Policy S4 – Affordable Housing Provision <u>Policy S1 – The Spatial Distribution of New Housing Provision</u> Policy S1 drives the location of new housing development and states within its first criteria; "*The main focus for new housing development is within or adjoining the Main Towns of: Abergavenny, Chepstow and Monmouth.*" Policy S1 directs the majority of new housing development to the Main Towns, including Abergavenny, where this proposal is located. The application site lies within the defined settlement boundary, confirming it as a suitable and sustainable location for residential development. This policy approach reflects the town's capacity to accommodate growth, given its proximity to essential services, facilities, and infrastructure. The proposal aligns fully with the spatial strategy of the adopted Local Development Plan.

	<u>Policy H1 – Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements.</u> Policy H1 permits residential development, redevelopment, or conversion to residential use within defined settlement boundaries. The application proposes the redevelopment of an existing large residential plot, representing an efficient reuse of land within the development boundary. The scale and nature of the proposal are compatible with the surrounding residential character and meet the general policy requirement for infill and redevelopment in sustainable locations. As a suitable windfall opportunity within a Main Town, the principle of development is considered acceptable and compliant with Policy H1. <u>Policy S4 – Affordable Housing Provision</u> Policy S4 sets a target of 960 affordable homes over the plan period. It requires that on development sites in Main Towns with a capacity for five or more dwellings, 35% should be delivered as affordable housing. The development is specifically proposed for 100% affordable housing provision, directly supporting Policy S4's strategic aim. It will contribute positively towards meeting identified local housing need in accordance with and beyond the policy's expectations. The Monmouthshire Local Housing Market Assessment (LHMA) 2022–2037 identifies a substantial and ongoing need for affordable housing, particularly within the Abergavenny Housing Market Area. It reports a gross annual requirement of 215 affordable dwellings in Abergavenny alone and a net annual shortfall of 111 social rented homes, even after accounting for turnover and committed supply. This proposal directly responds to that evidence based need by delivering affordable homes in a sustainable location where housing pressures are most acute. In summary, the proposal makes best use of available land within a sustainable location addressing a significant local need. It is therefore considered that relevant land use policies are satisfied, and the principle of development is justified.
Design and Layout	The design and layout of the proposed development have been informed by the objectives of Planning Policy Wales (PPW), Technical Advice Note 12: Design (TAN 12), and Policies S17 (Place Making and Design) and DES1 (General Design Considerations) of the adopted Monmouthshire Local Development Plan (LDP). Collectively, these policies seek to ensure that new development achieves a high standard of design, responds positively to local character, makes efficient use of land and creates attractive, accessible and sustainable places. The accompanying Design and Access Statement (DAS), prepared by Spring Design Consultancy, provides a detailed account of the design evolution, site analysis and architectural approach underpinning the proposals. The scheme has undergone several iterations, informed by engagement with the Local Planning Authority (LPA), technical assessments and a detailed understanding of the site's environmental and physical characteristics. Particular consideration has been given to the established residential context, changes in site levels, existing mature tree cover and the need to accommodate development without compromising the site's principal landscape features.

Figure 3: Proposed Layout (Spring Design)



The surrounding area is predominantly residential, comprising a varied pattern of detached, semi-detached and terraced properties, generally between one and three storeys in height. The architectural character is similarly varied, with rendered and brick elevations, pitched roof forms and traditional detailing evident along Poplars Road, Midway Lane and the surrounding residential streets. The proposed development draws upon these established characteristics through a combination of traditional pitched roofs, prominent gable features, brickwork and complementary stone detailing, providing a coherent architectural approach which reflects the local context without seeking to replicate it.

The development comprises a mixture of two-storey houses and walk-up apartments, together with a centrally located three-storey apartment building. The varying building heights and forms provide articulation across the development and respond to the established variation in scale within the surrounding residential area. The larger apartment building is positioned within the site, rather than directly adjoining the existing street frontages, where its visual prominence is moderated by its relationship with the surrounding built form and retained mature vegetation. The lower-rise residential buildings provide an appropriate transition towards the adjoining properties and contribute to a domestic scale of development along the site's boundaries.

The proposed layout follows an informal residential arrangement, with buildings positioned around a new internal access road and areas of retained and proposed landscaping. This approach has been influenced by the site's topography and arboricultural constraints, avoiding an unnecessarily rigid development pattern and allowing the retention of prominent trees and landscape features within the wider layout. The arrangement of buildings also establishes clearly defined public and private spaces, with residential frontages addressing the internal street and providing opportunities for natural surveillance.

	In terms of the efficient use of land, Policy DES1 requires residential development to achieve a minimum net density of 30 dwellings per hectare, subject to the character and amenity considerations set out within the policy. The proposal provides 41 dwellings across a site extending to approximately 1.21 hectares, representing a gross density of approximately 34 dwellings per hectare. The development therefore achieves a density consistent with the minimum requirement of Policy DES1, whilst accommodating substantial areas of retained vegetation, landscaped spaces and sustainable drainage infrastructure. This demonstrates an appropriate balance between optimising the site's residential capacity and responding to its particular environmental constraints. The proposed accommodation comprises 20 one-bedroom walk-up apartments, 12 one-bedroom common-access apartments and 9 two-bedroom houses, all of which will be affordable. The housing mix has been agreed through engagement with Monmouthshire County Council's Housing Team and has been informed by identified local affordable housing requirements. The combination of dwelling types also contributes to variation in the built form and supports the creation of an inclusive residential environment. The design has also evolved in direct response to the Highway Authority's pre-application advice. The principal vehicular access has been relocated from Midway Lane to Poplars Road, where a new priority junction will serve the internal residential street. The proposed access incorporates a 5.5m carriageway with 2m footways, with the internal road designed to adoptable standards and appropriate turning provision for servicing and refuse collection. Four dwellings will be accessed directly from Poplars Road, whilst an additional pedestrian connection to Midway Lane will provide a convenient route to the existing pedestrian network and services to the south. This approach establishes a clear movement hierarchy, with dedicated pedestrian routes connecting residential properties, parking areas and the wider highway network. The orientation of dwellings towards the internal street, together with the overlooking of communal areas and pedestrian routes, will encourage natural surveillance and contribute to a safe and legible residential environment. The development will also benefit from its proximity to existing public transport infrastructure, including bus services along Poplars Road and Hereford Road, supporting opportunities for sustainable travel. The landscape proposals include additional tree and native hedgerow planting, ornamental and wildlife-supporting shrubs, wildflower grassland and sustainable drainage features, including swales, rain gardens and attenuation provision. These features will assist in softening the appearance of the built development, reinforcing existing landscape characteristics and establishing a connected green infrastructure network. Where vegetation removal is unavoidable, the proposals are accompanied by a wider ecological mitigation and compensation strategy, including off-site land being brought forward alongside the statutory Pre-Application Consultation process. These matters are considered further in the ecology, trees and green infrastructure sections of this Statement. The design also incorporates measures to promote environmental sustainability and long-term adaptability. The proposed dwellings have been developed with reference to Welsh Development Quality Requirements 2021, incorporating energy-efficient construction principles and provision for low-carbon technologies, including air source heat pumps and mechanical

	ventilation with heat recovery. The integration of sustainable drainage infrastructure within the landscape strategy further contributes to the environmental performance and multifunctionality of the development. The development would benefit from active frontages overlooking streets and footpaths to ensure natural surveillance. Parking areas are visible from homes, and the informal layout encourages low vehicle speeds, creating a safe, pedestrian-friendly environment. Mature landscaping would also managed to maintain good visibility along the new internal road. The scale and massing remains appropriate, with a modest 2 – 2 and a half storey scale, and the largest mass 3 story (flat block) benefiting from boundary vegetation screening from its most prominent viewpoint. The materials palette is currently being refined, but will take cues from the surrounding architectural language. In conclusion, the proposed layout has been carefully and thoughtfully developed to respond sensitively to the unique characteristics and constraints of the site. It balances the need for delivering much-needed affordable housing with a strong commitment to preserving key landscape features, protecting existing residential amenity, and respecting the surrounding built environment.
Residential Amenity	The proposed development has been considered in accordance with Policy EP1 (Amenity and Environmental Protection), Policy DES1 (General Design Considerations) and Policy S17 (Place Making and Design) of the adopted Monmouthshire Local Development Plan (LDP), together with the relevant provisions of Planning Policy Wales (PPW), Edition 12. These policies seek to ensure that new development safeguards the living conditions of existing residents whilst providing a satisfactory standard of amenity for future occupiers. The site is situated within an established residential area, with existing dwellings adjoining or situated close to its northern, eastern and western boundaries, together with residential properties on the opposite side of Midway Lane to the south. Accordingly, the relationship between the proposed development and surrounding properties has been an important consideration throughout the design evolution, particularly in respect of privacy, overlooking, outlook, overshadowing and the potential for overbearing impacts. The Council's pre-application response identified its usual residential amenity guidelines, including a minimum separation distance of 21 metres between directly facing habitable room windows and 15 metres between rear and side elevations, whilst recognising that these distances may be considered flexibly depending upon the particular site circumstances. The proposed layout has been developed having regard to these principles, with the positioning, orientation and scale of the residential buildings carefully considered in relation to adjoining properties. The scheme comprises predominantly two-storey buildings, with a centrally located three-storey apartment block. The positioning of the larger building within the development, rather than directly adjoining the existing residential frontages, assists in moderating its relationship with neighbouring properties, whilst the lower-rise accommodation provides a more domestic scale towards the site boundaries.

	The arrangement of buildings also responds to the established pattern of residential development surrounding the site, with proposed dwellings oriented to address the internal access road and associated residential spaces. This arrangement provides opportunities for natural surveillance whilst allowing the relationship between habitable room windows and adjoining residential properties to be carefully managed. In respect of privacy and overlooking, consideration has been given to the orientation of proposed windows, the relationship between existing and proposed dwellings and the position of private amenity areas. The layout seeks to avoid unacceptable direct overlooking of neighbouring habitable rooms and private gardens, with separation distances, building orientation and boundary treatments contributing to an appropriate relationship between properties. The potential for overbearing impacts and overshadowing has similarly informed the arrangement of development. The predominantly two-storey scale is consistent with the surrounding residential character, whilst the positioning of buildings and their relationship with existing property boundaries have been considered to avoid an unduly dominant form of development. The site's changing levels have also informed the design approach, recognising the importance of assessing building heights and massing in relation to adjoining ground levels and neighbouring properties. The retention of established boundary vegetation, together with proposed supplementary landscaping, will provide additional visual separation and soften the relationship between the proposed development and surrounding residential gardens. Whilst landscaping is not relied upon as the sole means of safeguarding privacy or amenity, it will contribute positively to the residential environment and reinforce the existing landscape character. In terms of the amenity of future occupiers, the proposals seek to provide a high-quality living environment through appropriately designed accommodation, access to outdoor amenity areas and an attractive landscaped setting. The proposed two-bedroom houses benefit from private garden areas, whilst the apartment accommodation is integrated with communal landscaped spaces and pedestrian routes. The arrangement of buildings and landscaped areas provides a clear distinction between private and shared spaces, promoting both residential privacy and opportunities for social interaction. The development has also been designed to provide suitable access, parking and servicing arrangements, with the principal vehicular access relocated to Poplars Road in accordance with the Highway Authority's earlier recommendations. The internal road layout provides access to the proposed dwellings, whilst the incorporation of pedestrian footways and landscaped areas contributes to a safe and attractive residential environment. In relation to noise and disturbance, the proposal represents residential development within an established residential neighbourhood. The nature of the proposed use is compatible with the surrounding land uses, and the associated activity would be characteristic of a residential environment. The proposed layout, parking arrangements and internal access have been designed to accommodate the anticipated residential activity without giving rise to an unacceptable degree of disturbance to neighbouring occupiers.

	Overall, the proposal has been designed with careful regard to the relationship between existing and proposed dwellings, seeking to safeguard neighbouring residential amenity whilst providing a satisfactory standard of accommodation for future residents. The scale, positioning and orientation of the proposed buildings, together with the incorporation of landscaping, appropriate boundary treatments and well-defined amenity spaces, are considered to provide a suitable basis for a high-quality residential environment. The development is therefore considered capable of safeguarding the living conditions of existing and future occupiers, in accordance with Policies EP1, DES1 and S17 of the adopted LDP and the relevant provisions of PPW.
Highways and Transport	Policies MV1 and MV2 of the LDP seek to ensure safe and appropriate highway considerations are made for new development. The proposals have been developed to meet the requirements of these policies. A Transport Statement and accompanying swept-path analysis will be submitted with a Planning Application. The application is supported by a comprehensive Transport Statement prepared by Acstro and a Design and Access Statement prepared by Spring Design Consultancy, which have informed the proposed access arrangements, parking provision and opportunities for sustainable travel. Policy S16 of the adopted Monmouthshire Local Development Plan (LDP) seeks to promote sustainable and safe forms of transport, encouraging walking, cycling and public transport use whilst reducing reliance on private vehicles. The site benefits from an accessible location within the established residential area of Mardy, with existing public transport connections and pedestrian infrastructure. A bus stop is located adjacent to the site on Poplars Road, providing access to the A1 circular service connecting Abergavenny Bus Station, Mardy and Underhill. The service operates hourly, Monday to Saturday, with typical journey times of approximately 9 minutes from, and 19 minutes to, Abergavenny Bus Station. Additional bus stops are located along Hereford Road, close to the Morrisons store, providing access to services 23 and 442. The proposed development will benefit from direct pedestrian connections to the surrounding footway network, enabling future residents to access these services and nearby facilities conveniently and safely. The location also provides opportunities for active travel, with a range of local services, amenities and established walking and cycling routes accessible within a reasonable distance of the site. Policy DES1 promotes high-quality, accessible and inclusive design, including the provision of safe and convenient environments for pedestrians and cyclists. The proposed development incorporates a clearly defined internal road network with dedicated footways, providing separation between pedestrians and vehicles. The pedestrian routes have been designed having regard to the site's topography, with gradients minimised where practicable to promote accessibility. The layout also provides opportunities for natural surveillance of communal areas and pedestrian routes, contributing to a safe and legible residential environment.

	Policies MV1 and MV2 further require development to provide safe and appropriate access arrangements, accommodate anticipated traffic movements and promote sustainable transport connectivity. In direct response to the Highway Authority's pre-application advice, the principal vehicular access has been relocated from Midway Lane to Poplars Road. The Highway Authority identified Poplars Road as the more appropriate access location, having regard to its highway characteristics and pedestrian infrastructure, compared with the more constrained arrangement along Midway Lane. Poplars Road and Midway Lane both connect to Hereford Road to the east, providing onward connections towards Abergavenny town centre and the wider highway network, including the A40 and A465. The proposed access arrangements therefore provide a suitable connection to the surrounding highway network whilst responding positively to the concerns raised during the pre-application process. The development proposes 50 car parking spaces to serve the 41 affordable dwellings, comprising 32 one-bedroom apartments and 9 two-bedroom houses. This equates to one parking space per bedroom and is consistent with the Council's adopted parking standards, which generally require one space per bedroom, up to a maximum of three spaces per dwelling. Parking has been incorporated throughout the development, with spaces positioned conveniently in relation to the proposed dwellings. Associated pedestrian access routes have been designed to provide safe and practical connections between parking areas, residential entrances and the wider development. Overall, the proposed development benefits from an accessible and sustainable location, supported by established public transport services, pedestrian connections and appropriate parking provision. The revised access arrangements demonstrate a positive response to the Highway Authority's pre-application advice, whilst the internal layout promotes safe and convenient movement for residents and visitors. The proposals are therefore considered to respond positively to the objectives of Policies S16, DES1, MV1 and MV2 of the adopted LDP, subject to the detailed highway considerations addressed within the accompanying Transport Statement.
Ecology	In accordance with Policy S13, which aims to safeguard key green infrastructure, landscape, and biodiversity assets, as well as the requirements of Edition 12, Chapter 6 of Planning Policy Wales, an ecological walkover has been undertaken to identify important ecological considerations on site. It is acknowledged that the presence of mature vegetation and the potential habitat value it provides warrants due regard. To ensure a careful and informed approach the relevant assessments have been made. The site comprises the existing dwelling and associated domestic grounds, together with a former horse paddock, areas of grassland, mature trees, woodland and established boundary vegetation.

Ecological considerations have informed the evolution of the development, with particular emphasis on retaining valuable habitat features, protecting species and incorporating opportunities for biodiversity enhancement. The proposals are supported by a Preliminary Ecological Assessment (PEA) prepared by Ecological Services Ltd in June 2026, a Bat Survey undertaken in September 2026 and a Green Infrastructure Statement prepared by DPLA.

The PEA identifies a variety of habitats within the site, including semi-improved grassland, mixed woodland, scrub, hedgerows, mature trees and ornamental planting. Whilst the woodland, hedgerows and mature vegetation are recognised as important ecological features, areas of managed grassland and ornamental planting are considered to have comparatively lower biodiversity value. The development layout has been informed by these findings, seeking to retain higher-value habitats wherever practicable and integrate existing vegetation into the proposed green infrastructure network.

The site also includes land identified on existing habitat mapping as Traditional Orchard, a Section 7 priority habitat. Earlier ecological investigations identified that parts of the mapped area no longer exhibit the characteristics of traditional orchard, having developed into woodland or intensively managed garden habitat. Nevertheless, the ecological value of the existing vegetation has been considered in developing the proposals, with appropriate mitigation and compensation incorporated into the wider biodiversity strategy.

In respect of protected species, the September 2026 Bat Survey confirmed the presence of Soprano Pipistrelles and a Whiskered Bat roosting within the existing Hollycroft dwelling, including a small Soprano Pipistrelle maternity roost. The report identifies appropriate mitigation measures to facilitate the redevelopment, including ecological supervision, replacement roosting opportunities and the incorporation of six integrated bat boxes within the proposed buildings. The necessary European Protected Species Licence will be obtained from Natural Resources Wales prior to works affecting the confirmed roosts.

The PEA also identifies suitable habitat for reptiles within areas of grassland, scrub and vegetated margins. Reptile refugia surveys are recommended and will be progressed to inform appropriate mitigation measures as the application advances. The assessment considers the presence of Great Crested Newts, dormice and badgers to be unlikely, with no further species-specific surveys recommended.

The site also provides opportunities for nesting birds, hedgehogs, amphibians and invertebrates. Appropriate ecological safeguards will be incorporated during construction, including sensitive vegetation clearance, protection of nesting birds and precautionary measures for small mammals. The landscape proposals will provide additional habitat opportunities through integrated bird boxes, hedgehog homes, reptile hibernacula and wildlife-supporting planting.

A comprehensive Green Infrastructure Statement and accompanying landscape proposals have been prepared to demonstrate how biodiversity enhancement has been incorporated into the scheme. These include new native tree and hedgerow planting, wildlife-supporting shrubs, species-rich grassland, wildflower meadow areas and sustainable drainage features designed to provide additional habitat opportunities. The proposals seek to strengthen ecological

	connectivity across the site and establish a varied, multifunctional landscape, supported by a five-year Landscape Management Plan. Importantly, the proposals also incorporate a wider approach to ecological compensation. The Green Infrastructure Statement recognises that, whilst substantial enhancements can be delivered within the development, additional off-site measures will be beneficial in addressing residual habitat losses and delivering net benefits for biodiversity. Accordingly, off-site land is being brought forward alongside the statutory Pre-Application Consultation process to provide further habitat creation, restoration and enhancement opportunities. This approach responds positively to the Council's earlier pre-application advice and demonstrates a commitment to delivering ecological improvements both within and beyond the application site. The detailed off-site proposals will be progressed alongside the remaining ecological work to inform the subsequent planning application, with appropriate arrangements for long-term management and delivery. The PEA also identifies several statutory and non-statutory ecological designations within the surrounding area, including the Sugarloaf Woodlands SAC and SSSI, Cwm Mill Section, Mardy SSSI and nearby Sites of Importance for Nature Conservation. Having regard to the nature and location of the development, the PEA concludes that adverse effects on these designated sites are unlikely. The implications of the site's location within the River Usk SAC nutrient-sensitive catchment are considered separately within this Statement. Overall, the proposals demonstrate a comprehensive and positive approach to biodiversity, informed by ecological survey work and a coordinated green infrastructure strategy. The retention of important existing habitats, provision of new ecological features and delivery of complementary off-site compensation will support the objective of securing net benefits for biodiversity. With the identified mitigation and enhancement measures implemented, the development is considered capable of according with Policies S13, GI1 and NE1 of the adopted LDP and the relevant requirements of PPW.
Landscape	The landscape implications of the proposed development have been considered in accordance with Policies S13 (Landscape, Green Infrastructure and the Natural Environment), S17 (Place Making and Design), DES1 (General Design Considerations) and GI1 (Green Infrastructure) of the adopted Monmouthshire Local Development Plan (LDP), together with the relevant principles of Chapter 6 of Planning Policy Wales (PPW), Edition 12.

Figure 4: Landscaping Proposal (DPLA)



Figure 02 - Extract from DPLA drawing 1309.01

These policies seek to ensure that development responds positively to its landscape context, safeguards important natural features and incorporates high-quality, multifunctional green infrastructure. Particular emphasis is placed on integrating development with its surroundings, protecting landscape character and securing appropriate landscape enhancement.

The proposals are supported by a comprehensive landscape strategy prepared by DPLA including a Green Infrastructure Statement (September 2026), Soft Landscape Proposals (Drawing No. 1309.01) and Landscape Management Plan (September 2026). These documents demonstrate how landscape considerations have informed the development layout and establish a coordinated approach to the retention, enhancement and long-term management of landscape features.

The site's topography and existing vegetation have been important considerations throughout the design process. The proposed layout has evolved to accommodate the principal landscape constraints, with residential buildings and associated infrastructure arranged around retained higher-quality trees and areas of established vegetation. This landscape-led approach has helped inform the scale, disposition and orientation of the proposed buildings, whilst providing opportunities for new planting and green infrastructure throughout the development.

	The surrounding area is characterised by a mixture of residential properties of varying scale and architectural appearance, with established domestic gardens, boundary planting and mature vegetation contributing to the local streetscene. The proposed development responds to this context through an informal arrangement of predominantly two-storey residential buildings, together with a centrally positioned three-storey apartment building. The siting of the larger built form within the development, alongside retained mature vegetation, assists in moderating its visual prominence and establishing an appropriate relationship with the adjoining residential environment. The proposed development will inevitably introduce a greater extent of built form than currently exists on the site. However, this change will be experienced within an established residential setting, where the proposed buildings will form a continuation of the surrounding settlement pattern rather than an isolated or visually incongruous form of development. The retention of prominent trees, together with the proposed landscape treatments, will assist in integrating the development into its surroundings and softening its appearance from adjoining roads and residential properties. The accompanying Soft Landscape Proposals establish a comprehensive planting strategy incorporating new native trees, hedgerows, ornamental and wildlife-supporting shrubs, and areas of species-rich grassland and wildflower meadow. Planting is proposed throughout the development, including along residential frontages, within communal landscaped areas and alongside the internal access road. These measures will provide visual interest, reinforce the site's landscape structure and create an attractive residential environment. Particular consideration has also been given to the treatment of site boundaries. The proposed planting will complement retained vegetation, reinforce existing green edges and assist in providing an appropriate transition between new and existing residential properties. As the planting establishes, it will contribute to the visual integration of the development and provide additional screening and softening of built form where appropriate. A further positive aspect of the landscape strategy is the integration of sustainable drainage infrastructure within the wider landscape design. The proposed attenuation area, swales and rain gardens will incorporate suitable grassland and wetland planting, creating multifunctional green spaces that contribute to surface water management, biodiversity and visual amenity. This approach ensures that necessary drainage infrastructure forms an integral component of the development's landscape setting rather than appearing as a separate engineered feature. The Green Infrastructure Statement also demonstrates how the landscape proposals respond to the principles of multifunctionality, climate adaptation, health, biodiversity and sustainability. The proposed planting will provide opportunities for seasonal interest, shading, habitat creation and improved ecological connectivity, whilst contributing to the quality and attractiveness of the residential environment. The long-term establishment and management of the proposed landscape has also been considered. The accompanying Landscape Management Plan establishes a five-year programme of maintenance and aftercare, incorporating replacement planting, pruning, weed control and

	watering where required. This will assist in securing the successful establishment of new planting and maintaining the intended landscape character and amenity benefits of the development. In addition to the on-site landscaping, the applicant is progressing off-site ecological compensation proposals alongside the statutory Pre-Application Consultation process. These measures will complement the proposed landscape strategy and provide further opportunities for habitat restoration and enhancement, as considered within the Ecology and Biodiversity section of this Statement. Overall, the proposed development represents a landscape-led approach to residential redevelopment, which responds positively to the site's established character, topography and mature vegetation. The retention of important landscape features, together with a comprehensive planting strategy and the integration of multifunctional green infrastructure, will provide an attractive and coherent setting for the proposed affordable housing. Whilst the development will alter the existing appearance of the site, the proposed built form and landscape treatments are considered appropriate to its established residential context. The proposals are therefore considered to accord with the landscape, design and green infrastructure objectives of Policies S13, S17, DES1 and GI1 of the adopted LDP, together with the relevant provisions of PPW.
Trees	The arboricultural implications of the proposed development have been considered in accordance with BS5837, Policies S13 (Landscape, Green Infrastructure and the Natural Environment), GI1 (Green Infrastructure) and DES1 (General Design Considerations) of the adopted Monmouthshire Local Development Plan (LDP), together with Chapter 6 of Planning Policy Wales (PPW), Edition 12. These policies seek to safeguard important trees and woodland, retain valued green infrastructure and secure appropriate replacement planting where tree loss is unavoidable. The site accommodates an range of mature trees and groups of vegetation. The trees are subject to a Tree Preservation Order (TPO), and their retention and protection have been important considerations throughout the design evolution process. The proposals have been informed by a detailed Tree Survey undertaken by Treescene Ltd in June 2026, prepared in accordance with BS5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*. Further arboricultural work has subsequently been undertaken by Tree Check Arboriculture Ltd, including the preparation of updated Tree Removal and Retention and Tree Protection Plans in October 2026, reflecting the current development layout. The assessments identify a varied tree population comprising specimens of differing age, condition, quality and remaining life expectancy. Several mature trees make a significant contribution to the character and appearance of the site, whilst others are of more limited arboricultural value due to their condition, form or longevity. The surveys also identify Category U specimens exhibiting significant decline, structural defects or disease, including Ash Dieback, for which removal is recommended on arboricultural grounds independently of the development proposals.

	The proposed layout has evolved to respond to these findings, with particular emphasis placed on the retention of the higher-quality Category A and Category B trees. These specimens represent the site's most valuable arboricultural assets, and their retention has directly influenced the arrangement of residential buildings, the internal access road and associated landscaped areas. The design therefore adopts a considered approach to tree retention, incorporating important mature specimens within the development's wider green infrastructure network and maintaining their contribution to the landscape setting. The proposed buildings and infrastructure have been arranged to accommodate these features wherever practicable, demonstrating that arboricultural considerations have actively informed the design process. It is acknowledged that some tree and vegetation removal will be necessary to facilitate the redevelopment. The October 2026 Tree Removal and Retention Plan identifies the removal of lower-quality Category C trees and groups, together with the selective removal of vegetation where required to accommodate the proposed buildings and access arrangements. The assessment also distinguishes Category U trees requiring removal due to their existing condition, rather than as a direct consequence of the development. Importantly, the proposed tree loss has been considered in the context of the overall quality and condition of the existing tree population, rather than solely by reference to the number of specimens affected. The retention of higher-quality trees, alongside appropriate new planting and landscape enhancement, has been prioritised to maintain the site's most significant arboricultural and visual amenity features. The protection of retained trees during construction has also been addressed through the accompanying Tree Protection Plan, which identifies root protection areas, protective fencing and locations where specialist construction precautions will be required. These measures will inform the detailed construction methodology and ensure that retained trees are appropriately safeguarded during site clearance, groundworks and development. In addition to tree retention, the proposals incorporate a comprehensive replacement planting strategy prepared by DP Landscape Architecture. The Soft Landscape Proposals (Drawing No. 1309.01) identify the introduction of 24 new trees across the development, together with native hedgerow planting and wildlife-supporting shrubs. These measures will reinforce the site's existing landscape structure, enhance the setting of the proposed dwellings and contribute positively to biodiversity and green infrastructure connectivity. PPW paragraph 6.4.42 establishes the importance of compensatory planting where tree loss is unavoidable, including a minimum replacement ratio of three trees for every tree lost, with replacement planting reflecting the quality, environmental and ecological importance of the affected specimens. In recognition of these requirements, and the extent of existing vegetation affected by the development, the applicant is also progressing additional off-site ecological and landscape compensation alongside the statutory Pre-Application Consultation process. The off-site

	proposals will complement the on-site planting strategy and provide further opportunities for habitat restoration, tree planting and wider green infrastructure enhancement. The proposed landscaping will be supported by a five-year Landscape Management Plan, which establishes arrangements for maintenance, replacement planting and ongoing aftercare to secure the successful establishment of new trees and vegetation. Overall, the proposed development demonstrates a positive and considered response to the site's arboricultural constraints. The retention of the higher-quality Category A and B trees, incorporation of appropriate tree protection measures and delivery of a comprehensive planting strategy, supplemented by off-site compensation, will ensure that the site's most important arboricultural assets continue to contribute to its character and amenity. The proposals are therefore considered capable of achieving an appropriate balance between the retention and enhancement of important tree cover and the delivery of much-needed affordable housing within the established settlement boundary, in accordance with the objectives of Policies S13, GI1 and DES1 of the adopted LDP and the relevant provisions of PPW.
Drainage	The proposed development has been considered in accordance with Policies S12 (Efficient Resource Use and Flood Risk), SD4 (Sustainable Drainage) and EP5 (Foul Sewage Disposal) of the adopted Monmouthshire Local Development Plan (LDP), together with the relevant provisions of Planning Policy Wales (PPW), Edition 12, and the statutory Sustainable Drainage Systems (SuDS) Standards for Wales. The proposals are supported by a Drainage Strategy Plan (Drawing No. 2800-500), prepared by Spring Design Consultancy in September 2026, which sets out the proposed foul and surface water drainage arrangements. The strategy has been developed having regard to the site's topography, existing drainage infrastructure and opportunities to integrate sustainable drainage within the wider landscape design. The proposed surface water strategy incorporates a combination of permeable paving, rain gardens, swales and an attenuation basin, providing a coordinated approach to the collection, management and controlled discharge of surface water runoff. The attenuation basin is located towards the southeastern part of the site, adjacent to Midway Lane, with the Drainage Strategy Plan identifying a proposed connection to the existing storm drain within Midway Lane. The proposed SuDS features have been integrated with the wider landscape and green infrastructure strategy, incorporating opportunities for wetland and grassland planting to provide additional biodiversity and amenity benefits. The development will require separate approval from Monmouthshire County Council as the SuDS Approving Body (SAB), with the detailed drainage design to be progressed in accordance with the statutory SuDS Standards for Wales. The proposed strategy responds positively to the Council's earlier pre-application advice and demonstrates that sustainable surface water management has been considered from an early stage. Foul Water Drainage Foul drainage will be accommodated through a proposed connection to the existing Dŵr Cymru Welsh Water (DCWW) public sewer within Midway Lane, as identified on the accompanying Drainage Strategy Plan. The precise connection arrangements will be confirmed through further engagement with DCWW. The Council's October 2025 pre-application

response confirmed that the existing sewerage network serves Llanfoist Wastewater Treatment Works, which benefits from a phosphate backstop permit issued by Natural Resources Wales. The Council indicated that this provides capacity for additional foul flows.

Figure 5: Drainage Proposal (Spring Design)



Overall, the proposals demonstrate that appropriate foul and surface water drainage arrangements have been incorporated into the development strategy. Subject to the necessary technical approvals, the development is considered capable of being satisfactorily drained in accordance with Policies S12, SD4 and EP5 of the adopted LDP and the relevant provisions of national planning policy.

Summary	This Planning Statement has assessed the proposed redevelopment of Hollycroft, Midway Lane, Abergavenny, for the provision of 41 wholly affordable dwellings against the relevant policies of the adopted Monmouthshire Local Development Plan, Planning Policy Wales and other material planning considerations. The proposals represent an opportunity to deliver much-needed affordable housing within the defined settlement boundary of Abergavenny, where the principle of residential development is supported by Policies S1 and H1 of the adopted LDP. The provision of affordable housing, with an accommodation mix agreed with Monmouthshire County Council's Housing Team, will make a positive contribution towards addressing identified local housing needs and significantly exceeds the affordable housing provision ordinarily sought under Policy S4 and makes better use of land in terms of the location and density of the existing site. The scheme has undergone a comprehensive process of design evolution, informed by pre-application engagement with the Local Planning Authority and a range of technical assessments. The resulting proposals adopt a landscape-led approach, with a scale, layout and architectural character that respond positively to the surrounding residential environment. The development is considered to make efficient use of land within an established settlement, whilst providing a satisfactory standard of amenity for existing and future residents.

	The proposed development benefits from an accessible and sustainable location, supported by established public transport services, pedestrian connections and appropriate parking provision. The revised access arrangements demonstrate a positive response to the Highway Authority's pre-application advice, whilst the internal layout promotes safe and convenient movement for residents and visitors. Ecological, arboricultural and landscape considerations have been integral to the development process. The proposals prioritise the retention of higher-quality mature trees and incorporate a comprehensive green infrastructure strategy, including replacement planting, habitat creation and sustainable drainage features. The applicant is also progressing off-site ecological compensation alongside the statutory Pre-Application Consultation process, providing further opportunities to address residual habitat losses and secure net benefits for biodiversity. The accompanying ecological assessments have identified appropriate mitigation measures for protected species, with further survey work and detailed mitigation arrangements to be progressed as necessary to inform the subsequent planning application. This coordinated approach demonstrates a commitment to safeguarding the site's ecological interests whilst delivering wider environmental enhancements. The proposed drainage strategy incorporates sustainable surface water management measures integrated with the landscape proposals, alongside a proposed connection to the existing public foul sewerage network. Subject to the necessary technical approvals, the development is considered capable of being appropriately serviced without giving rise to unacceptable drainage impacts. Overall, the proposed development represents a sustainable and well-considered residential scheme which balances the delivery of a substantial affordable housing contribution with the protection and enhancement of the site's environmental and residential characteristics. Having regard to the assessment undertaken within this Statement, the proposals are considered to accord with the overarching objectives of the adopted LDP and national planning policy, subject to the satisfactory resolution of the remaining technical matters as the application progresses. The development is therefore considered to represent an acceptable and beneficial form of residential development, for which there is a strong planning justification and which warrants support through the statutory Pre-Application Consultation process and subsequent planning application.