

PLANNING STATEMENT

Land at former Bodlondeb Care Home, Penparcau, Aberystwyth

August 2024



Summary

Proposal:

Full planning application for the proposed demolition of the existing residential properties and redevelopment for residential development and associated works

Location:

Land at the former Bodlondeb Care Home, Penparcau, Aberystwyth, SY23 1SJ

Date:

August 2024

Project Reference:

23.139

Client:

Wales and West Housing

Product of:

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Introduction

- 1.1 This Planning Statement has been prepared by Asbri Planning Ltd on behalf of Wales and West Housing in relation to the proposed full planning application for the demolition of the existing residential properties and redevelopment for residential development and associated works on land at the former Bodlondeb Care Home, Penparcau, Aberystwyth, SY23 1SJ.
- 1.2 The site comprises the former Bodlondeb care home in addition to a terrace of 5 properties (Nos 1 – 5 Yr Hen Ysgol) which are let to tenants. The care home was closed in January 2018 and has remained vacant since. The site is of an irregular shape bounded by the rear gardens of Rhyd Y Bont to the north, Heol Y Bont to the east, Penparcau Park to the south and existing residential properties off Rheidol Road to the west.
- 1.3 The use of the building as a C2 care home was no longer deemed to be required by the Council and this has been demonstrated in time the property has been marketed and unsuccessfully secured to continue its former use. As such, this proposal seeks to redevelop the site to deliver much needed affordable homes on an existing brownfield site within a highly sustainable location within Aberystwyth.
- 1.4 The planning application comprises the following set of drawings prepared by RLH Architects, Roger Casey Associates and DP Landscape Architecture:

Drawing name	Prepared by
Topographic Survey and Site Location Plan	RLH Architects
Topographical Survey	Roger Casey Associates
Existing Floor Plan	-
Existing Elevation Plan	-
Development Site Services & Constraints Plan	RLH Architects
Proposed Site Plan	RLH Architects
Proposed Roof Block Plan	RLH Architects
Proposed Floor and Elevation Plan 2P1B Terraced Flats	RLH Architects
Proposed Floor and Elevation Plan 4P2B Semi-Detached House	RLH Architects

Proposed Floor and Elevation Plan 4P2B Terrace House	RLH Architects
Proposed Floor and Elevation Plan 5P3B Semi-Detached House	RLH Architects
Proposed Floor and Elevation Plan 9P6B Detached House	RLH Architects
Proposed External House Type Finishes Site Plan	RLH Architects
Proposed External House Type Finishes	RLH Architects
Proposed Site Sections and Street Elevations	RLH Architects
Landscape Plan	RLH Architects
Landscape Biodiversity Enhancement Plan	RLH Architects
Proposed Domestic Lighting Plan	RLH Architects
3D Views and Map Key	RLH Architects
Engineering Site Plan Highway Geometry	Roger Casey Associates
Engineering Site Plan Levels	Roger Casey Associates
Engineering Site Plan	Roger Casey Associates
Drainage Strategy Plan	Roger Casey Associates
Landscape Biodiversity Enhancement Plan	DP Landscape Architecture:
Landscape Plan	DP Landscape Architecture:

1.5 In addition, the following supporting documents are submitted.

Document	Prepared by
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
Green Infrastructure Statement	Dan Patterson
Arboricultural Report	Tree Consultants Wales

Preliminary Ecological Appraisal	I&G Consulting Ltd
Bat Survey Report	I&G Consulting Ltd
Transport Statement	Acstro
Geotechnical Report	Quantum Geotech
Drainage Strategy Report	Roger Casey Associates

1.6 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 site is located to the southeast of the town of Aberystwyth, centrally within the Penparcau area, in the northwest of Ceredigion and defined as an 'urban service centre' in Ceredigion's settlement hierarchy.
- 2.2 Aberystwyth has an attractive coastal character with older buildings along the shore with maritime and commercial characteristics. The core of the town has many traditional built features, creating a pleasant setting with a general sympathetic level of development.
- 2.3 The site lies to the north of the A487 trunk road, which runs between the towns of Cardigan to the southwest and Machynlleth to the northeast. The application site is centered on the following grid coordinates E: 259253, N: 280169.

Site Description

- 2.4 The site comprises a single parcel of land, measuring approximately 0.63ha in size. The site is of an irregular shape bounded by the rear gardens of Rhyd Y Bont to the north, Heol Y Bont to the east, Penparcau Park to the south and existing residential properties off Rheidol Road to the west. The site falls approximately 2.0 metres from east to west over a distance of 107 metres, which equates to a 1:50 gradient for the length of the site, and approximately 4.3 meters from south to north over a distance of 45 metres, which equates to a 1:10 gradient.
- 2.5 The site comprises the former Bodlondeb care home in addition to a terrace of 5 properties (Nos 1 – 5 Yr Hen Ysgol) which are let to tenants. The care home was closed in January 2018 and has remained vacant since. The former Bodlondeb Care Home originally accommodated 44 bedrooms but, as of 2017, only 26 beds were registered as the remainder did not comply with care standard requirements. The care home closed in 2018.
- 2.6 The use of the building as a C2 care home was no longer deemed to be required by the Council and this has been demonstrated in time the property has been marketed and unsuccessfully secured to continue its former use. Accordingly, the site was put on the market and offered for sale as social housing with a three-month deadline initially before it would be taken to the general market. Wales and West Housing purchased the site in 2023 with the aim of delivering much-needed affordable homes on the site.
- 2.7 The Former Bodlondeb Care Home (the property) is a substantial, detached, brick-built building which is two and three storeys in height with a single pitch metal roof. There are uPVC fascia and barge boards present and timber soffits. The layout incorporates a central entrance area with three wings in a 'Y-shaped- building. The entrance

and residential accommodation along the northern part of the building rise to three-storey, however, making use of the site levels does not increase the ridge height.

- 2.8 There is a broad range of existing landscape features within the site which includes some scattered trees of varying degrees of quality, areas of scrub and areas of unmaintained grass, associated with the previous site layout. The grassland on site consists of areas of short and long grasses with a dense sward holding a good diversity of species. An area of dense scrub can be found in the southeastern corner of the site including a number of tree species amongst the scrub. A number of scattered trees can be found amongst the grassland and scrub on site with species including oak, hazel, Japanese flowering cherry, and silver birch
- 2.9 Existing utilities and infrastructure serving the site are generally located in the road running parallel with the eastern boundary. There is a mains gas supply leading to the existing building. Foul drainage running on the southern boundary, and water main running along the road of Heol-Y-Bont.
- 2.10 Neither the former care home or the properties at yr Hen Ysgol are subject to, or located immediately adjacent to any statutory or non-statutory designations. A review of the historic environment database and historic OS mapping shows that the site is not itself or located within close proximity to any listed assets. The Hen Ysgol was built as a National School in 1846, however, has since been converted into five dwellings.
- 2.11 A review of the Welsh Government Development Advice Maps confirms the site is not located within a Flood Risk Zone; the land is located within Flood Zone A. On the Welsh Government Flood Map for Planning, the site is not identified as at risk of flooding (River and Sea) – none of the land falls within River and Sea Flood Zone 2 or 3 but it does have a medium to high-risk surface water and small water courses which will need to be addressed within the redevelopment proposals.

Access and Movement

- 2.12 There is a single point of access on the eastern boundary leading off Heol-Y-Bont. This access is shared by the former Bodlondeb Care Home, Nos. 1 to 5 Yr Hen Ysgol and two care properties operated by Barcud; Gwynfa and Talardd, located to the north-west of the site. This right of access must be maintained in the resulting redevelopment of the site. Heol y Bont slopes steeply at this point and the carriageway adjacent to the site access has a short section of overtaking lane for southbound traffic that is climbing the hill. There is a single lane for northbound traffic. There are double-white central lines separating the opposing traffic flows. The road is subject to a 30mph speed limit.

- 2.13 The site is accessible to pedestrians from the footway that runs along Heol y Bont. This is already designated as a walking active travel route. The footway along Heol y Bont continues south to link with the footways that continue along Penparcau Road. To the north the Heol y Bont footway links to the Parc y Llyn Retail Park and footways continue uninterrupted towards the town centre and Llanbadarn. Some 90m to the south of the site's access is an underpass that provides a segregated crossing of the A4120 for pedestrians. This provides a safe link between the site and Ysgol Llwyn yr Eos. A traffic free active travel route that follows the northern bank of the Afon Rheidol can be accessed from Heol y Bont, some 230m to the north of the site's access. This active travel route provides access to the Parc y Llyn Retail Park, the Council Offices and other facilities located along Boulevard St Brieuc, Park Avenue and the town's railway and bus stations. This is the most direct route between the site and the town centre.
- 2.14 The nearest bus stop to the site is located approximately 140m to the south of the site, along the roundabout A4120/Penparcau roundabout. Regular bus services are provided from this stop including the 304, 585, 588, T1 and T5 Trawscymru services. Aberystwyth's bus station is the locus for most of the bus services that serve the town, providing links to other towns such as Machynlleth, Tregaron, Lampeter and Carmarthen and national services to Bangor, Cardiff and London. Aberystwyth's railway station is adjacent to the bus station and provides access to trains that run every two-hours between Aberystwyth and Machynlleth with these services occasionally extending to/from Shrewsbury and Birmingham

Surroundings

- 2.15 The surrounding context is largely residential with residential properties located to the north, west and south-west. The residential properties in the area vary from terraced properties to semi-detached and detached, primarily two-storey dwellings.
- 2.16 There are a number of amenities in close proximity to the site, a selection of which are described below:
- Ysgol Llwyn yr Eos 200m / 3 minutes
 - Penparcau Park 130m / 2 minutes
 - Penparcau Community Centre 230m / 4 minutes
 - Penparcau Post Office 350m / 5 minutes
 - Parc y Llyn Retail Park (Morrisons etc.) 600m / 8 minutes
 - GP Surgery (Ystwyth Medical Group, Parc y Llyn Retail Park) 850m / 13 minute
- 2.17 There exists, therefore, a wide range of destinations and services within walking and cycling distance that will meet the daily needs of the development's residents. As a result, people are more likely to travel by active modes to access those services and will not be reliant on the car.

Planning Context

Planning History

- 3.1 A review of Ceredigion County Council's online planning register indicates that the following applications are of relevance:
- A240523 - Prior Notification of proposed demolition of the buildings associated with the former Bodlondeb care home - Awaiting Decision
 - 921437 - Conversion of Church Hall into 5 dwellings - Approved subject to conditions (03/02/1993)
 - 800241 - Kitchen and toilet extension - Approved subject to conditions (15/05/1980)
- 3.2 The prior notification application was submitted by Wales and West Housing in July 2024 as a separate application as the site is encouraging anti-social behaviour. It was, therefore, considered appropriate to demolish prior to the determination of the application for the redevelopment to provide residential dwellings and associated works. This application is still awaiting a response from Ceredigion Council. If approved, it will form a separate demolition contract to the replacement residential development.

Pre-Application Consultation

- 3.3 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.
- 3.4 Accordingly, a Pre-Application Consultation is to be held between the 23rd August and 20th September 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 are provided within the accompanying PAC Report and any alterations to the scheme, as a result of this consultation, are included within the Design and Access Statement.
- 3.5 In addition, a public exhibition is also being held on 10th September between 14:00 and 19:00 at the Hub, Penparcau where the proposals will be displayed and members of the design team will be available to answer any questions.

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.

Proposed Development

Amount, Scale and Layout

- 4.1 The proposed development seeks to demolish the existing residential dwellings along Heol y Bont and the redevelopment of the site for 18no residential dwellings and associated works including car parking and landscaping works.
- 4.2 The proposal includes the following housing mix:
- 6 x 2P1B Terrace Flats, affordable Units - Plots 1 – 6
 - 7 x 4P2B House, affordable Units - Plots 7 - 13
 - 4 x 5P3B House, affordable Units- Plots 14 – 17
 - 1 x 9P6B House affordable Units - Plot 18
- 4.3 The properties are designed around the southern perimeter of the site, adjacent to the park, as well as along the site frontage, along Heol y Bont. This is due to the need to retain the existing access road and to ensure a positive relationship with the surrounding properties whilst working with the natural topography of the site. Within the site a 5.5m wide adopted carriageway with a 2m wide footway along its southern side will be provided. A turning head is located at the western end of the development to accommodate refuse vehicle movements. A 2m wide strip along the northern side of the development's street accommodates sustainable urban drainage features. The highway layout and geometry has been the subject of discussions with the Highway Authority and will be constructed to an adoptable standard.
- 4.4 At the western end of the proposed estate road, a shared private driveway provides access to Gwynfa and Talardd; two care properties operated by Barcud. The proposed layout ensures that the legal rights to access both properties have been retained. The internal road is proposed to be adopted for the initial part with a parking court provided towards the end of the road to serve properties 14-18.
- 4.5 The development is considered to be an appropriate density proportionate to the site area. Accordingly, the scheme presents a medium density of 33dph which is considered to be a positive utilisation of the site, considering the difficult topography and the need to retain the access road in its current position. The residential units are appropriately located throughout the site area, with sufficient landscaping proposed to provide amenity benefits and to soften the built nature of the development. This layout has been carefully considered to ensure it utilises the existing natural topography of the existing site, creating a sympathetic development.
- 4.6 The dwellings are all to be built to two-storeys to assimilate in with the existing residential context and to ensure that it reflects the character of the area.

Roads, Access and Parking

- 4.7 The existing access to the site from Heol y Bont will be retained and improved. Works to the Heol y Bont junction make allowance for the Council's aspirations for developing a walking and cycling active travel route at this location.
- 4.8 Active travel movements in and around the settlement from this allocated site will encourage residents to access the town and its facilities on foot, reducing car travel associated with the development. There is good transport links to neighbouring towns and villages, promoting the use of public transport.
- 4.9 Parking provision within the development is as follows:
- 1 Bedroom flats 1 car parking space each
 - 2 Bedroom houses 2 car parking spaces each
 - 3 Bedroom houses or bigger 2 car parking spaces
- 4.10 The parking provision for the one and two bed units is entirely in accordance with the Council's adopted Parking Standards. For the 5 houses with three or more bedrooms, two parking spaces each are provided. This is one space each less than the Parking Standard recommendation and reflects the lower car ownership rates exhibited in affordable housing developments.
- 4.11 The Parking Standards suggest that provision should be made for 1 visitor parking space for each 5 dwellings. This equates to 3 or 4 visitor spaces in this case. It is considered that visitor parking can be accommodated safely and without causing obstruction on an informal basis at the kerbside. No dedicated visitor parking spaces are provided. This informal on-street parking for visitors is considered preferable to the provision of dedicated visitor spaces because of the flexibility it provides. Experience has shown that visitors will often ignore dedicated visitor parking spaces to park on-street as near as possible to the property they're visiting. Dedicated visitor parking spaces can also be problematic in that there is a tendency for the property nearest the space to adopt it as its own, making it unavailable to visitors.

Appearance and Materials

- 4.12 The surrounding area is not considered to possess a significant architectural style or identity, with variations in brick, rendered, and stone buildings within the local area. Accordingly, the proposed pallet contains the following:
- Walls: Grey Brick Plinths with painted textured sand/cement render and Grey slate horizontal fibre cement cladding
 - Roof: Edgemere interlocking concrete slates
 - Windows: Light grey uPVC casement windows
 - Doors: Composite PAS front doors
 - Fascias, Barges and Soffits: Grey uPVC

- Guttering and Downpipes: Black uPVC

4.13 The material palette utilised within the scheme clearly recognises the vernacular of the local area. It is intended to create a development that acknowledges its context whilst enhancing the wider area through distinct design choices to create a contemporary aesthetic. Materials will offer good longevity in terms of the life-cycle of the dwellings; low maintenance and from responsibly sourced manufacturers.

Green Infrastructure and Biodiversity Enhancements

4.14 The Environment (Wales) Act 2016, provides a context for the delivery of multi-functional green infrastructure. Its protection and provision can make a significant contribution to the sustainable management of natural resources, and in particular to protecting, maintaining and enhancing biodiversity and the resilience of ecosystems in terms of the diversity within and connections between ecosystems and the extent and condition of these ecosystems, so that they are better able to resist, recover from and adapt to pressures.

4.15 Due to the nature of the proposed development, a large proportion of the site will be taken up by the buildings and the associated access roads and parking, however, the proposed layout creates areas of green space which will be maximised to meet the GI objectives. The new Green Infrastructure proposed as part of the development can utilise these existing features to connect directly with the wider ecological network by introducing enhanced landscape areas and a series of GI links through the site and along its boundaries.

4.16 The underlying principles of the landscape design for the site are to create an attractive setting for the new development for the benefit of all users. This will be achieved by retaining and enhancing existing landscape features where possible and introducing new native tree and shrub planting as well as areas of wildflower meadow.

4.17 Due to the condition of the former care home, there were a number of opportunities present for bats to access and use the building and those that were available were deemed as having moderate potential for roosting bats. As such, bat surveys were carried out and the recommendations of that report have been incorporated within the proposed development

4.18 The planting scheme includes a large number of native species and species noted for wildlife value. These features include trees, hedges, shrubs, wildflower meadows and wetland habitats across the site. The existing planting infrastructure surrounding the site will be retained where possible and enhanced to ensure a healthy biodiverse site in the long term, which in turn will benefit local ecosystems and the wellbeing of people. In addition to the habitats created through the planting design, the site will also include other ecological measures. Bat and bird boxes will be installed on the new building.

4.19 The landscape proposals have been designed to contain a range of measures to ensure GI is maintained and enhanced as part of the development. Key measures include:

- Native tree planting around the site. This provides an attractive setting for the development and adds to the existing landscape infrastructure.
- Native hedge planting to boundaries provides a food source and nesting opportunities for birds.
- Shrub planting including species known for wildlife value. This softens building frontages and enhances biodiversity.
- The inclusion of wildflower meadow area to the SUDS features and around the site generally provides further ecological benefits and enhances the external environment.

4.20 The drainage design for the site includes a Sustainable Urban Drainage System. [SUDS]. The design comprises a series of swales and rain gardens. This gives us an excellent opportunity at surface level to create rich wetland and grassland habitats capable of holding water on site. This will improve and manage water quality, enhance biodiversity as well as providing amenity for the people using the site.

4.21 The combined effect of the above measures will be the creation of a species rich landscape, appropriate to the scale and nature of the proposed development.

Drainage Strategy

4.22 The accompanying Drainage Strategy Statement concludes that an achievable and sustainable drainage scheme can be designed for both foul and surface water drainage systems:

- All proposed development works are located in a low flood risk location considered by TAN 15.
- Surface water flows drained by gravity to onsite surface water drain via suitable SuDS measures and attenuated to greenfield (preexisting development) runoff rate of 1.6l/s.
- Foul water flows drained by gravity to the existing public foul water sewer network on site.

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);
 - Ceredigion Local Development Plan (2007-2022) (Adopted April 2013).
- 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);
 - Ceredigion 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.

National 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.



Future Wales: The National Plan 2040

5.6 Future Wales: The National Plan 2040 was adopted in February 2021 and replaces the Wales Spatial Plan (WSP) and provides a framework

for the future spatial development of Wales. Future Wales comprises the first development plan of its kind within Wales. It is a development plan with a 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:

"The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure.

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.*

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"*.

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.”

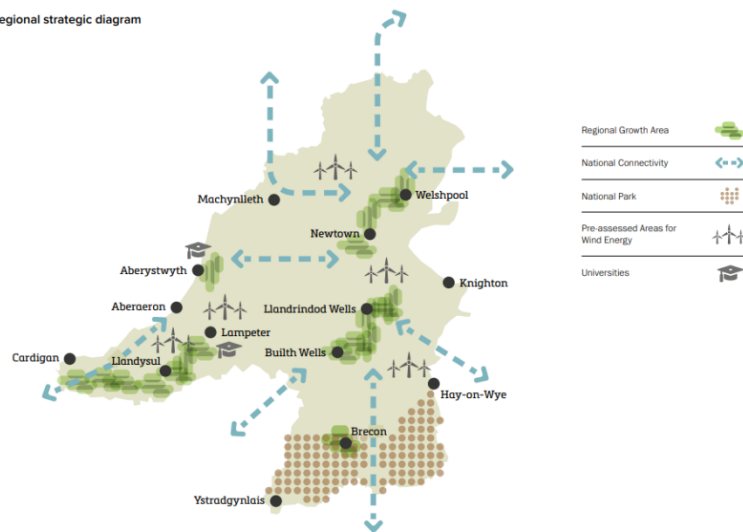
- 5.16 Mid Wales is identified as a regional growth area, as detailed within Policy 25 ‘Regional Growth Areas – Mid Wales’, which states:

“The Welsh Government supports sustainable growth and development in a series of inter-connected towns across the region. Development in these Regional Growth Areas should meet the regional housing, employment and social needs of Mid Wales. The Regional Growth Areas are:

- The Teifi Valley, including Cardigan, Newcastle Emlyn, Llandysul and Lampeter*
- Brecon and the Border*
- The Heart of Wales, including Llandrindod Wells and Builth Wells*
- Bro Hafren, including Welshpool and Newtown*
- Aberystwyth.*

The Welsh Government supports development in all parts of the region in meeting local needs. Strategic and Local Development Plans will determine the most appropriate locations for growth in Mid Wales and should demonstrate how a regional approach has informed decisions on future growth.”

Regional strategic diagram



Planning Policy Wales (Edition 12, February 2024)

5.17 Planning Policy Wales (PPW) Edition 12 (February 2024) is the principal document which sets out the land use policy context of the Welsh Government. Its primary objective is to ensure that the planning system itself contributes towards the delivery of sustainable development whilst improving the social, economic, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations Act 2015 and other pertinent legislation.

5.18 The planning system is central to achieving sustainable development in Wales. It provides the legislative and policy framework to manage the use and development of land in the public interest which is consistent with key sustainability principles.

5.19 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”*. 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”*.

Placemaking

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 It is summarised succinctly at Paragraph 2.3 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”*.

Good Design

5.22 The importance of good design in development proposals is highlighted at Paragraph 3.3 of PPW where it is stated that *“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”*.

5.23 In addition, it is highlighted that good design promotes environmental sustainability and contributes to the achievement of the well-being goals - Paragraph 3.7 states for example that *“Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution”*.

5.24 The importance of good design in term of ensuring high environmental quality is set out at Paragraph 3.8: *“Landscape and green infrastructure considerations are an integral part of the design process. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment and how these function together to contribute toward the quality of places”*.

5.25 Paragraph 3.12 outlines that good design is also about avoiding the creation of car-based developments by minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys. It is stated that *“Achieving these objectives requires the selection of sites which can be made easily accessible by sustainable modes as well as incorporating appropriate, safe and sustainable links (including active travel networks) within and between developments using legal agreements where appropriate”*.

5.26 PPW also states that planning authorities should aim to *“promote the re-use of previously developed, vacant and underused 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.

Green Infrastructure

- 5.27 The importance of green infrastructure is highlighted throughout PPW. It is summarised at Paragraph 6.2.5 that *“The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places”*.
- 5.28 PPW Edition 12 incorporates updates to Chapter 6 in particular, which came into immediate effect when it was published in October 2023. Chapter 6.2.5 now requires the submission of a green infrastructure statement with all planning applications. It states, *“This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.21) has been applied.”* Furthermore, sections 6.4.2, 6.4.5 and 6.4.21 have been updated to strengthen reference and clarification regarding the requirement to maintain, enhance and deliver a net benefit for biodiversity and ecosystem resilience. Where existing trees are to be removed, this must be replaced at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.

Transport

- 5.29 Section 5.3.1 emphasises how the planning system should *“facilitate the delivery, decarbonisation and improvement of transport infrastructure in a way which reduces the need to travel, particularly by private vehicles, and facilitates and increases the use of active and sustainable transport.”*
- 5.30 In line with the Sustainable Transport Hierarchy outlined in Figure 8 of Planning Policy Wales (PPW), the use of private motor vehicles is clearly discouraged. Paragraph 4.1.13 of PPW further outlines the purpose of the hierarchy as a tool that *“should be used to reduce the need to travel, prevent car-dependent developments in unsustainable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport.”*

Housing

- 5.31 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”*.

Technical Advice Notes (TANs)

- 5.32 PPW is supplemented by a series of topic specific Technical Advice Notes (TANs) including the following:

Technical Advice Note 2 (2006): Planning and Affordable Housing

- 5.33 TAN 2 provides advice and guidance on Planning and Affordable Housing. It states the importance of the role of the local authority in setting a target for affordable housing based on Local Housing Market Assessments (LHMA). Furthermore, the importance of carefully assessing whether the size and tenure of affordable housing reflects the identified need is emphasised.
- 5.34 Paragraph 11 refers to the design of affordable housing. Here, Planning Policy Wales' design objectives are highlighted as ones which *'apply equally to market housing and to affordable housing, the overriding principle being to establish a sense of place and community'*.

Technical Advice Note 5 (2009): Nature Conservation and Planning

- 5.35 TAN5 seeks to ensure that new developments should contribute to biodiversity conservation. It stipulates that planning system should respect designated and protected sites and incorporate wildlife and geological features within the design of development and green infrastructure.

Technical Advice Note 12: Design (2016)

- 5.36 In defining the notion of design, paragraph 2.1 states that it can help in articulating our nation and culture whilst helping in sustaining a positive image of Wales.
- 5.37 Paragraph 2.5 warns that 'good design is not inevitable', in order to achieve it, it must embrace sustainability, architecture, place making, public realm, landscape, and infrastructure. Furthermore, the five objectives of good design are highlighted;

- Access;
- Character;
- Community Safety;
- Environmental Sustainability; and
- Movement.

Technical Advice Note 18: Transport (2007)

- 5.38 TAN 18 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.

5.39 TAN 18 advocates:

- *“the integration of land use planning and transport in order to promote resource and travel efficient settlement patterns;*
- *Ensuring that development is located where there is good accessibility by public transport, cycling and walking. This minimises the need to travel and promotes social inclusion; and*
- *Managing parking provision.”*

Ceredigion Local Development Plan (2007-2022)

5.40 The Ceredigion Local Development Plan was adopted in April 2013 and is the prevailing development plan for the county of Powys. As such, it is a material consideration for planning applications within Ceredigion.

5.41 As aforementioned, the site is brownfield in nature and is located within the settlement boundary as identified by the adopted Local Development Plan Proposals Map. The site is also allocated for housing under the adopted Local Development Plan (H1001). The site is part of a wider allocation including land further south and is identified as being able to deliver 134 dwellings. There are no further identified constraints to the site within the LDP Proposals Map.

5.42 In light of the above, the following Local Development Plan policies are considered relevant in the context of the proposed development:

Policy reference	Relating to
Strategy Policies	
S01	Sustainable Growth
S02	Development in Urban Service Centres (USCs)
S05	Affordable Housing
Land Use Policies	
LU02	Requirements regarding all residential developments
LU04	Meeting a range of housing needs
LU05	Securing the delivery of housing development
LU06	Housing density
LU08	Replacement of existing dwellings
LU24	Provision of new open space
LU32	Development and the waste hierarchy
Development Management Policies	

DM01	Managing the impacts of development on communities and the Welsh language
DM03	Sustainable travel
DM04	Sustainable travel infrastructure as a material consideration
DM05	Sustainable development and planning gain
DM06	High quality design and placemaking
DM09	Design and movement
DM10	Design and landscaping
DM11	Designing for climate change
DM12	Utility Infrastructure
DM13	Sustainable drainage systems
DM14	Nature conservation and ecological connectivity
DM15	Local Biodiversity Conservation
DM17	General landscape
DM20	Protection of trees, hedgerows and woodlands
DM22	General environmental protection and enhancement

5.43 Policy S02 relates to developments in Urban Service Centres (RSCs) advising:

'Urban Service Centres provide sustainable locations where development will be permitted which:

1. *In relation to Aberystwyth;*
 - a. *Contributes to the maintenance of its national significance and its role as a strategic centre for Mid Wales; and*
 - b. *Supports current objectives and action plans relating to its Strategic Regeneration Status;*

OR

2. *In relation to Cardigan, Lampeter, Llandysul, Aberaeron and Tregaron:*
 - a. *Contributes to their overall sub-regional role as set out in the Settlement Group Statements; and*
 - b. *Contributes to their regeneration strategies, where these exist;*

AND

3. *In relation to all USCs:*

a. Is within the defined settlement boundary (see Proposals Map), accords with the provisions of the Settlement Group Statement and satisfies all other Plan policies.'

5.44 Policy S05 confirms the LDP policies and allocations aim to secure in the region of 1100 affordable homes by "*...Permitting 100% affordable housing sites where justified by evidence of unmet affordable local need... Developments which include affordable housing or propose 100% affordable housing must provide adequate information to indicate the plot location, plot size, build standard and property type of the affordable units"*

5.45 Furthermore, Policy LU02 provides specific requirements regarding all residential developments:

"Housing development will be required to provide:

- 1. all units to Lifetime Homes' standards so far as reasonably practicable; and*
- 2. a mix of dwelling types and sizes to help secure a balanced housing stock, in that local area."*

5.46 With regards to replacement of existing dwellings, Policy LU08 specifies that "Proposals to replace existing dwellings will be permitted provided they comply with the following:

"Proposals to replace existing dwellings will be permitted provided they comply with the following:

- 1. The existing dwelling should not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3 of the Use Class Order 1987 (as amended);*
- 2. The replacement dwelling should:*
 - i. be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling unless there are demonstrable planning advantages to be gained from deviating from the original orientation, position or size.*
 - ii. respect or enhance the design of the original dwelling, that of surrounding properties and the locality;*
- 3. The proposed development will be subject to the demolition of the original dwelling at the appropriate time.*

5.47 DM06 (High Quality Design and Placemaking) is of relevance to all new developments, stating:

"Development should have full regard, and positively contribute to the context of its location and surroundings. Development should reflect a clear understanding of design principles, the local physical, social, economic and environmental context. Development should:

- 1. Promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material;*

2. *Complement the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form;*
3. *Have reference, where appropriate, to existing layout patterns and densities including changes of levels and prominent skylines;*
4. *Retain important natural features along with ensuring the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity;*
5. *Provide a safe environment by ensuring that the design of buildings and associated routes and open spaces consider safety principles;*
6. *Contribute to the creation of mixed and socially inclusive communities that provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;*
7. *Protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook;*
8. *Encourage the re-use of materials wherever possible and ensure that new materials where used are sympathetic to the character of the locality;*
9. *Where practical, include infrastructure for modern telecommunications and information.*

Finally, Policy DM14 relates to the conservation of nature and ecological connectivity by advising:

"Development will be permitted where it protects and, where possible, enhances biodiversity, geodiversity and ecological connectivity across Ceredigion, including local sites and local priority species and habitats."

5.48 Given the importance of Green Infrastructure provisions in the update to PPW, Policy DM10 of the LDP is of relevance, advising:

"All applications...which will have an impact on the landscape should be supported by a landscaping scheme. The landscaping scheme should:

1. *Demonstrate how the proposed development respects the natural contours of the landscape;*
2. *Demonstrate how the proposed development respects and protects local and strategic views;*
3. *Respect, retain and complement any existing positive natural features, landscapes, or other features on site;*
4. *Identify trees, hedgerows, water courses and topographical features to be retained;*
5. *Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;*
6. *Provide details of any proposed new landscaping together with a phased programme of planting;*

7. *Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species within the landscaping;*
8. *Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and*
9. *Provide permeable hard surface landscaping."*

Supplementary Planning Guidance

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

- Community and the Welsh Language
- Ceredigion Council Parking Standards (2015);
- Built Environment and Design (2015);
- Nature Conservation (2015);
- Affordable Housing (2014);
- Open Space (2015); and
- Transport Assessment (2015).

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 **biodiversity and the local landscape.**
- The impact of the development on the **local highway network.**

Principle of Development

6.2 With regard to the principle of development, the site is located within the defined settlement boundary for Aberystwyth and is not allocated for a specific use within the LDP. PPW supports residential development on brownfield land within sustainable locations (i.e. within the settlement boundary) in close proximity to local services and facilities, and public transport nodes.

6.3 PPW also states that planning applications must be determined in line with the adopted local development plan, unless material considerations indicate otherwise. As such, it is considered that the general principle of development is established, provided that the demolition and redevelopment of the site can be delivered in compliance with all other local policies.

6.4 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. The site has been vacant since January 2008 following the decision by Ceredigion Council to close the Bodlondeb care home. The site was subsequently put on the market for social housing providers initially and it was purchased by Wales and West Housing on the basis it can deliver much needed affordable housing on a vacant site.

6.5 On the matter of affordable housing, Policy S05 confirms that the overall affordable housing requirement for this site would be a 20% 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 the policy requirement. The provision of affordable dwellings would therefore contribute towards achieving Ceredigion Council's

ambitions to deliver 1100 much needed affordable homes. The Policy does confirm that the Council would permit 100% affordable housing sites where justified by evidence of unmet affordable local need and where sufficient information to indicate the plot location, plot size, build standard and property type of the affordable units' have been provided. Accordingly, Wales and West Housing have been in discussion with the housing officer and the scheme proposed is in direct response to the need within the area, as detailed within the latest Common Housing Register. As such, the type and mix of properties is reflective of the need and will provide local people with a home, in accordance to Wales and West Housing's Local letting Policy.

- 6.6 With regards to the demolition of the existing buildings on-site, there is a separate application for the prior approval of the demolition of the former care home which is to be assessed separately to this application. Notwithstanding, it is considered to be acceptable and the application is being submitted on the basis that the demolition is deemed to be acceptable. The demolition and the re-use of the 5 properties at yr Hen Ysgol are to be considered under this application and it is considered to be wholly acceptable given they are not abandoned and the replacement dwellings are located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling and also respects and enhances the design of the original dwellings, in accordance with Policy LU08.
- 6.7 In light of the above, the redevelopment of the site for residential use is appropriately justified given its vacant status for a long period of time with no alternative viable opportunities' forthcoming. It is, therefore, considered that the proposed development is acceptable and compliant with National aim, as contained in Planning Policy Wales and its associated Technical Advice Notes, and compliant with local planning policies including S02, S05,

Impact of Development on the Character of the Surrounding Area

- 6.8 As established, the site is located within the settlement boundary for Aberystwyth, and within an established residential area. As such, the demolition of the residential dwellings and redevelopment for residential development is considered appropriate in this settling and the resulting use of the site would conform to its surrounding uses.
- 6.9 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. As previously established, the surrounding residential context is largely terraced and semi-detached two-storey properties, therefore, the development has been carefully designed to ensure it adheres to the predominant house ttype in the area. The proposed tenure mix has been considered in direct response to the need for affordable housing

within the local area. Moreover, the site is considered to be an appropriate location for residential development, in a sustainable location located in close proximity to local services and facilities. As such, it is considered that the proposed tenure mix is acceptable given the above justification.

- 6.10 The surrounding area is not considered to possess a significant architectural style or identity, with variations in brick, rendered, and stone buildings within the local area. Accordingly, the material palette utilised within the scheme clearly recognises the vernacular of the local area. It is intended to create a development that acknowledges its context whilst enhancing the wider area through distinct design choices to create a contemporary aesthetic. Materials will offer good longevity in terms of the life-cycle of the dwellings; low maintenance and from responsibly sourced manufacturers. As such, the development is considered to promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material; complements the site and its surroundings in terms of layout, respecting views into and out of the site, whilst producing a cohesive form in relation to the scale, height and proportion of existing built form. Furthermore, the scheme makes reference to existing layout patterns and densities whilst retaining important natural features, in accordance with Policy DM06 of the adopted LDP.
- 6.11 The proposed development proposes a development density of 33 dwellings per hectare (33dph) so that it conforms to the housing density in the surrounding area. As such, the proposed development is considered to be of an appropriate scale.
- 6.12 In light of the above justification provided, the proposed development is considered to represent a development of high-quality design, which will improve the local residential context while respecting the character of the surrounding locality.

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 No significant 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.

- 6.15 As such, the proposed development is not considered to generate any significant adverse impacts on the amenity of surrounding properties.

Impact of Development on Biodiversity and the Local Landscape

- 6.16 The application is accompanied by a Preliminary Ecological Appraisal (PEA) which confirms that the habitats identified as present at the site are considered to be of low ecological value comprising large areas of species, poor amenity grassland and tarmacked/paved surfaces. The report recommends, that in order to provide a net enhancement for the development new native planting should be incorporated into the development using species of local provenance as well as artificial habitats such as bat bricks/boxes, bird boxes/bricks or Swift/Swallow cups; in order to provide a net benefit for biodiversity. These have all been accommodated within the development, as such, is considered to be acceptable from a biodiversity enhancement perspective.
- 6.17 The accompanying Green Infrastructure Statement concludes that the existing landscape has been assessed and important existing features have been identified. These will be retained and enhanced where possible and as appropriate, as part of the new landscape proposals for the site. The impact of the new development will be mitigated by creating new planting zones, wildflower meadows and other landscape features which will improve biodiversity, provide important ecological habitats and enhance the amenity value of the site. The successful establishment of the landscape design for the site will provide a network of healthy, multi-functional and biodiverse green spaces, capable of delivering a wide range of environmental and quality of life benefits for people and wildlife
- 6.18 Furthermore, bat surveys conducted confirm that no evidence of bats, nesting birds or signs of owl activity were found. However, the above biodiversity enhancement measures are required to ensure the development complies with the Environment (Wales) Act 2016, Future Wales 2040, and PPW 12.
- 6.19 As such, it is considered that any adverse impacts generated on the local landscape and biodiversity on-site can be mitigated and enhanced where possible, in accordance with National and local planning policies.

Impact of Development on the Highway Network

- 6.20 The application is accompanied by a Transport Statement which demonstrates that:
- The site is in a sustainable and accessible location. It is accessible to pedestrians, cyclists and public transport users. This increases the possibility that journeys generated by the development can be made by sustainable forms of transport.
 - There is a good range of services and facilities that cater for the

day-to-day needs of future residents of the site available within reach by sustainable methods of travel. This reduces the need to travel by car and ensures that future residents without access to cars are not socially excluded.

- The site currently accommodates a residential care home and 5 dwellings. It is estimated that these have the potential to generate 5 peak hour vehicle movements.
- The proposal is to redevelop the site to provide 18 affordable homes.
- The site benefits from a safe means of access that will be improved.
- The site will be served by an adoptable street. Off-street parking is provided for each property that closely aligns with the recommendations of the adopted Parking Standards. Visitor parking will be accommodated within the street.
- The estimated traffic generation of the proposed development will result in an increase of around 3 additional peak hour vehicle movements. This is insignificant and will cause no detrimental impact to the continued safe operation of the surrounding highway network.

6.21 As such it is considered that the development site meets planning policy requirements in terms of being in an appropriate location that is safely accessible by all forms of transport and that the impacts of the development on the continued operation and safety of the surrounding highway network would be acceptable. It is concluded therefore that there are no transport related issues that should prevent planning permission for the proposed development from being granted.

Conclusion

- 7.1 This Planning Statement has been prepared by Asbri Planning Ltd on behalf of Wales and West Housing in relation to the proposed full planning application for the demolition of the existing residential properties and redevelopment for residential development and associated works on land at the former Bodlondeb Care Home, Penparcau, Aberystwyth, SY23 1SJ.
- 7.2 The site comprises the former Bodlondeb care home in addition to a terrace of 5 properties (Nos 1 – 5 Yr Hen Ysgol) and the use of the building as a C2 care home was no longer deemed to be required by the Council. As such, this proposal seeks to redevelop the site to deliver much needed affordable homes on an existing brownfield site within a highly sustainable location within Abersytwyth.
- 7.3 The site is located within the settlement boundary within the defined settlement boundary for Abersytwyth, as per the adopted Local Development Plan. It is not at risk of sea, river or surface water flooding, as indicated by the NRW Development Advice Map and the Flood Map for Planning and the demolition is considered appropriate considering the properties are not listed. The site is of low ecological value and it is possible to retain the trees of note, particularly the tree that is subject to a TPO application. The layout is considered to be acceptable and will not impact the character of the area and will be acceptable in terms of impact on the amenity of adjacent properties.
- 7.4 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.
- 7.5 In light of the above, it is considered that the proposed development is in accordance with key Local Development Plan policies including S01 (Sustainable Growth), S02 (Development in Urban Service Centres (USCs)), S05 (Affordable Housing), LU02 (Requirements regarding all residential developments), LU08 (Replacement of existing dwellings), DM03 (Sustainable travel), DM05 (Sustainable development and planning gain), DM06 (High quality design and placemaking), DM09 (Design and movement) and DM10 (Design and landscaping), in addition to national planning policy, and is acceptable in regard to principle and detailed design matters.
- 7.6 It is for these reasons that it is respectfully requested that Ceredigion Council grants full planning permission for the development, as proposed.