

DESIGN & ACCESS STATEMENT

Land opposite Maesydre, Llanfyllin

November 2024



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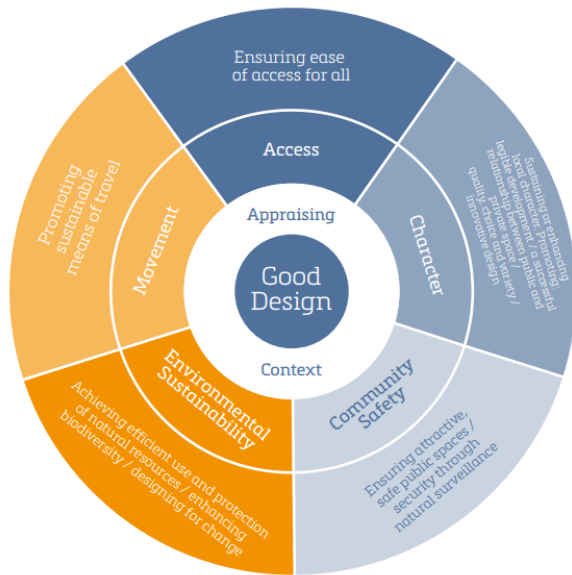
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SITE LOCATION



INTRODUCTION

Figure 8: Objectives of Good Design



Summary

1.1 The purpose of a Design & Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site and to appraise the proposed development against relevant planning policies. It also presents the details of a planning application in a way that can be read both by professionals and the public.

1.2 The diagram to the left, extracted from Chapter 3 of Planning Policy Wales, summarises the five objectives of good design that should be taken into account when preparing a DAS. The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

1.3 The submitted Design and Access Statement adheres to guidance embodied in the Welsh Government publication, Design and Access Statements in Wales, published in June 2017. It also provides an appraisal of the development against the relevant national and local planning policies.

1.4 The statement is subdivided into eight sections, commencing with a brief summary of the site in section 2. whilst Section 3 provides an overview of the application’s planning context (planning history and PAC). Section 4 discusses the design evolution of the proposal, while Section 5 interprets the opportunities and constraints of the scheme. The Planning Policy framework to which the development would be assessed against is contained within Section 6 before moving onto Section 7 which sets out the proposal, explores the relevant design and access facets associated with the application and provides an assessment of the site against the key planning policies. The document then concludes, under section 8.

Project Brief

1.5 This application has been prepared by Asbri Planning on behalf of Powys County Council Housing Services in support of their full planning application for residential development and associated works on land opposite Maesydre, Llanfyllin, Powys.

1.6 The Council has commenced a programme of new build council housing to meet housing need identified across the

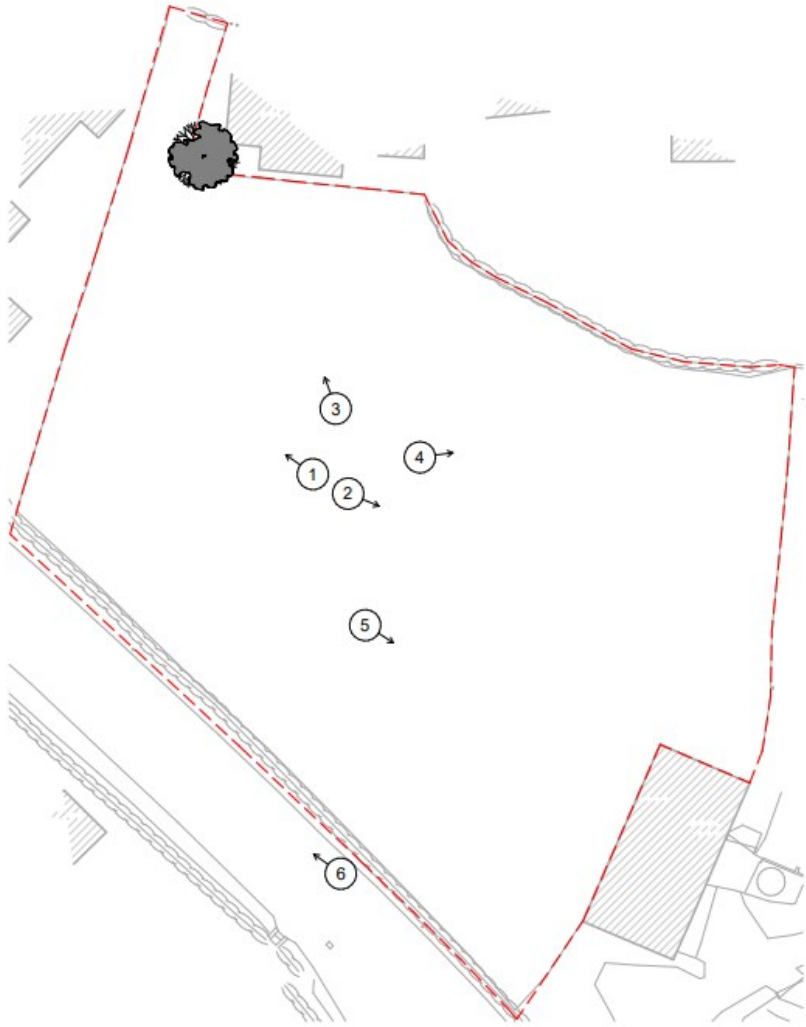
County and this site offers the opportunity to provide a development mix of 1, 2 and 3-bedroom dwellings for social rent. The site is situated within a mixed tenure residential area and in the immediate vicinity of regular bus routes, medical centre within walking distance of local services within a defined Town, as per the Powys LDP. As such, the site is identified as an excellent opportunity to deliver affordable housing on an allocated site situated in a sustainable location.

Vision

1.7 This proposal seeks to address the need for high-quality affordable housing within Powys, as detailed within the adopted Local Development Plan. As such, the proposed development will contribute towards the delivery of affordable housing within Llanfyllin and within the north of Powys, through developing a mix of affordable housing units.

1.8 The application site comprises greenfield land situated within the settlement boundary for Llanfyllin which is allocated for housing development. It is located in close proximity to a number of local services and facilities to support housing development. As such, the proposed development is considered to be in accordance with national and local planning policy and the vision for providing much needed, high quality affordable homes is clear and well executed, as is evident upon review of the submitted scheme.

SITE & SURROUNDING CONTEXT



SITE DESCRIPTION

General location

2.1 The application site is located off the A490, in the south of the village of Llanfyllin. The site is centred on grid coordinates X: 34735, Y: 319019.

2.2 The site's surrounding context is predominantly residential, with properties located adjacent to the west, north (Derwlwyn Lane) and to the south-east (Maesydre). The site borders farmland to the east. The A490, a major transport route through the north of Powys, connecting Llanfyllin with Welshpool, runs immediately to the south of the site.

Site Description

2.3 The site comprises an irregular parcel of land which increases in steepness to the north-west corner, measuring approximately 0.5ha in size. The site is vacant greenfield land, and is considered to be unmanaged. No existing structures are located within the site boundary.

2.4 The application is accompanied by a topographical survey which confirms that the site steeply slopes towards its north westernmost corner. To the east, the site is abutted by a barn and farmland, which are ancillary to the agricultural land further east.

2.5 The accompanying Tree Constraints Plan confirms the presence of three existing hedgerows along the site perimeter, which support Sycamore, Hawthorn, Hazel, Yew, Ash, and Elder species. These are all identified as Category C.

2.6 A review of the historic environment database and historic OS mapping shows there are no listed structures or Scheduled Ancient Monuments within the site boundary or in close proximity to the application site. The nearest identified heritage assets are the Grade II 'Former County Intermediate School' (Cadw ref: 04992) and the Grade II 'Walls, Railings, and Gates' to the former County Intermediate School (Cadw ref: 84993), located approximately 180m to the north of the site.

2.7 A review of the Welsh Government (NRW) Development Advice Maps for flooding confirms that the site is located within Flood Zone A, and is not considered to be at risk of flooding. NRW's Flood Map For Planning further ascertains that the site is not at risk of surface water, rivers, or sea flooding.

Access

2.8 The site does not currently have any means of vehicular access; notwithstanding this, it is located to north of the A490 and south of Derwlwyn Lane – both of which are adopted highways.

2.9 Pedestrian access onto the site is achieved by an existing, gated access route at the north of the site off Derwlwyn Lane. A review of Ordnance Survey mapping suggests that there are no Public Rights of Way which run through the site boundary.

2.10 The site sits in a highly sustainable position, close to a range of local services and facilities and well positioned in terms of access to sustainable transport modes such as local bus routes. The 76 Route bus service links Llanfyllin with nearby settlements, including Welshpool, while the 79/79A routes links the village with Oswestry.

Surrounding Context

2.11 As previously indicated, the surrounding context is largely residential, with residential properties adjoining the west, south, and east of the site.

2.12 A review of Welsh Government data on active travel indicates that the nearest identified active travel network is located approximately 300m to the north-west of the pre-application site. Similarly, the nearest bus stops to the pre-application site are located approximately 350m to the north-west of the site, near Llanfyllin High School. These are served by the Number 66, 72, 72D, 74, and 74A bus routes, which offer bus transportation to nearby Oswestry, Llanymynech, and Shrewsbury. The nearest railway to the pre-

-application site is Welshpool Railway Station, which facilitates railway transportation to Newtown, Aberystwyth, Shrewsbury, Birmingham, Crewe, and Manchester.

2.13 Llanfyllin is classified as a Town, as per the Powys Local Development Plan. Towns such as Llanfyllin are identified for a high proportion of new development, including a large provision of housing development, which is to be achieved through the allocations of the Local Development Plan, such as the application site.



ARCHITECTURAL CONTEXT (Source: Jose Tweedie Property Design Services)

Architectural Character

Built form to the immediate North and west of the site is exclusively residential in character.

Mainly formed of a number of scattered individual dwellings of varied architectural periods around the site, with modern estate-style development predominating as you venture into Llanfyllin.

On Derwlwyn Lane that surrounds the North and west of the proposed site, the development pattern is largely facing properties onto the road with open frontages, fences/hedging and off road parking.

The use of red brick and cladding predominates as an external wall material throughout Derwlwyn Lane and is used with a concrete tile as well as UPVC windows.

Beyond these contemporary interventions, there are a smattering of houses characterised by the use of stone & render. Roof forms are simple with a mix of gable and hip roofs.

Apart from the scale and type of property, there is little to unify the built form around the site, which is characterised by a lack of unity in architectural language.

Overall, the developments around the site show minimal connection to the local context or tradition and lack sufficient architectural merit to justify a strong contextual influence on future proposals.



Cymerau, Derwlwyn Lane



9-12 Maes-y-Dre



31-32 Maes-y-Dre



Greenways, Derwlwyn Lane



Brynhryfd, Derwlwyn Lane



Ael-y-Bryn, Derwlwyn Lane



Delwyn, Derwlwyn Lane



Cain House, Derwlwyn Lane



Arwelfa, Derwlwyn Lane

PLANNING CONTEXT



Planning History

3.1 A review of Powys County Council's online planning register indicates that the site is of the following planning history:

- Application Ref: M/2006/0791 – '*Application for the approval of siting, design, external appearance, means of access, and landscaping in connection with planning application M2003 0890*'. Approved October 2006 subject to s106 agreement.
- Application Ref: P/2009/0935 – '*Section 73 to Vary Conditions 1, 2, 3, and 6 to allow extension of time to submit reserved matters and wording amendment to Condition 6 of planning permission M2003 0890*'. Refused November 2009.

Pre-Application Enquiry with Powys County Council

3.2 A pre-application enquiry was submitted by the applicant in March 2024 to demonstrate the site can readily accommodate 16no. dwellings, inclusive of four no. bungalow (one bedroom), two no. 2-bedroom dwellings, with eight no. walk-up flats (1-bedroom, 2-person) units, as well as all other associated works including parking, landscaping, biodiversity enhancements and engineering infrastructure.

3.3 The pre-application response is included in full within the accompanying Planning Statement and any changes as a result of this process included within the following Design Evolution section.

Statutory Pre-Application Consultation (PAC)

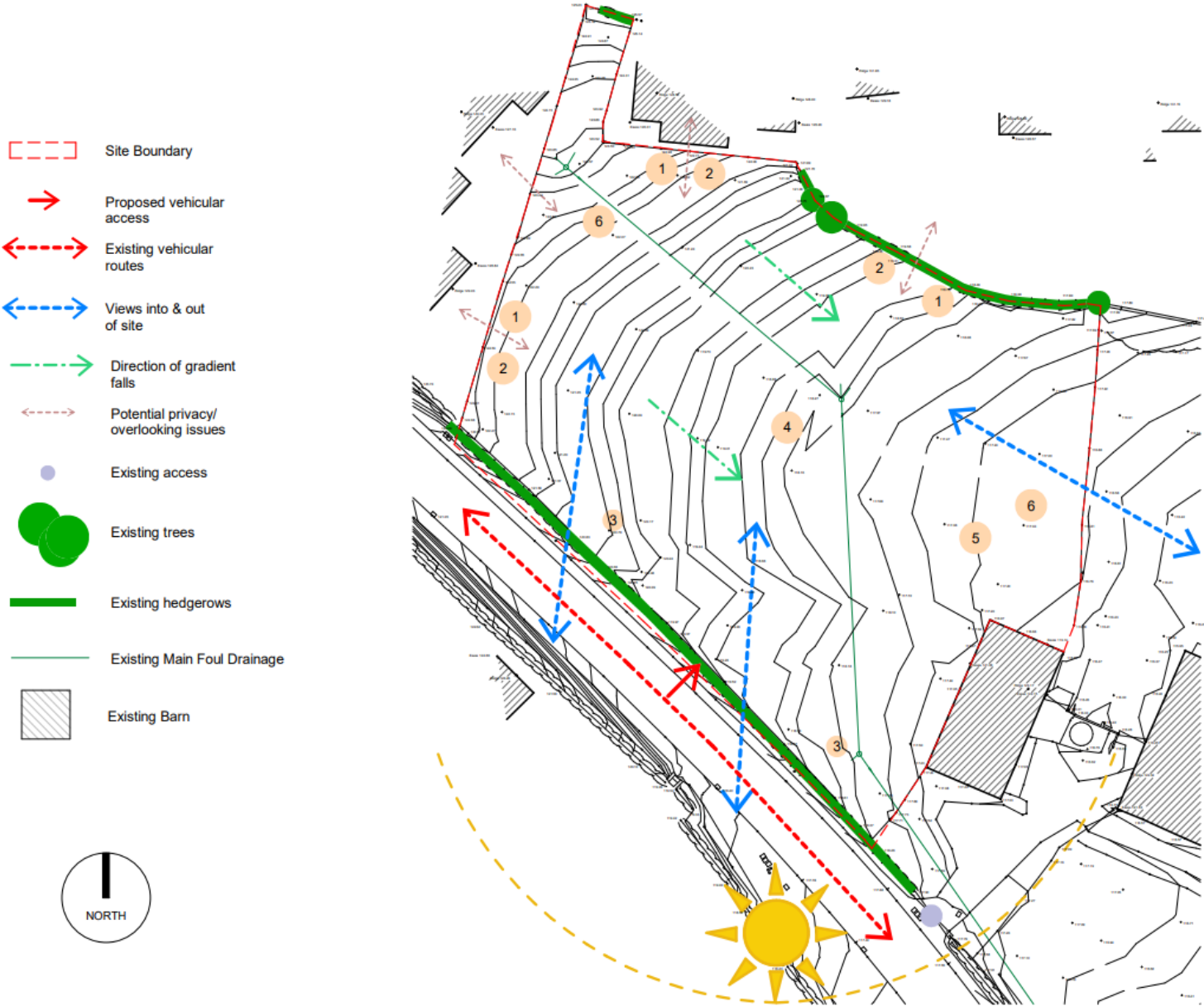
3.4 In accordance with Part 1A of 'The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016" (DMPO 2016), all major developments are required to be subject of pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.

3.5 Accordingly, a Pre-Application Consultation will be held between the 8th November and 6th December, where all statutory, community and 'other' consultees are invited to view the submission package and provide their comments. Further details on the PAC process and comments are to be provided within the accompanying PAC Report and any alterations to the scheme, as a result of this consultation, will be included within the final Design and Access Statement.

SAB Pre-App

3.6 At the time of preparing this statement initial discussions with the SAB engineer have been undertaken, however, no official pre-application submission has been made. Through the process of these discussions and subsequent site investigation the SuDs design will be further developed and established.

OPPORTUNITIES AND CONSTRAINTS PLAN



Strengths

- Existing residential neighbourhood
- Previously allocated site
- Good transport connections
- Good proximity to local facilities
- Excellent proximity to open space/landscape

Weaknesses

- Potential overlooking of existing properties
- Site levels
- Existing barn on boundary that will be retained

Threats

- Unidentified services
- Risks associated with new planning application
- Agreement with Statutory Water to divert existing main foul water run

Opportunities

- 1 Strengthen public-private relationship with development backing onto existing properties
- 2 Improved security arising from above
- 3 Maximise view to south
- 4 Optimise orientation for low-energy design
- 5 To establish a high quality benchmark for future housing development in Powys through low-energy design, landscaping and SUDs
- 6 Establish a high quality green space for residents to utilise

DESIGN & ACCESS STATEMENT

INTERPRETATION

4.1 The concept for the development of the site has derived from the following:

- A full site analysis including a full desktop study of the site and its surroundings;
- Site visits and general visual assessment & planning appraisal of the site and surrounding area;
- Discussions with the client and a full understanding of the brief and vision of the project.

4.2 The above steps have presented the key opportunities and constraints for the site, which are outlined below and displayed on the constraints plan (left).

Strengths

- Settlement Boundary - The site lies within the settlement boundary for Llanfyllin. As such, it is located within an area where development is normally permitted.
- Site Context - The site is located within a highly sustainable, residential context. As such the surrounding land use context of the site is suitable for the kind of development proposed.
- Access - The site is located to the north of the A490, which is considered to have good transportation connections. In addition, it is in close proximity to a number of local facilities.
- Proximity to Open Space - The site is located in close proximity to areas of high landscape quality, which will benefit future occupiers of the dwellings.
- Previous Planning Approval - The proposal has received planning approval in the past, under application ref: M/2006/0791.

Constraints

- Proximity to existing properties - Given topography of the land and relationship with properties north of the site on Derwlwyn Lane, ensuring suitable distances

between the existing and proposed homes has been a key drive of the site's design.

- Topography - Increased gradient from the south of the site to the north-west. Likely to influence layout of proposed scheme in addition to other considerations.
- Neighbouring Barn - Potential for noise and other issues generated by presence of existing farm to the east of the site.

Opportunities

- Strengthen Built Relationship - There are opportunities associated with strengthening the built environment through developing a vacant 'gap' within the settlement boundary.
- Improved Security - The proposed development would improve the security of the site, contributing to improved safety and security within the local area..
- Views - There are opportunities to maximise the view from the site looking to the south within a valued landscape.
- Setting a Precedent - The proposed development would help in setting a local standard for high-quality housing development both locally and further afield within the north of Powys, with low-energy design, high quality landscape measures and SUDs.

DESIGN FORMULATION



Indicative Layout

Pre-Application Layout



PAC Layout



KEY

- 1B2P Bungalow 4no.
- 1B2P WU Flat 8no.
- 2B4P 2no.
- 4B7P 2no.
- Tenant Gardens
- Communal Landscaping
- Existing Hedgerow
- Proposed Defensible Planting
- Unit footpaths, generally 1200mm wide and 1500mm at front door to allow wheelchair to turn.

DESIGN EVOLUTION

5.1 The scheme has evolved slightly over different iterations albeit the principles have remained consistent; to build much needed affordable homes which complements the existing residential context and positively responds to the site's opportunities and constraints, as well as with pertinent planning policies at all levels.

5.2 From the initial indicative scheme, the layout has demonstrated the site's ability to accommodate 16 homes at a mix of one, two, and four bedroom units.

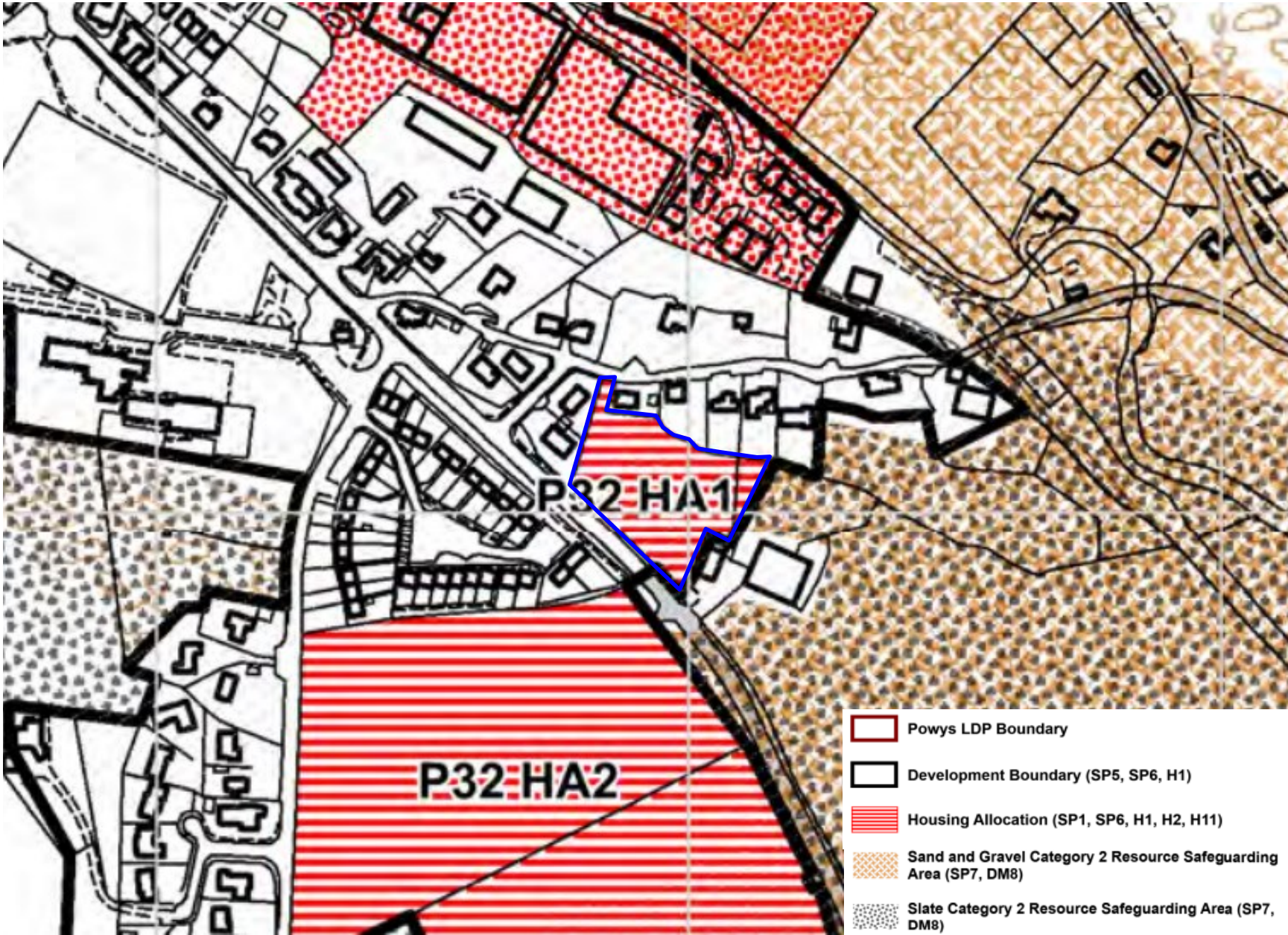
5.3 The topography of the site, and additional site features and constraints have contributed towards shaping design considerations. Notwithstanding, it has still been identified as feasible to deliver a higher number of units than the site's allocation of 14 units), whilst ensuring that appropriate amenity-related considerations are achieved.

5.4 Furthermore, in order to ensure placemaking principles were adhered to, the road layout has been shaped in order to maximise areas for landscaping and green space, in order to improve the amenity for future occupiers.

5.5 The scheme positively responds to the constraints presented by virtue of the existing site boundaries, proximity to existing residential properties and the steeper topography to the north west. Notwithstanding, the design team identified the site's opportunities and constraints at an early stage of the scheme's design and the project has evolved accordingly. The overall layout, appearance and scale have remained consistent, as is evident from the plans shown on page 12.

5.6 Any further design evolution that comes from the comments received by local residents, councillors and statutory consultees during the Pre-Application Consultation stage will be included within the final Design and Access Statement which will accompany the planning submission

POWYS LDP PROPOSALS MAP EXTRACT



PLANNING POLICY: NATIONAL

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this Planning Application comprises the following:

- National Development Framework: Future Wales – The National Plan 2040 (February, 2021);
- The Powys Local Development Plan (2011-2026) (Adopted April 2018).

6.2 In addition to the Development Plan, the planning application has been informed by policy and guidance set out in the following:

- Planning Policy Wales Edition 12 (February, 2024), informed by The Well-Being of Future Generations (Wales) Act 2015, and supplemented by Technical Advice Notes;
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures (July, 2020);
- Relevant Powys County Council Supplementary Planning Guidance (SPG).

6.3 This section of the Design and Access Statement provides an overview of the Development Plan context and planning policy framework of specific relevance to the determination of this application. A full review of the key national and local policies are included within the accompanying Planning Statement.

National Policy

Planning Policy Wales

6.4 Planning Policy Wales (Edition 12, February 2024) Planning Policy Wales (PPW) is the Welsh Government's principal statement of national policy and sets out the land use planning policies that should be taken into account by

local planning authorities in Wales and may be material to decisions on individual planning applications.

6.5 Paragraph 3.3 emphasises the importance of good design in development proposals, and states that it is fundamental to creating "sustainable places where people want to live, work and socialise".

6.6 Paragraph 4.2.1 relates to affordable housing, and states:

"New housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities"

6.7 Paragraph 6.2.12 of PPW (12th Edition) states that a Green Infrastructure statement should be submitted with all planning applications. This should *"be proportionate to the scale and nature of the development proposed"* and *"will describe how green infrastructure has been incorporated into the proposal."*

Technical Advice Note

6.8 PPW is supplemented by a series of topic specific Technical Advice Notes (TANs), including the following which are of relevance:

6.9 *TAN2 'Planning and Affordable Housing'* provides advice on how the planning system, and local planning authorities, can adopt an affordable housing target within a local development plan that shapes local development policy and growth aims, based on the needs identified within needs assessments carried out.

6.10 *TAN5 Nature Conservation and Planning* (2009) provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and

geological conservation. It seeks to demonstrate how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it.

6.11 *TAN12 Design* (2016) provides advice on how 'promoting sustainability through good design' and 'planning for sustainable building' may be facilitated through the planning system.

6.12 *Technical Advice Note 18: Transport* (2007) confirms that integration of land use planning and development of transport infrastructure has a key role to play in addressing the environmental aspects of sustainable development. Paragraph 2.4 indicates that by influencing the location, scale, density and mix of land uses and new development, land use planning can help to reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport.

6.13 *TAN 20 Planning and the Welsh Language* (2017) provides guidance on how the Welsh Language may be given appropriate consideration within the planning system, and on compliance with the requirements of planning and other relevant legislation. On Welsh Language Impact Assessments, *TAN 20* states that considerations relating to the use of the Welsh Language may be taken in to account as far as they are material.

Local Policy

Powys Local Development Plan 2011-2026

6.14 The Powys County Council Local Development Plan was adopted in April 2018 and is the prevailing development plan for the county of Powys. As such, it is a material consideration for planning applications within Powys.

6.15 As shown, left,, the Powys County Council Local Development Plan Proposals Map indicates that

PROPOSED LAYOUT



PLANNING POLICY: LOCAL DEVELOPMENT PLAN

Policy Reference	Referring to
Strategic Policies	
SP1	Housing Growth
SP3	Affordable Housing Target
SP5	Settlement Hierarchy
SP6	Distribution of Growth across the Settlement Hierarchy
SP7	Safeguarding of Strategic Resources and Assets
Development Management Policies	
DM1	Planning Obligations
DM2	The Natural Environment
DM3	Public Open Space
DM4	Landscape
DM6	Flood Prevention Measures and Land Drainage
DM7	Dark Skies and External Lighting
DM12	Development in Welsh Speaking Strongholds
DM13	Design and Resources
DM14	Air Quality Management
DM15	Waste Within Developments
Topic Based Policies	
T1	Travel, Traffic and Transport Infrastructure
H1	Housing Development Proposals
H2	Housing Sites
H3	Housing Delivery
H4	Housing Density
H5	Affordable Housing Contributions

The site is included within the defined settlement boundary for Llanfyllin, and is allocated for housing development under LDP Allocation P36 HA1 for 14 units. As such, it is considered to be a location where housing development is considered acceptable, subject to compliance with all national and local planning policies.

6.14 The following LDP Policies are relevant to this proposal:

6.15 Policy SP3 – Affordable Housing Target specifies the identified target for provision of affordable housing over the period 2011-2026. The policy states:

“The LDP will seek to provide 952 affordable dwellings through the following measures:

1. *Setting thresholds and targets requiring housing development to contribute to affordable housing provision in accordance with Policy H5; and*
2. *Providing a framework for determining affordable housing exception sites in accordance with Policies H1 and H6. The provision of affordable housing will be controlled to ensure that dwellings remain affordable and available to those in local need in perpetuity.”*

6.16 Given the site’s location within the defined Town of Llanfyllin, Policy H1 is pertinent. This states:

“In accordance with Strategic Policies SP1, SP3, SP5 and SP6, housing development proposals must comply with the following site criteria:

1. *In Towns and Large Villages:*
 - i. *On sites allocated for housing and other suitable sites within the development boundary.*
 - ii. *On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policy H5.”*

6.17 Policy H2 ‘Housing Allocation’ details that the site is allocated for 14 units across a housing site area of 0.5 Ha,

under site reference P32 HA1.

6.18 Policy H3 relates to the delivery of residential developments, and advises:

- “Housing development proposals must be of an appropriate scale and shall:*
- i. *Provide a suitable mix of housing types to meet the range of identified local housing needs.*
 - ii. *Be phased if appropriate to reflect the context of the development and mitigate its impact on the local community.*

6.19 Policy H4 is also of relevance as it is specific to housing density. It advises that for sites within towns and large villages, a housing density delivery of 27+ units per hectare should be achieved.

Supplementary Planning Guidance (SPG)

6.20 The following Supplementary Planning Guidance documents adopted by Powys County Council are also considered relevant to this planning application:

- Affordable Housing SPG (Adopted October 2018)
- Biodiversity and Geodiversity SPG (Adopted October 2018)
- Landscape SPG (Adopted April 2019)
- Planning Obligations SPG (Adopted October 2018)
- Residential Design SPG (Adopted January 2020)

PERPSECTIVE IMAGES



DESIGN & ACCESS STATEMENT

THE PROPOSAL

Figure 8: Objectives of Good Design



Overview

7.1 To ensure that the development effectively responds to the local context, the principal considerations that will form the chapter, and to which the application will be assessed on, will be the five objectives of good design which are a set of principle considerations, as outlined in Technical Advice Note 12. These include an assessment of the proposed access, the overall character of the site including the amount, scale and layout, the appearance and landscape as well as the community safety and environmental sustainability of the site

Access and Movement

7.2 The roads have been designed to adoptable standards with a 5.5m carriageway and footways included on both sides of the internal access roads for its entire length.

7.3 In terms of parking, each dwelling will be designed in accordance with CSS Wales Parking Standards, i.e. 1 space per bedroom up to a maximum of 3 spaces per dwelling. All parking will be located along the front elevation of each housing unit. An additional visitor space for each one-bed unit is also proposed, resulting in a total of 24 car parking spaces, inclusive of three no. visitor spaces.

7.4 The parking provision is considered to be acceptable due to it meeting CSS Wales Parking Standards.

7.5 With regard to access, it is proposed that vehicular movements will be contained to a new junction off the A490. Adequate visibility splays can be achieved in both direction at this location subject to some management and translocation of the hedgerows. Pedestrian connectivity can be achieved via this access arrangement as well as a new pedestrian footpath linking with Derwlwyn Lane, to the north.

Amount, Scale and Layout

7.6 The appearance and design of the proposed development has been considered with reference to national and local planning policy, in addition to other pertinent design guidance documents.

7.7 The design and layout of the proposed development has been shaped in accordance with the surrounding built environment, and to maximise opportunities for green infrastructure where possible (as per the accompanying Landscape Scheme).

7.8 As detailed within the submitted plans, it is considered that the proposed design of the redeveloped site demonstrates that all policy requirements relating to high-quality and sustainable design can be addressed, and would result in the redevelopment of a site which is no longer in use for much needed affordable homes.

7.9 In terms of density, the adopted LDP specifies that all housing development proposals should seek to make the most sustainable and efficient use of land and advocates a minimum density of 27 dwellings per hectare on all sites within the defined Towns, of which Llanfyllin is one.

7.10 This development proposes a dwelling density of 32 dph, which is influenced by the site's irregular shape and topography. The density of 32 dph is considered to be appropriate and reflective of the site's LDP allocation. Whilst this exceeds the dph of the site's allocation, the design and layout of the proposed scheme has been formulated carefully in order to ensure that appropriate amenity measures are implemented. And any impacts on existing properties are mitigated in terms of overlooking, overbearing and overshadowing.

7.11 The development will be delivered to be a 100% affordable thus exceeding the policy requirement, as set out in Policy H5.

PROPOSED GREEN INFRASTRUCTURE PLAN



Key

-  **Existing hedgerows** to be retained where feasible. Root protection area (RPA) shown in purple.
-  **Existing trees/vegetation to be removed**
-  **Proposed trees. Refer to GI.1 for specification.** Native and ornamental trees with a combination of flowering and fruiting species to create seasonal interest and help increase biodiversity. Grey dashed line shows eventual spread.
-  **Proposed native hedgerow** to help screen boundaries and enhance biodiversity. Any gaps within existing hedges to also be planted with native species shrubs.
-  **Lavender** to attract insects and provide a sensory buffer to properties.
-  **Ornamental hedges**
-  **Ornamental planting** to provide visual interest and help attract pollinators.
-  **Ground cover planting**
-  **Swale basin** to be seeded with Emorsgate EM8 Meadow Mixture for Wetlands, or similar.
-  **Species-rich grass areas** such as Emorsgate EM1 Basic Purpose Meadow Mixture, or similar.
-  **Logs and boulders** for informal play opportunities

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Appearance and Materials

7.12 With regards to design, there is no predominant character in terms of architectural styles or material in the area with a varying delivery of brick, rendered and stone buildings plotted across the village. The Town Character Appraisal for Llanfyllin states that *“there is a wide variety of design styles and architectural eras represented in the town”*.

7.13 Accordingly, the material palette is considered to be acceptable and will ensure it assimilates into the residential context and is seen as a continuation of the properties along the A490/Maesydre whilst providing a modern and high-quality design.

7.14 The proposed dwellings are to have a clay facing brick finish, with each plot alternated between Ibstock Brunswick Farmhouse Mixture and Forterra Belgravia Gault Blend under reconstituted slate roofs which will incorporate solar panels on the southern elevation where possible. The windows and doors of the proposed housing units are to consist of anthracite grey uPVC, which is considered to represent an appropriate pallet.

7.15 The design of the proposed development seeks to achieve Gold Standard certification. Initial discussions with the Secured By Design Officer were positive, which have since been used to guide the design evolution of the proposed development.

7.16 To conclude, therefore, the proposed layout plan demonstrates that the potential density of the site and its form, massing, and scale, are acceptable in reflecting the character of the defined Town of Llanfyllin. And the development will assimilate into the predominately semi-detached and detached properties, found within the area.

Landscape and Green Infrastructure

7.17 Biodiversity enhancement opportunities have been incorporated into the detailed design of the development, in

line with the objectives detailed within the Environment (Wales) Act 2016 which places a duty on Local Planning Authorities to conserve and enhance biodiversity. A Green Infrastructure has been prepared in accordance with the recent revisions to PPW (12th Edition) as part of this planning application, which sets out how GI and biodiversity will be maintained and enhanced. Enhancement and mitigation measures including the retention of hedgerows and trees, native tree and shrub planting, bat/bird box installation, and the creation of new hedgerows are proposed.

7.18 Full details on ecological and landscape enhancements are provided in the accompanying Planning Statement, EIA, Landscaping Management Plan and GI Statement.

7.19 The design of the external lighting proposed, including street lighting and security lighting, has been formulated to minimise impacts to wildlife within the site’s vicinity.

Community Safety & Amenity

7.20 The proposed layout has been formulated to achieve appropriate amenity standards with each dwelling provided with external amenity areas and appropriate parking provision.

7.21 No significant or adverse amenity impacts are considered to arise with regard to privacy, overlooking, or overshadowing on any property within the site’s vicinity. As such, the proposed development is considered to have an acceptable relationship on the neighbouring residential context. Whilst it is acknowledged that a small number of properties to the north and south are close to the site boundary, the proposed layout has been formulated to ensure that impacts associated with overbearing or loss of light are minimised as appropriate.

7.22 The proposed development would incorporate a range of design measures which will improve the level of security

at the developed site, including appropriate street lighting and road crossings.

7.23 As such, the proposed development is not considered to generate any significant or adverse impacts on the amenity of surrounding properties or security of the immediate surrounding area. Indeed, it is considered to improve the safety of the immediate surrounding area in comparison to the site’s existing use.

Environmental Sustainability

7.24 As identified within Technical Advice Note 12, the objectives that developers need to respond to in respect of Environmental Sustainability include that of achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change.

7.25 The site will be developed to accord with the latest Building Regulations standards, therefore, the overall sustainability principles of the development are considered to be high. The solar PV panels on the roofs of the properties will also ensure the development is as sustainable as possible.

CONCLUSION

8.1 This Design and Access Statement has been prepared by Asbri Planning on behalf of Powys County Council Housing Services, in respect of the full planning application for the development of 16no. affordable dwellings on land opposite Maesydre, in the south of Llanfyllin.

8.2 The application site comprises greenfield land, situated, within the defined settlement boundary for Llanfyllin, is subject to extant planning permission, and is allocated for housing development within the Powys Local Development Plan under allocation reference P32 HA1. As such, the principle of development is established.

8.3 As such, based on the material considerations outlined within this statement and the accompanying drawings and documents, it is concluded that the proposal represents an acceptable and sustainable form of development which is appropriate for the location. The proposals therefore comply with the relevant national and development plan planning policies and supplementary planning guidance.

8.4 It is for these reasons that it is respectfully requested that Powys County Council grant full planning permission for the development.