

# PLANNING STATEMENT

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**Land Opposite Maesydre,  
Llanfyllin**

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November 2024



## Summary

**Proposal:**

Proposed residential development and associated works.

**Location:**

Land opposite Maesydre, Llanfyllin.

**Date:**

November 2024

**Project Reference:**

23.223

**Client:**

Powys County Council Housing Services

**Product of:**

Asbri Planning Limited  
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## Introduction

- 1.1 This Planning Statement has been prepared by Asbri Planning Ltd on behalf of Powys County Council in relation to the proposed full planning application for the development of 16no. residential dwellings and associated works on land opposite Maesydre, Llanfyllin, Powys.
- 1.2 The application site is located to the north of A490, opposite Maesydre, in the south of Llanfyllin. The site comprises an irregular shaped vacant field parcel measuring approximately 0.5 Ha and is located on grid coordinates X: 314735, Y: 319019.
- 1.3 Llanfyllin is located within northern Powys, and is identified as a Town within the LDP's settlement hierarchy. As such, it is identified as an important service centre and a principle location for accommodating housing growth within Powys.
- 1.4 This proposal seeks to deliver much needed affordable homes on a vacant, allocated site, located within the defined settlement boundary of Llanfyllin and with opportunities to link to the existing highway network.
- 1.5 The planning application comprises the following set of drawings:

<b>Drawing name (with reference)</b>	<b>Prepared By</b>
Site Location Plan (23012-POW-ZZ-XX-DR-A-0100-P03)	Jose Tweedie Property Design Services
Proposed Site Plan (23012-POW-ZZ-XX-DR-A-0101-P20)	Jose Tweedie Property Design Services
Existing Site Context Plan (23012-POW-ZZ-XX-DR-A-0104-P02)	Jose Tweedie Property Design Services
Ecological Mitigation Strategy (23012-POW-ZZ-XX-DR-A-0105-P02)	Jose Tweedie Property Design Services
Boundary Treatment Plan (23012-POW-ZZ-XX-DR-A-0106-P02)	Jose Tweedie Property Design Services
Proposed Street Scenes (23012-POW-ZZ-XX-DR-A-0107-P03)	Jose Tweedie Property Design Services
Affordable Housing Allocation Plan (23012-POW-ZZ-XX-DR-A-0109-P01)	Jose Tweedie Property Design Services
Proposed 1B2P Bungalow General Arrangement Plan (23012-POW-ZZ-00-DR-A-0300-P01)	Jose Tweedie Property Design Services

Proposed 1B2P Bungalow Proposed GA Elevations Plan (23012-POW-ZZ-XX-DR-A-0301- P01)	Jose Tweedie Property Design Services
Proposed 1B2P Bungalow General Arrangement Section Plan (23012-POW-ZZ-XX-DR-A-0302- P01)	Jose Tweedie Property Design Services
Proposed 1B2P Walk Up Flats General Arrangement Plan (23012-POW-ZZ-00-0303-P01)	Jose Tweedie Property Design Services
Proposed 1B2P Walk Up Flats Proposed GA Elevations Plan (23012-POW-ZZ-XX-DR-A-0304- P01)	Jose Tweedie Property Design Services
Proposed 1B2P Walk Up Flats General Arrangement Sections (23012-POW-ZZ-XX-DR-A-0305- P01)	Jose Tweedie Property Design Services
Proposed 2B4P General Arrangement Plans (23012-POW- ZZ-00-DR-A-0306-P01)	Jose Tweedie Property Design Services
Proposed 2B4P GA Elevation Plans (23012-POW-ZZZ-XX-DR-A- 0307-P01)	Jose Tweedie Property Design Services
Proposed 2B4P General Arrangement Section Plan (23012-POW-ZZ-XX-DR-A-0308- P01)	Jose Tweedie Property Design Services
Proposed 4B7P General Arrangement Plans (23012-POW- ZZ-00-DR-A-9396-P01)	Jose Tweedie Property Design Services
Proposed 4B7P GA Elevations Plan (23012-ZZ-XX-DR-A-0310- P01)	Jose Tweedie Property Design Services
Proposed 4B7P General Arrangement Section Plan (23012-POW-ZZ-XX-DR-A-0311- P01)	Jose Tweedie Property Design Services
Proposed CGI Visual 1 (23012- Llanfyllin-Visual-1-Rev-A)	Jose Tweedie Property Design Services
Proposed CGI Visual 2 (23012- Llanfyllin-Visual-2-Rev-A)	Jose Tweedie Property Design Services

Proposed CGI Visual 3 (23012-Llanfyllin-Visual-3-Rev-A)	Jose Tweedie Property Design Services
Proposed Highways General Arrangement Plan (2647-37-CIV-PL-01)	PCC Engineering Design Services
Proposed Long Section Spine Plan (2647-37-CIV-PL-02)	PCC Engineering Design Services
Proposed Drainage Strategy (2647-37-CIV-PL-04)	PCC Engineering Design Services
Proposed Landscape Strategy (TC23203 LA.1 V3)	Tir Collective
Proposed Planting Plan (1/2) (TC23203 LA.2.1 V3)	Tir Collective
Proposed Planting (2/2) (TC23203 LA.2.2 V3)	Tir Collective
Proposed Landscaping Specification (TC23203 LA.3 V3)	Tir Collective

1.6 In addition, the following supporting documents are submitted.

<b>Document</b>	<b>Prepared by</b>
Planning application forms (1APP)	Asbri Planning
Application Covering Letter	Asbri Planning
Design and Access Statement	Asbri Planning
Planning Statement	Asbri Planning
PAC Report	Asbri Planning
Welsh Language Action Plan	Asbri Planning
Preliminary Ecological Appraisal	Central Wales Infrastructure Collaboration Engineering Design Services
Tree Survey Report	ArbTS
Green Infrastructure Statement	Tir Collective

1.7 This Planning Statement presents the planning case for the proposed development having regard to the site and its surroundings, the planning history, and policy context. It considers the key policy issues and planning merits of the proposed development. The statement is structured as follows:

- **Section 2:** provides a description of the site and its surroundings
- **Section 3:** includes a review of the site's planning history and a summary of the pre-application discussions

- **Section 4:** summarises the development proposals;
- **Section 5:** outlines the relevant planning policy context, at both the national and local level;
- **Section 6:** addresses the key planning considerations associated with the development proposal; and
- **Section 7:** provides a conclusion regarding the overall acceptability of the application.

## 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 a mixture of hedgerows around the site's perimeter, comprising a mix of sycamore, hazel, and hawthorn hedgerows.
- 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.

## Planning Context

### Planning History

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

- 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.
- 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 LPA

3.2 A pre-application enquiry was submitted by Asbri Planning, on behalf of Powys County Council 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. The pre-application enquiry was registered under ref no. 24/0043/PRE and a meeting was held with the planning officer and a subsequent written response was received.

3.3 The pre-application advice received from Powys County Council is summarised as follows:

#### Scale and Design

- *Proposed finish is acceptable and it is anticipated that a brown-red brick would be best;*
- *In terms of scale, the proposed are relative to the surroundings*

#### Amenity

*With several homes adjacent to the site, it's important to avoid overlooking them, especially concerning habitable windows. However, since these existing homes are generally on higher ground, it is likely that a satisfactory solution can be achieved.*

#### Open Space

*New open space is sought from for this development.*

#### Environmental Protection

- *Details of the foul drainage arrangements for the development needed.*
- *Welsh Gov requires all development to be connected to the main sewer, unless it can be demonstrated for reasons that this is not possible.*

#### Highways

- *Proposed parking for Plots 12 & 13 are in too close proximity to the A490 and the side road entry system. The Applicant should consider*

*rotating these plots to ensure that the parking is a sufficient distance from the junction.*

- *Application should include the following detail/drawings:*
- *2m wide footpath leading from the C2199 to the adoptable footway adjacent to Plot 3 and from Plot 16 to the A490 - the footpath should be lit and incorporate hinged street lights.*
- *Swept path analysis for full size turning head and for PSD.*
- *Proposed street lighting.*
- *Recycling/Residual waste collection point for Plots 1- 2 & 15 - 16 should be of sufficient size to accommodate at least four wheeled bins and 16 recycling boxes and be constructed from a bound material.*
- *Access gradients not exceeding 1:20/Private Shared Drive gradient not exceeding 1:20 for the first 15m.*

#### *Active Travel*

- *Pedestrian link to connect with the C2199 (Derwlwyn Lane) considered to be a welcome feature for the site.*

#### *Affordable Housing*

- *Need to state which two houses are formally affordable so they can be conditioned.*
- *A submission should include a statement of how the affordable housing element will be dealt with and how they will be managed and retained for perpetuity.*

#### *Welsh Language*

- *Welsh Language Impact Assessment is needed.*
- *If the Impact Assessment demonstrates that the development may have an adverse impact, proposals must be accompanied by a Language Action Plan setting out the measures to be taken to protect, promote and enhance Welsh Language and Culture.*

#### *Ecology*

- *Recommended that details of any landscaping proposed are submitted in a detailed Landscape Planting Scheme including proposed species mixes, planting and aftercare schedules. This information could be secured through a planning condition, however the submission of a Landscaping Scheme with a planning application would avoid the need for a pre-commencement condition requiring this information.*
- *The site is within the Tanat and Vyrnwy Bat Sites SAC and therefore a Project Level HRA Screening would be required. Therefore, an ecological assessment would be required with submission*

#### *Biodiversity Enhancements*

- *Need to be demonstrated as to how the proposed development will incorporate biodiversity enhancements to ensure net biodiversity benefits through the proposed development.*

#### *External Lighting*

- *External Lighting design provided will need to be identified to minimise impacts to nocturnal wildlife commuting and foraging in the local area.*

#### Tree & Hedgerow

- *Section of the hedgerow bounding the A490 will need to be removed in order to achieve the access onto the highway and the visibility splay and translocated elsewhere on the site.*
- *If this is not possible, replacement hedgerow planting will need to be identified.*
- *Details of the hedgerow locations, hedgerow lengths, and species composition, as well as an appropriate aftercare scheme, will need to be provided.*
- *Where translocation is proposed a translocation plan should include details of the timing of work, preparation works to the new site and of the existing hedgerow, translocation methodology and aftercare measures.*
- *A Tree and/or Hedgerow Compensation Planting Scheme or Hedgerow Translocation Plan could be secured through a planning condition. However, the provision of sufficient details submitted with a planning application would avoid the need for a pre-commencement condition requiring this information.*
- *Require those trees that exist on the boundaries to be protected.*
- *Advised to submit details of how you are going to protect any trees (particularly their roots) during construction. (Via a TPP)*

#### Green Infrastructure Statement

- *Green Infrastructure Statement outlining how green infrastructure has been incorporated into the development is needed.*

#### Building Regulations

- *As part of the construction process, a Building Regulations application would be required.*

#### The Documents and Evidence required for a subsequent planning application to be made valid:

- *The completed application form*
- *The correct fee*
- *Location plan – 1:1250 or 1:2500, standard red and blue outlining the site and land in the applicant's ownership, respectively. The direction of north must also be shown.*
- *Block plan – 1:500 or 1:200*
- *Appropriate detailed drawings to accurately show the proposed development.*
- *Any additional documents/information to support the application – e.g. Ecological and landscape information, tree information etc.*
- *Green Infrastructure Statement.*
- *Biodiversity Enhancements*

*In principle it would be supported by Development Management should an application be submitted.*

#### **Pre-Application Consultation**

- 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, statutory Pre-Application Consultation is to be held between the 8<sup>th</sup> November 2024 to the 6<sup>th</sup> December 2024, 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, once received, are to be provided within a PAC Report which will accompany a full planning application. This will also set out how these comments have shaped the scheme since, and will be included within an amended Design and Access Statement upon submission of a full planning application.
- 3.6 As part of the statutory Pre-Application Consultation, a public engagement event will be held in the 'Club Room' of Llanfyllin Library on Thursday 28<sup>th</sup> November 2024, between the hours of 14:00 – 19:00. This will allow for members of the local community to directly engage with the proposed development and provide their views.

**SAB Pre-App**

- 3.7 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.

## Proposed Development

### Amount, Scale and Layout

- 4.1 The accompanying layout demonstrates a total of 16 homes can be accommodated within the site, with green open space throughout the proposed layout. The development is to be served by an internal roadway, designed to adoptable standards, culminating in a turning head arrangement to the north-west of the site.
- 4.2 The proposed development comprises a mix of one, two, and four bedroom units with the specific mix proposed as follows;
- 8no. walk-up (one-bedroom) flat units;
  - 4no. bungalow (one-bedroom) units;
  - 3no. two-bedroom dwelling units;
  - 1no. four-bedroom dwelling unit.
- 4.3 As the properties are to be affordable and their development dependent on Welsh Government grant funding, the homes will be designed to accord with Welsh Development Quality Requirements 2021 (WDQR 2021).
- 4.4 In line with the predominant character of dwellings found within Llanfyllin, the homes are designed to rise no higher than two storeys to ensure a positive relationship with the nearby properties on Derlwyn Lane, which are largely bungalow and two storey properties. Each property is afforded its own private garden area and level access.
- 4.5 The properties are largely designed near the perimeter of the site, with primary access facilitated by the A490 to the south of the site. Secondary (pedestrian) access is proposed at the northwest of the site, off Derlwyn Lane. The internal road is proposed to be adopted for the initial part, with a private road established to the west of the site in order to facilitate access to some of the dwellings. This is proposed to establish a better layout for the site which is not over-dominant within an engineered landscape.
- 4.6 Due to the proximity of existing residential properties, suitable separation distances will be established throughout the site, this is especially pertinent to the west and north of the site.
- 4.7 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.
- 4.8 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 closely reflective of the site's LDP allocation (14no. units), in addition to its location on the edge of a town in close proximity to the rural environment. The proposed development will ensure that sufficient affordable housing provisions can be made to cater for the housing need in the local area.

#### **Roads, Access and Parking**

- 4.9 The proposed development of an access road off the A490 has been designed to adoptable standards with a 5.5m carriageway and footways included on one or both sides of the internal access roads for its entire lengths.
- 4.10 With reference to the provision of car parking spaces, the properties are afforded one space per bedroom, in line with CSS Wales Parking Standards 2008. Additional visitor parking spaces are proposed across the site, cumulating in a total proposed parking provision of 25 spaces.
- 4.11 All parking for the proposed dwellings will be located along the front elevation and will be designed for electrical vehicle charging.

#### **Appearance**

- 4.12 The proposed units are to have a dark coloured, clay facing bricked finish which will alternate at each plot between Ibstock Brunswick Farmhouse Mixture and Forterra Belgravia Gault Blend. Reconstituted slate roofing, with anthracite grey coated steel rainwater goods will adorn each plot, with rooftop PV solar panels also proposed.
- 4.13 The windows and doors of the proposed housing units are to consist of anthracite grey uPVC (grey externally, white internally), which is considered to represent an appropriate pallet.

#### **Landscaping and Biodiversity Enhancements**

- 4.14 Biodiversity enhancement opportunities have been incorporated into the detailed design of the development, in line with the objectives detailed within the Environment (Wales) Act which places a duty on Local Planning Authorities to conserve and enhance biodiversity.
- 4.15 This planning application is accompanied by a Green Infrastructure Statement (Tir Collective), which, as required by national planning policy, sets out how biodiversity and green infrastructure are being enhanced as part of the proposed development.
- 4.16 The accompanying layout and GI statement shows the retention of the existing mixed hedgerows (H1, H2, and H3) comprised of hawthorn, hazel, and elder along the western and northern boundaries of the site. A small part of the southern hedgerow is to be removed and translocated in order accommodate access into the proposed development. In order to mitigate this, 101 linear metres of new native hedgerow is proposed to be introduced into the scheme,

which will support and enhance opportunities for bat foraging activities, bird nesting, and other environmental uses.

- 4.17 As established within the accompanying GI Statement, the landscape proposal for the site seeks to retain existing vegetation on the site boundaries and enhance it through proposing native shrubs, particularly along the rear garden boundary fences to the north.
- 4.18 A range of herbaceous and shrub plants will be provided throughout the site to increase amenity and biodiversity of the site. Tree planting will be planted to help cool the land during the summer months and provide structural interest in the winter. Where appropriate, native tree planting will be provided. The drainage proposals include swales to the south and east of the site, with permeable paving provided on the private drive areas. The swale will be seeded appropriately with a species-rich grass mix suitable for damp and dry conditions.
- 4.19 The development proposals have considered the existing green infrastructure on the site, particularly the existing ecology and proposed vegetation. Mitigation and enhancements include appropriate measures for avoidance of impacts on bats, planting of new trees, shrub planting, species rich seeding, the installation of bat and bird boxes and hedgehog fence gaps. These new features would contribute to the wider green infrastructure of the site and local context, whilst enhancing biodiversity.

### **Energy**

- 4.20 The space heating of the proposed dwellings will be facilitated by air source heat pumps with wet radiators. Hot water will be provided with these air source heat pumps via a hot water cylinder.
- 4.21 In addition, the proposed dwellings will have a ventilation system that includes heat recovery to reduce energy demand, in addition to roof mounted solar PV arrays to further offset any energy and carbon usage. This is considered to represent a development which is sustainable in nature and complies with the overarching aims and goals stipulated within national planning policy and guidance on energy generation and use.



## Planning Policy Context

### Introduction

5.1 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).

5.2 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);
- Powys County Council Supplementary Planning Guidance (SPG)

5.3 This section of the Planning Statement provides an overview of the Development Plan context and planning policy framework of specific relevance to the determination of this application. For ease of reference, this overview is set out below at the national and local level.

### **Wellbeing of Future Generations Act**

5.4 The Well-Being of Future Generations (Wales) Act 2015 (which came into force on 1st April 2016) requires “*public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle*”. The Act sets out seven ‘well-being’ goals as follows:

• *A prosperous Wales: An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.*

• *A resilient Wales: A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).*

- *A healthier Wales: A society in which people’s physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.*
- *A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio-economic background and circumstances).*
- *A Wales of cohesive communities: Attractive, viable, safe and well-connected communities.*
- *A Wales of vibrant culture and thriving Welsh language: A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.*
- *A globally responsive Wales: A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global wellbeing.*

5.5 Within the Act, sustainable development is defined as follows: “the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”. The Act sets out that when making decisions, public bodies need to take into account the impact they could have on people living in Wales in the future and must apply the sustainable development principle in all decisions.



**National Development Framework: Future Wales – The National Plan 2040**

5.6 The National Development Framework: Future Wales – the National Plan 2040 was published on 24th February 2021. ‘Future Wales’ sets out the Welsh Government’s strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy; achieving decarbonisation and

climate-resilience; developing strong ecosystems; and improving the health and well-being of our communities.

- 5.7 Future Wales sets out its overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales by means of 11 Outcomes. As set out on Page 52 of Future Wales, the 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years' time, as follows:

*A Wales where people live:*

1. *...and work in connected, inclusive and healthy places*
2. *...in vibrant rural places with access to homes, jobs and services*
3. *...in distinctive regions that tackle health and socio-economic inequality through sustainable growth*
4. *...in places with a thriving Welsh Language*
5. *...and work in towns and cities which are a focus and springboard for sustainable growth*
6. *...in places where prosperity, innovation and culture are promoted*
7. *...in places where travel is sustainable*
8. *...in places with world-class digital infrastructure*
9. *...in places that sustainably manage their natural resources and reduce pollution*
10. *...in places with biodiverse, resilient and connected ecosystems*
11. *...in places which are decarbonised and climate-resilient.*

- 5.8 On urban growth, Policy 2 of Future Wales states:

*Urban growth and regeneration should be based on the following strategic placemaking principles:*

- *creating a rich mix of uses;*
- *providing a variety of housing types and tenures;*
- *building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;*
- *increasing population density, with development built at urban densities that can support public transport and local facilities;*
- *establishing a permeable network of streets, with a hierarchy that informs the nature of development;*
- *promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and*
- *integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.*

*Planning authorities should use development plans to establish a vision for each town and city. This should be supported by a spatial framework that guides growth and regeneration, and establishes a structure within which towns and cities can grow, evolve, diversify and flourish over time."*

### Housing

5.9 It is stated at Page 73 of Future Wales that *“the planning system has a long-established role in the delivery of affordable housing. We are committed to ensuring that new housing meets the needs of all members of society especially those unable to afford to buy on the open market. Echoing the strategic placemaking principles in policy 2, sustainable places are inclusive and welcoming to all; they do not exclude sections of the community or create ghettos of the affluent and the poor.”*

5.10 Policy 7 is of key relevance in regard to the delivery of affordable housing, which states the following:

*“The Welsh Government will increase delivery of affordable homes by ensuring that funding for these homes is effectively allocated and utilised. Through their Strategic and Local Development Plans planning authorities should develop strong evidence based policy frameworks to deliver affordable housing, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.”*

### Placemaking

5.11 Placemaking forms a key concept upon which many national planning policies are based. It is set out at Page 65 of Future Wales that *“Placemaking is at the heart of the planning system in Wales and this policy establishes a strategic placemaking approach and principles to support planning authorities to shape urban growth and regeneration”*.

### Biodiversity and Green Infrastructure

5.12 It is identified at Page 76 that the strategic focus of Future Wales on urban growth requires *“an increased emphasis on biodiversity enhancement (net benefit) in order to ensure that growth is sustainable”* (page 76).

5.13 In addition, the associated importance of green infrastructure is highlighted: *“As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from green infrastructure will be greatest in and around these areas. Innovative use of nature-based solutions and integrating green infrastructure in and around urban areas can help restore natural features and processes into cities and landscapes. Providing locally accessible, high quality green spaces and corridors helps to maintain and enhance the strategic functioning of our natural resources and ecological networks and address physical and mental well-being”* (page 78).

5.14 Policy 9 of Future Wales is of key relevance in regard to green infrastructure and biodiversity enhancement, which states the following:

*“To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:*

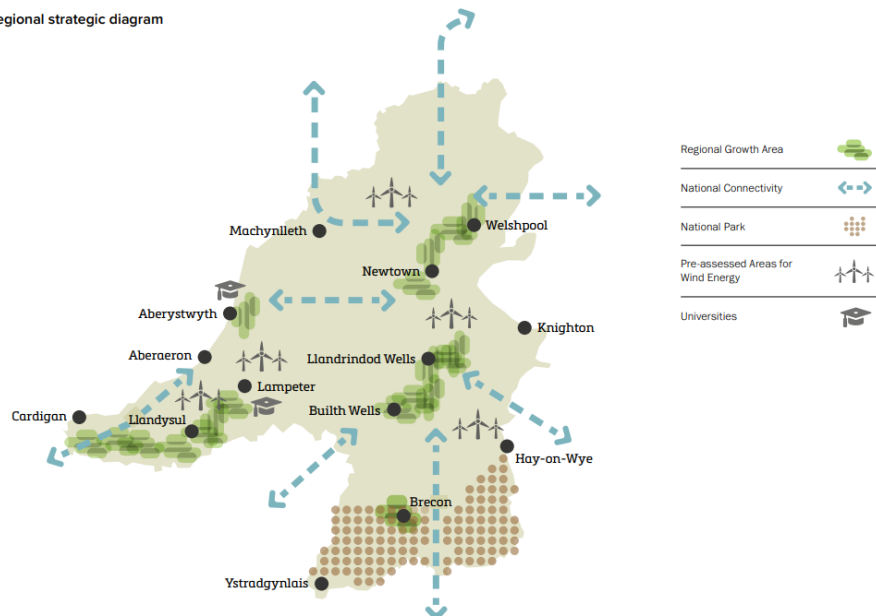
- identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and*
- identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.*

5.15 In respect of climate change, Future Wales confirms that:

*“It is vital that we reduce our emissions to protect our own well-being and to demonstrate our global responsibility. Future Wales, together with Planning Policy Wales will ensure the planning system focuses on delivering a decarbonised and resilient Wales through the places we create, the energy we generate, the natural resources and materials we use, and how we live and travel.”*

5.16 Finally, Policy 25 identifies Llanfyllin to be within the Mid Wales region although given its status as a village it is not allocated for any specific development. It is, however, closely connected to Welshpool which is identified as a Regional Growth Area.

Regional strategic diagram



**Planning Policy Wales, Edition 12**

5.17 Planning Policy Wales (PPW) Edition 12 was published on 7th February 2024. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and

cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015.

- 5.18 Sustainable Development is defined at Page 7 of PPW as follows: *“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”*.
- 5.19 Paragraph 1.18 sets out that *“Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated”*
- 5.20 In accordance with the National Development Framework, placemaking is also at the heart of PPW – Paragraph 2.1 for example, states that *“Everyone engaged with or operating within the planning system in Wales must embrace the concept of placemaking in both plan making and development management decisions in order to achieve the creation of sustainable places and improve the well-being of communities”*.
- 5.21 Paragraph 2.3 of PPW states that *“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all”*.
- 5.22 PPW states that previously developed ('brownfield') land should be used in preference, where possible, over greenfield land. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.
- 5.23 Section 3 – Strategic and Spatial Choices, states that *“effective strategic placemaking requires early collective consideration of placemaking issues at the outset, in the formulation of a development plan, or when developing specific proposals. The policy issues should not be considered in isolation from one another. Section 5 – Productive and Enterprising Places covers the economic components of placemaking which promote the economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development. These places are designed and sited to promote healthy lifestyles and tackle climate change” [3.1]*.
- 5.24 The importance of good design in development proposals is highlighted in Paragraph 3.3 of PPW, which states:

*“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area”.*

5.25 It is set out at Paragraph 4.2.1 that *“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”*

5.26 The importance of considering SuDs as an integral part of the development process is highlighted at Paragraph 6.6.18 of PPW where it is stated that:

*“The provision of SuDS must be considered at the earliest possible stage when formulating proposals for new development”. It is advised at Paragraph 6.6.19 that “Design for multiple benefits and green infrastructure should be secured wherever possible and as part of Green Infrastructure Assessments suitable approaches towards the provision of SuDS should be identified”.*

5.27 Regarding Green Infrastructure, Paragraph 6.2.11 of PPW advises:

*“The development proposals have considered the existing green infrastructure on the site, particularly the existing ecology and proposed vegetation. Mitigation and enhancements include appropriate measures for avoidance of impacts on bats, planting of new trees, shrub planting, species rich seeding, the installation of bat and bird boxes and hedgehog fence gaps. A swale is provided along the southern boundary of the site. These new features would contribute to the wider green infrastructure of the site and local context, whilst enhancing biodiversity.”*

5.28 Paragraph 6.2.12 of PPW (12<sup>th</sup> 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 Notes**

5.29 The following Technical Advice Notes (TANS) are of relevance to the proposed development.

5.30 *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.

- 5.31 *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.
- 5.32 *TAN12 Design (2016)* provides advice on how 'promoting sustainability through good design' and 'planning for sustainable building' may be facilitated through the planning system.
- 5.33 *TAN 18 'Transport' (2007)* offers national guidance on transportation related planning policies, and advises that it should be read in conjunction with Manual for Streets. It advocates the integration of land use planning and transport in order to promote resource and travel efficient settlement patterns, ensuring that development is located in areas of good accessibility, and managing parking provision."
- 5.34 *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 Level**

#### **Powys Local Development Plan 2011-2026**

- 5.35 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.
- 5.36 As shown below, The Powys County Council Local Development Plan Proposals Map indicates that the site is within the defined settlement boundary for Llanfyllin and is allocated for residential development (P32 HA1) capable of delivering 14 dwellings.





- 5.37 Llanfyllin is a defined Town within Settlement Hierarchy outlined under Policy SP5 of the Local Plan.
- 5.38 As such, the site is classified as vacant greenfield land that is allocated for residential development, where development is normally deemed to be acceptable subject to compliance with national and local planning policies.
- 5.39 In light of the above, the following Local Development Plan policies are considered relevant in the context of the proposed development:

Policy Reference	Referring to
<b>Strategic Policies</b>	
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
<b>Development Management Policies</b>	
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
<b>Topic Based Policies</b>	
T1	Travel, Traffic and Transport Infrastructure
H1	Housing Development Proposals
H2	Housing Sites
H3	Housing Delivery
H4	Housing Density
H5	Affordable Housing Contributions

5.40 Strategic Policy SP1 'Housing Growth' states that the County Council will seek to maintain a 5 year supply of land for housing, and provide land for 5,588 dwellings to meet the dwelling requirement of 4,500 additional dwellings through the duration of the Local Development Plan period.

5.41 Strategic Policy SP3 'Affordable Housing Target' advises:

*"Over the Plan period 2011-2026, 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."*

5.42 As established, Llanfyllin is identified as a 'Town' within the defined settlement hierarchy for Powys set out within LDP Policy SP5 'Settlement Hierarchy.

5.43 Strategic Policy SP6 'Distribution of Growth Across the Settlement Hierarchy' states that Towns comprise at least 50% of the LDP's growth land for housing development. On housing and employment development within Towns, Policy SP6 advises:

*"A higher proportion of new development required will be directed to Towns. This will be through commitments and new allocations and on suitable sites within the development boundary.*

*Additionally affordable housing will be permitted on exception sites forming logical extensions to the settlement."*

5.44 Strategic Policy SP7 'Safeguarding of Strategic Resources and Assets' states:

*"To safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation. The following have been identified as strategic resources and assets in Powys:*

- 1. Land designated at international, European and/or national level for environmental protection;*
- 2. Historic environment designations, including:*
  - i. Registered Historic Landscapes.*
  - ii. Registered Historic Parks and Gardens.*
  - iii. Scheduled Ancient Monuments and other archaeological remains.*

- iv. Listed Buildings and their curtilages.
- v. Conservation Areas. AND the setting of designations i.-v.
- 3. Recreational Assets, including:
  - i. National Trails.
  - ii. Public Rights of Way Network.
  - iii. Recreational Trails. iv. National Cycle Network.
- 4. The valued characteristics and qualities of the landscape throughout Powys.
- 5. Sennybridge (Ministry of Defence) Training Area.
- 6. Mineral Resource Areas.
- 7. Proposed Strategic Infrastructure Routes (if and when identified)."

5.45 Policy DM2 'The Natural Environment' states that development proposals must demonstrate how they protect, positively manage, and enhance biodiversity, including how they enhance the resilience of biodiversity and habitats. In addition, it states that development proposals should not generate adverse impacts on designated sites, including special areas of conservation (SACs), SSSI's, Special Landscape Areas, nature reserves (national and local), and ancient woodland.

5.46 Policy DM4 'Landscape' of the Powys Local Development Plan advises:

*"Proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to:*

*1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and*

*2. Have regard to LANDMAP, Registered Historic Landscapes, adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas.*

*Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken."*

5.47 With regard to flood risk, Policy DM6 'Flood Prevention Measures and Land Drainage' advises that *"development proposals must avoid unnecessary flood risk by assessing the implications of development within areas susceptible to all types of flooding; any development that unacceptably increases [flood] risk will be refused."*

5.48 Policy DM7 'Dark Skies and External Lighting' states:

*“Development proposals involving external lighting will only be permitted when a lighting scheme has been provided that demonstrates that the lighting will not individually or cumulatively cause:*

- 1. Unacceptable levels of light pollution especially in the countryside.*
- 2. An unacceptable adverse effect on the visibility of the night sky.*
- 3. A nuisance or hazard to highway users including pedestrians, and local residents.*
- 4. An unacceptable disturbance to protected species.”*

5.49 With regard to the design of new development, LDP Policy DM13 ‘Design and Resources’ states that development proposals must demonstrate good quality design and shall have regard to local amenity and character. Development proposals will only be permitted where a number of relevant criteria are satisfied, including (inter alia) distinctiveness and placemaking, scale and massing, heritage considerations, having an appropriate mix of uses, helps in generating safe and legible spaces, and minimises stress impacts on the local public transport network.

5.50 With regard to transport and highways, Policy T1 ‘Travel, Traffic, and Transport Infrastructure’ states that development proposals should incorporate the following principal requirements:

*“1. Safe and efficient flow of traffic for all transport users, including more vulnerable users, and especially those making ‘Active Travel’ journeys by walking or cycling;*

*2. Manage any impacts to the network and the local environment to acceptable levels and mitigate any adverse impacts; and*

*3. Minimise demand for travel by private transport and encourage, promote and improve sustainable forms of travel including Active Travel opportunities in all areas.*

*Transport infrastructure improvements will be supported where they promote sustainable growth, maximise the efficiency and safety of the transport systems, improve public and private transport integration and encourage passenger and freight rail operations.”*

5.51 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."*

5.52 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."*

5.53 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.

5.54 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.*

5.55 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 of 27+ units per hectare should be achieved.

5.56 Policy H5 – Affordable Housing Contributions states:

*"Housing development proposals will be required to make contributions towards affordable housing in accordance with the following criteria:*

*1. A contribution will be required from open market housing development proposals of 5 or more dwelling units or on sites of 0.25 ha and above.*

*2. The target contributions required for each a sub-market area are as follows:*

*i. Central Powys – 30% contribution.*

*ii. Severn Valley – 20% contribution.*

*iii. North Powys - 10% contribution.*

*iv. South West/Powys – 0% contribution.*

*The above target contributions will be kept under review in order to reflect changes in viability. Any amendments made to the target contributions as a result of this review will be confirmed through the Affordable Housing Supplementary Planning Guidance."*

- 5.57 With regard to new developments within Welsh Speaking Strongholds, of which Llanfyllin is one, Policy DM12 confirms that *"Development proposals for 10 or more dwellings on windfall sites within or forming logical extensions to the following settlements will be subject to a Welsh Language Impact Assessment. Where the Impact Assessment demonstrates that the development may have an adverse impact, proposals must be accompanied by a Language Action Plan setting out the measures to be taken to protect, promote and enhance Welsh Language and Culture. The implementation of any measures identified within the Language Action Plan shall be secured either by planning conditions or, where necessary, by planning obligations."*

**Supplementary Planning Guidance**

- 5.58 The following Supplementary Planning Guidance (SPG) adopted by Powys County Council is of relevance to the proposed development:

- Affordable Housing SPG (Adopted October 2018)
- Biodiversity and Geodiversity SPG (Adopted October 2018)
- CSS Wales Parking Standards (Adopted SPG) (Adopted January 2016)
- Landscape SPG (Adopted April 2019)
- Residential Design SPG (Adopted January 2020)

## Appraisal

### Overview

6.1 This section aims to identify the main issues relevant to the determination of the application and assess the scheme against the relevant planning policy framework. These matters are considered to be as follows:

- **Principle of Development**
- Impact of the development on the **character of the surrounding area.**
- The impact of the development on the **amenity of surrounding residential properties.**
- The impact of the development on the **local highway network.**
- The impact of the development on **biodiversity and the local landscape.**

### Principle of Development

6.2 PPW states that planning applications must be determined in line with the adopted local development plan, unless material considerations indicate otherwise. Due to the site's allocation for residential purposes (Ref: P32 HA1) within the current adopted LDP, it is considered that the principle of developing the site is firmly established.

6.3 Furthermore, the site sits within the defined Settlement Boundary for Llanfyllin which is identified within the LDP as a 'Town. The site is, therefore, well positioned in terms of proximity to a range of local services and facilities. Whilst the LDP allocation is for 14 no. properties, the proposed development proposes a total of 16no. units; this is considered to be a reasonable number of homes due to the need to accommodate on site open space, sustainable drainage infrastructure, green infrastructure provision, etc. and given the site's irregular shape and the engineering associated with ensuring level access can be achieved to each property. It also reflects the wider residential density within Llanfyllin and the required mix of housing tenure within the local area. As such, it is possible to present a scheme of higher density whilst ensuring that it complies with all other local planning policies.

6.4 On the matter of affordable housing, Policy H5 confirms that the overall affordable housing requirement for this site (through its allocation) would be a 10% provision. In the case of this planning application, a provision of 100% affordable housing would be delivered, and as such the proposed development is considered to be fully policy compliant with Policy H5, in addition to Policy DM1 'Planning Obligations'. The provision of affordable dwellings would contribute towards achieving Powys County Council's ambitions to deliver 952 units over the plan period of 2011-2026.

- 6.5 As previously discussed, pre-application discussions with Powys County Council established that the proposed development is acceptable in principle and that fundamental compliance with Policy H1 of the Powys LDP is demonstrated.
- 6.6 On this basis, the application is considered to comply with national and local policies and the delivery of the site would provide an appropriate form of development which would comply with policies SP6, H1 and H3 of the adopted Local Development Plan.

**Impact of Development on the Character of the Surrounding Area**

- 6.7 As established, the site is located within the defined settlement boundary for Llanfyllin, within an established residential area. As such, the proposed residential development is considered appropriate in this setting and the resulting use of the site would conform to its surrounding uses.
- 6.8 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 this part of the settlement, including existing properties on Derwlwyn Lane. As previously established, the surrounding residential context is largely detached and semi-detached and detached properties, consisting of two storey properties and bungalows.
- 6.9 The number of properties proposed to be delivered exceeds the Local Development Plan allocation for the site (16 dwellings instead of the 14 allocated). It is acknowledged that the allocations are based on a desk based assessment on density which applies County-wide. Despite the constraints of the site with regard to increasing topography from east to west, the proposed site layout has been calculated to achieve the maximum number of dwellings within the site boundary (16), while being responsive to the site's context and with regard to the amenity of future occupiers. On this basis, the density of the proposed development is considered to be acceptable. This has been agreed during pre-application discussion with the planning officer.
- 6.10 The proposal accommodates a range of properties, varying from one-bed walk-up flats to 2 and 4-bed properties as well as the inclusion of 1-bed bungalows. The development, therefore, satisfies the policy requirement to ensure a range of properties are delivered which will reflect the housing need in the area. This development, therefore, delivers homes where there is a need (there is also a wider need where households registered with Llanfyllin as a first or second or subsequent preferred choice).
- 6.11 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 town.



Accordingly, the material palette of a clay facing brick finish with each plot alternated between Ibstock Brunswick Farmhouse Mixture and Forterra Belgravia Gault Blend 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 south of Llanfyllin whilst providing a modern and high-quality design. The proposed design measures also reflect the comments prepared by the LPA during pre-application discussion with regard to design and appearance.

- 6.12 On this basis, the application is considered to be acceptable and will not have a detrimental impact on the character of the area, in accordance with PP12, TAN 12 and policies DM4, DM13, H1, H3 and H4 of the adopted LDP.

**Impact of development on the Amenity of Surrounding Residential Properties**

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

- 6.14 As indicated, the proposed layout aims to utilise the topography and setting of the surrounding area in order to mitigate any impacts associated with scale and overlooking. No significant amenity impacts are considered to arise with regard to privacy, overlooking, or overshadowing on any property within the site's vicinity. The development offers no significant amenity impact, in terms of privacy, overlooking, overbearing or overshadowing on any property within the vicinity. The scheme has been carefully designed to ensure that there is no direct face-to-face windows and the scale of properties adjacent to the existing bungalows are not overbearing. Accordingly, the properties to the north-west are proposed to be bungalow properties to reflect the predominant character along Derwlwyn Lane. The site topography, given that it drops from a high-point adjacent to the properties at Derwlwyn Lane, down to the south-east, means that the ridge lines of the nearest properties do not exceed the existing ridge of the bungalows. As such, the scheme will have an acceptable relationship on the neighbouring residential context.

- 6.15 Taking all of the above into consideration, the proposed development is not considered to generate any significant adverse impacts on the amenity of surrounding properties and is in line with planning policies DM13, H1 and H3 of the adopted LDP as well as the Supplementary Planning Guidance on Residential Design.

**Impact on Green Infrastructure and Biodiversity**

- 6.16 As indicated within the submitted Preliminary Ecological Appraisal (PEA) (Central Wales Infrastructure Collaboration Engineering Design Services), the site is not designated under any statutory or non-statutory designated sites within or adjacent to the site boundary. Features of biodiversity value have been identified along the

hedgerows adjoining the site's southern and northern boundaries, with their potential to support species of local importance highlighted.

- 6.17 The Preliminary Ecological Appraisal (PEA) submitted as part of this planning application concludes that the development will not have a significant effect on the biodiversity opportunities providing that the below recommendations have been incorporated into the development. This includes:
- *Include provision of a new native species rich hedgerow to be planted along the eastern boundary of the proposed development site, this will provide a new section of hedgerow approximately 43m in length. The following hedgerow planting specifications shall be adhered to: • Hedging plants are to be 60-80 cm high, 1+1, bareroot, healthy and vigorous transplants to be planted in a double staggered row, 450mm apart, 5-7 plants per linear metre.*
  - *All transplants shall be protected with a 400mm high spiral rabbit guard supported by a 750mm stake or cane. Stock proof fencing should be erected to protect hedging from grazing as required. The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.*
  - *In order to ensure appropriate protection measures are identified for the hedgerows a Construction Phase Hedgerow Protection Plan is produced in accordance with the recommendations set out in 'BS5837:2012 Trees in relation to design, demolition and construction – Recommendations'.*
  - *Any external lighting proposed to be included within the layout of the proposed development including street lighting and security lighting will need to be designed to minimise impacts to wildlife at the site and in the surrounding environment;*
  - *The lighting scheme will also need to be designed to avoid future conflict with any enhancement measures i.e. bat boxes and new hedgerow planting, incorporated into the proposed development;*
  - *Provision of bird and/or bat boxes within the new houses on the site – it is recommended that a mixture of types is used to maximise biodiversity opportunities and that integrated boxes are used to ensure their longevity and reduce risk of damage or vandalism and require less after-care or maintenance;*
- 6.18 As identified within the PEA, it is acknowledged that the proposals for the development of the site will likely in the loss of a section of the southern hedgerow (which will be translocated), in order to achieve appropriate access off the A490. Notwithstanding, the submitted landscape plan demonstrates that new native planting within the site would provide an attractive layout with green infrastructure provisions tied in, to enhance biodiversity opportunities and to provide a well-designed scheme that provides an attractive environment for residents to live in and enjoy.

- 6.19 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.
- 6.20 The mitigation and enhancement measures for biodiversity and landscape proposed have been considered in line with the measures detailed within the Environment (Wales) Act 2016 and recent revisions made to PPW (12<sup>th</sup> Edition) to secure GI and biodiversity enhancement. As indicated in the accompanying landscaping specification, the following landscape enhancement measures are proposed:
- The retention of existing hedgerows, where feasible;
  - The planting of native and ornamental trees, in order to create seasonal interest and increase biodiversity;
  - The proposed planting of native hedgerows, in order to screen the site's boundaries and enhance biodiversity.
  - The proposed planting of native shrub species within any identified gaps within the existing hedgerows;
  - The planting of lavender and ornamental planting within amenity areas in order to provide visual interest, and help attract pollinators;
  - The seeding of swale basins with emorsgate EM8 meadow mixture species for wetlands;
  - The planting of species rich grass within areas, including emorsgate EM1 basic purpose meadow mixture;
  - The placement of logs and boulders to encourage informal play opportunities and to facilitate species growth.
- 6.21 In line with the above, it is considered that the proposed development will deliver significant biodiversity and landscaping enhancement in comparison to the existing context, and as such it is considered that this planning application complies with Local Development Policies DM2 'The Natural Environment' and DM4 'Landscape'.

#### **Impact on Highways**

- 6.22 Policy T1 'Travel, Traffic, and Transport Infrastructure' advises that proposals should incorporate and ensure the safe, efficient flow of traffic for all road users (including active travellers), manage any impacts to the local high way network, and minimise demands for private travel.
- 6.23 In terms of access, the proposed new junction for vehicular movements off the A490 has been designed to be acceptable and it can be delivered safely with adequate visibility splays provided both directions.
- 6.24 The parking provision is also considered to be acceptable due to it meeting CSS Wales Parking Standards, with a total of 25no. car parking spaces proposed to be developed – inclusive of residential and visitor car parking spaces.

- 6.25 The accompanying swept path analysis and GA highways plan demonstrate that appropriate access can be achieved off the A490 and into the site boundary, with an appropriate turning head incorporated at the centre of the site to accommodate the turning of all vehicles, including waste management vehicles and associated HGVs.
- 6.26 The proposed access route, as per the accompanying engineering plans, is proposed to have a width of 5.5m which can facilitate vehicular movement in both directions of the road, in accordance with highway standards for residential development. This access road is to be adopted for the large part, with a private drive running from the centre of the site to the west towards Plots 1, 2, 15 and 16. Adopted and private footways, of a width of 2.0m, are proposed to run adjacent to the respective adopted and private roads.
- 6.27 Whilst access into the site is proposed off the A490, the existing footway along the A490 will largely remain unaltered, with a pedestrian crossing proposed across the site entrance. This will continue to allow for safe pedestrian movement along the footway adjacent to the A490. An additional footpath facilitating movement to the north towards Derwlwyn and thereafter local facilities within the town has been designed into the layout and will be an important feature to promote access to surrounding Active Travel routes in the locality.
- 6.28 As established, the application site is located within a sustainable location with regard to local facilities and services. The proposed internal layout is considered to contribute towards an improvement of the permeability of the local area, through opening up the site and providing pedestrian footway connections from Derwlwyn Lane to the A490, through the site. As such it is considered to represent an appropriate location for development, in an area of good accessibility, in accordance with TAN18 'Transport' (2007).
- 6.29 In line with the above, it is considered that the proposed development is acceptable from a highways perspective and that accordance with Policy T1 'Travel, Traffic, and Transport Infrastructure' can be demonstrated.

## Conclusion

- 7.1 This Planning Statement has been prepared on behalf of Powys County Council Housing Services in relation to the proposed full planning application for the development of 16no. dwellings on land opposite Maesydre, Llanfyllin.
- 7.2 The proposed development presents an opportunity for Powys County Council to deliver much needed affordable housing provision in a sustainable location within a defined Town as per the settlement hierarchy set out within the LDP. The proposed development will result in the delivery of a mix of housing tenure in a highly sought after area where there is a significant housing need whilst being in keeping with the residential context.
- 7.3 The site is located within the settlement boundary within the defined settlement boundary for Llanfyllin, as per the Powys County Council Local Development Plan. The development of the site would be delivered in a sympathetic manner with adequate provisions for landscaping, parking, and drainage infrastructure made, in addition to ecological and landscape mitigation where necessary. In line with national planning policy, design measures have been formulated with placemaking principles in mind, and it is considered that the principle of development behind the scheme is sustainable.
- 7.4 In light of the above, it is considered that the proposed development is in accordance with key Local Development Plan policies including Policy SP1 'Housing Growth', SP6 'Distribution of Growth across the Settlement Boundary', T1 'Travel, Traffic and Transport Infrastructure', H1 'Housing Development Proposals', H2 'Housing Sites', H3 'Housing Delivery', and H4 'Housing Density', in addition to national planning policy, and is acceptable in regard to principle and detailed design matters.
- 7.5 It is for the above reasons that it is respectfully requested that Powys County Council grant full planning permission for the residential development, as proposed, on land opposite Maesydre, Llanfyllin, for the development of 16no. affordable dwellings.