

# DESIGN & ACCESS STATEMENT

---

**Land west of Maes yr Esgob  
Llanrhaeadr-Ym-Mochnant, Powys**

---

December 2023



**T:** 029 2073 2652

**T:** 01792 480535

**Cardiff**

**Swansea**

**E:** [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk)

**W:** [www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

**Description of development:**

Proposed residential development and associated works.

**Location:**

Land west of Maes yr Esgob, Llanrhaeadr-Ym-Mochnant, Powys.

**Date:**

December 2023

**Asbri Project ref:**

23.213

**Client:**

Powys County Council (Housing Services)



**Asbri Planning Ltd**

Unit 9 Oak Tree Court  
Mulberry Drive  
Cardiff Gate Business Park  
Cardiff  
CF23 8RS

**T:** 029 2073 2652

**E:** mail@asbriplanning.co.uk

**W:** asbriplanning.co.uk

	<b>Prepared by</b>	<b>Approved by</b>
<b>Name</b>	George Milburn <i>Planner</i>	Gwen Thomas <i>Senior Planner</i>
<b>Date</b>	December 2023	December 2023
<b>Revision</b>		

<b>Section 1</b> Introduction	5
<b>Section 2</b> Site Context and analysis	7
<b>Section 3</b> Planning Context	9
<b>Section 4</b> Design Evolution	11
<b>Section 5</b> Interpretation	13
<b>Section 6</b> Planning Policy	15
<b>Section 7</b> The Proposal & Planning Assessment	19
<b>Section 8</b> Conclusion	25

## SITE LOCATION



# INTRODUCTION

Figure 8: Objectives of Good Design



### Summary

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

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

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

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

### Project Brief

1.5 This application has been prepared by Asbri Planning on behalf of Powys County Council Housing Services in support of their full planning application for residential development and associated works on land west of Llanrhaeadr-ym-Mochnant.

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

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

### Vision

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

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

## SITE & SURROUNDING CONTEXT



Site is indicated by red star

## SITE DESCRIPTION

### General location

2.1 The application site is located west of Maes Yr Esgob, in Llanrhaeadr-Ym-Mochnant. The site is centred on grid coordinates X: 312724, Y: 325959.

2.2 The site's surrounding context is predominantly residential, with properties located adjacent to the west (Maes Y Dderwen), south (B4580), and east (Maes Yr Esgob). A small extent of the site's eastern boundary adjoins Llanrhaeadr Bowling Club. The site is located approximately 170m to the north-east of the defined Llanrhaeadr-Ym-Mochnant Conservation Area, and 90m to the west of Llanrhaeadr-Ym-Mochnant Football Club.

### Site Description

2.3 The site comprises an irregular parcel of land which increases in steepness to the north-west corner, measuring approximately 0.8Ha in size. The site is vacant greenfield land, and is considered to be overgrown. No existing structures are located within the site boundary. An established hedgerow (Category C quality) forms the site's northern boundary.

2.4 As established, the western, southern, and (majority of) eastern boundaries of the site adjoin existing residential properties.

2.5 The accompanying Tree Constraints Plan confirms the presence of a Category A Common Oak tree within the site boundary, and also notes a Category B Sycamore tree. In addition to this, it also indicates existing Category C Sycamore, Poplar, and Willow trees.

2.6 A review of the historic environment database and historic OS mapping shows there are no Listed structures or Scheduled Ancient Monuments on the site. Despite this, it should be noted that the site is located to the north east of two Grade II listed assets at the Green Stone (Cadw ref: 81842) and Honeysuckle Cottage (Cadw Ref: 81823). With

further regard to heritage, the site lies within the Llanrhaeadr-Ym-Mochnant character area of the Tanat Valley Registered Historic Landscape.

2.7 A review of the Welsh Government Development Advice Maps confirms that the site sits within Zone A, meaning it is not within a flood zone. Within the Flood Map for Planning, the site is not identified as at risk of flooding from rivers or sea.

### Access

2.8 The site does not have an established means of vehicular access, however a gated entry point sits to its eastern boundary. Notwithstanding this, the land parcel is located to the west of Maes yr Esgob, an adopted highway. As such, the proposed development seeks to utilise and extend this highway in order to establish vehicular access.

2.9 Pedestrian access onto the site is achieved by an existing, gated access route at Maes-Yr-Esgob. Moreover, the site is crossed by a footpath which links the application site with Maes-Y-Derwen (north west of the site) and the wider village.

### Surrounding Context

2.10 As previously indicated, the surrounding context is largely residential, with residential properties adjoining the west, south, and east of the site. The rural setting to the north of the site reflects the location of the site at the eastern edge of Llanrhaeadr-Ym-Mochnant.

2.11 Llanrhaeadr-Ym-Mochnant is classified as a Large Village, as per the Powys Local Development Plan. As such, Llanrhaeadr-Ym-Mochnant, supports a range of important local services and facilities to the local community, including convenience stores, a doctor's surgery, a school, football field, places of worship, cafes, public houses and restaurants.

2.12 The 76 Route bus service links Llanrhaeadr-Ym-Mochnant with nearby settlements, including Llanfyllin and Welshpool, while the 79/79A routes links the village with Oswestry.

## ARCHITECTURAL CONTEXT (Source: JHT)

### Architectural Character

Built form to the immediate South, East and west of the site is exclusively residential in character.

Save for a number of scattered individual dwellings of varied architectural periods around the site, modern estate-style development predominates and effectively subsumes these older structures.

Amongst these is Green Cottage. The original setting of these buildings has been entirely compromised by the surrounding residential development.

On Maes Yr Esgob itself, the development pattern in the immediate vicinity largely faces properties onto the road with open frontages, fences and off road parking.

The use of red brick and render predominates as an external wall material throughout development to the east and is used with a concrete tile as well as UPVC windows.

To the south the use of red brick predominates and is used with a red concrete tile as well as UPVC windows.

Beyond these contemporary interventions, the older housing stock to the west of the site is characterised by the use of stone brick & render. Roof forms are simple with a mix of gable and hip roofs.

Other than scale and type of property, there is little to unify built form in the vicinity of the site, which indeed is characterised by a lack of unity in terms of architectural language.

In general, the developments around the site exhibit very little connection to local context or tradition and is not considered to be of sufficient architectural merit to warrant a strong contextual influence on any future proposals.



Tanllan Bungalows



10 Maes Y Dderwen



21-22 off of B4580



Maes yr Esgob estate



Hafan Y Dorlan



Hafan Y Dorlan



Maes yr Esgob estate



Bungalows off of B4580



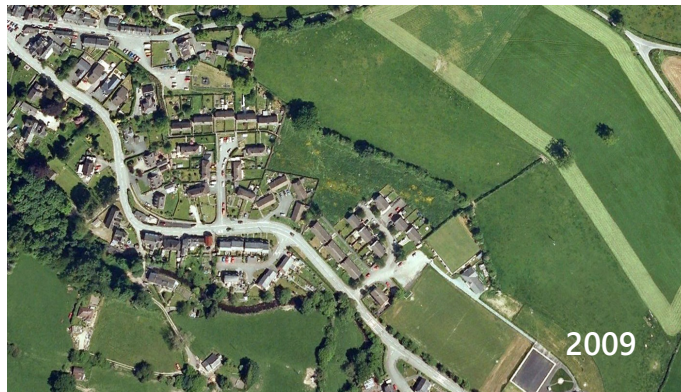
Green Cottage



## PLANNING CONTEXT



2006



2009



2023

### OPTION 2

#### Planning History

3.1 A review of Powys County Council's online planning register indicates that the site has one historic application of relevance:

- Application Ref: M2005/0654 - Outline application for residential development, formation of estate roads, and parking areas on land adjoining Maes yr Esgob. Approved August 2005.

#### Pre-Application Enquiry with Powys County Council

3.2 A pre-application enquiry has been submitted by the applicant on the 3<sup>rd</sup> of November 2023 to demonstrate the site can readily accommodate 18no properties, consisting of 10 no. 1-bedroom properties, 6no. 2-bedroom properties, and 2no. 3-bedroom properties, as well as all other associated works including parking, landscaping, biodiversity enhancements and engineering infrastructure.

3.3 At the time of writing, no pre-application response has been received. A response will be received during the statutory pre-application consultation and any comments received by the planning department will be considered and addressed within the full planning submission. The pre-application enquiry has been allocated to Mr Richard Edwards of Powys Planning Department and the Reference number is as follows; 23/0183/PRE.

#### Statutory Pre-Application Consultation (PAC)

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

3.5 Accordingly, a Pre-Application Consultation will be held between the 12th of December 2023 to the 16th of January 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 to be provided within the accompanying PAC Report and any alterations to the scheme, as a result of this consultation, will be included within the final Design and Access Statement.

#### SAB Pre-App

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



Indicative Layout



Pre-Application Layout



Application Layout

## DESIGN EVOLUTION

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

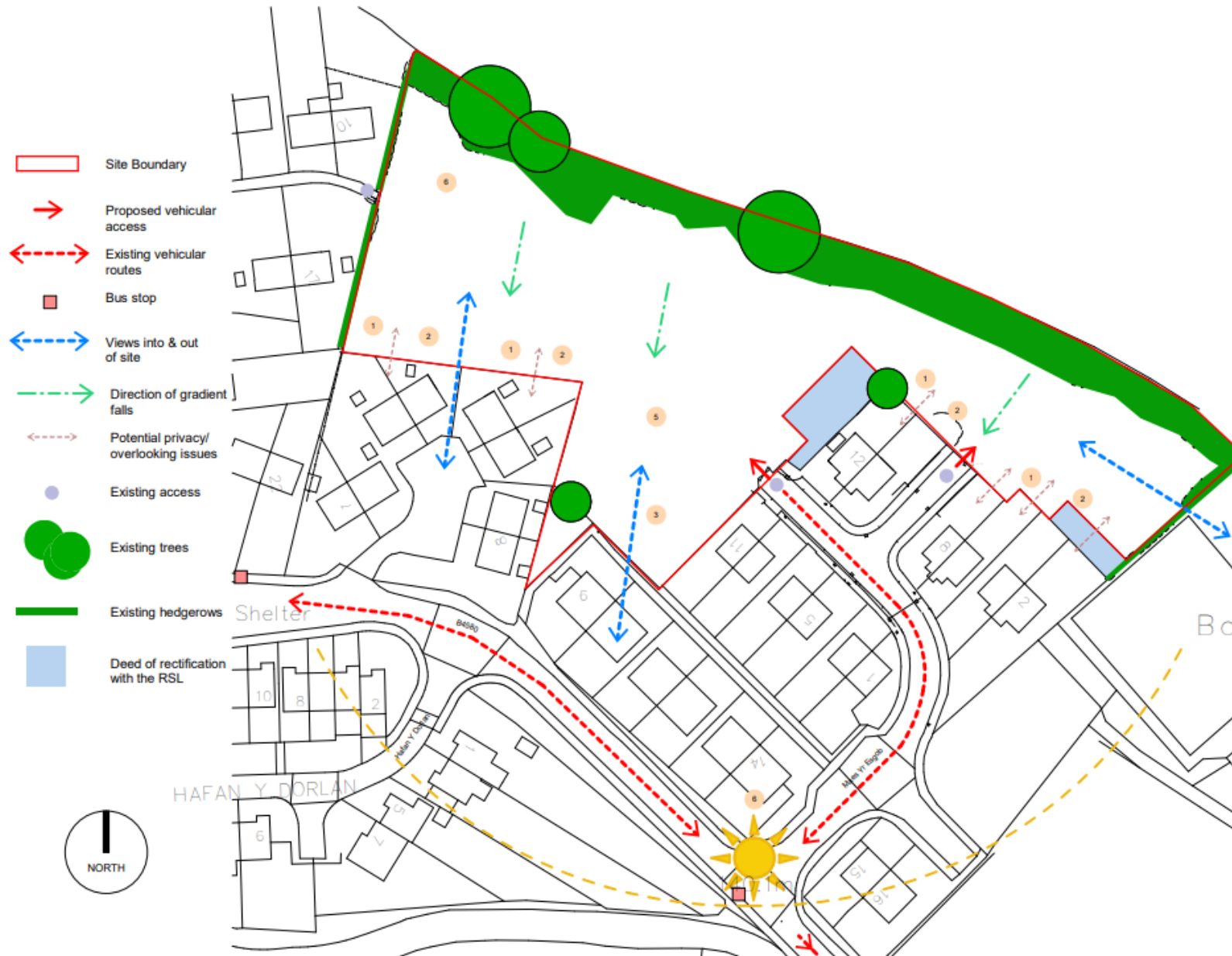
4.2 From the initial indicative scheme, the layout has demonstrated the site's ability to accommodate 18 homes at a mix of 1, 2 and 3 bedrooms. The mix has always been dictated by the needs of the Powys Housing Register.

4.3 The topography of the site, and additional site features and constraints have contributed towards shaping design considerations. Whilst ways to achieve the site's allocation of 19 units have been explored, design exercises conducted have shown that this is not achievable.

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

4.5 The scheme positively responds to the constraints presented by virtue of the existing site boundaries, proximity to existing residential properties and the steeper topography to the north west. Notwithstanding, the design team identified the site's opportunities and constraints at an early stage of the scheme's design and the project has evolved accordingly. The overall layout, appearance and scale have remained consistent, as is evident from the plans shown on page 10. The aforementioned opportunities and constraints are discussed overleaf.

# OPPORTUNITIES AND CONSTRAINTS PLAN (Source: JHT)



## INTERPRETATION

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

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

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

### **Strengths**

- Settlement Boundary - the site lies within the settlement boundary for Llanrhaeadr-Ym-Mochnant. As such, it is located within an area where development is normally permitted.
- Site Context - the site is located within a highly sustainable, residential context. As such the surrounding land use context of the site is suitable for the kind of development proposed.
- Access - the site is located to the north of the B4580, which is considered to have good transportation connections. In addition, it is in close proximity to a number of local facilities.
- Proximity to Open Space - the site is located in close proximity to areas of high landscape quality, which will benefit future occupiers of the dwellings.
- Previous Planning Approval - The proposal has received planning approval in the past, under application ref: M/2005/0654.
- Agricultural Land - The Predicted Agricultural Land Classification of the site is 4 meaning that is it not the Best and Most Versatile land and therefore preferred for Solar development.

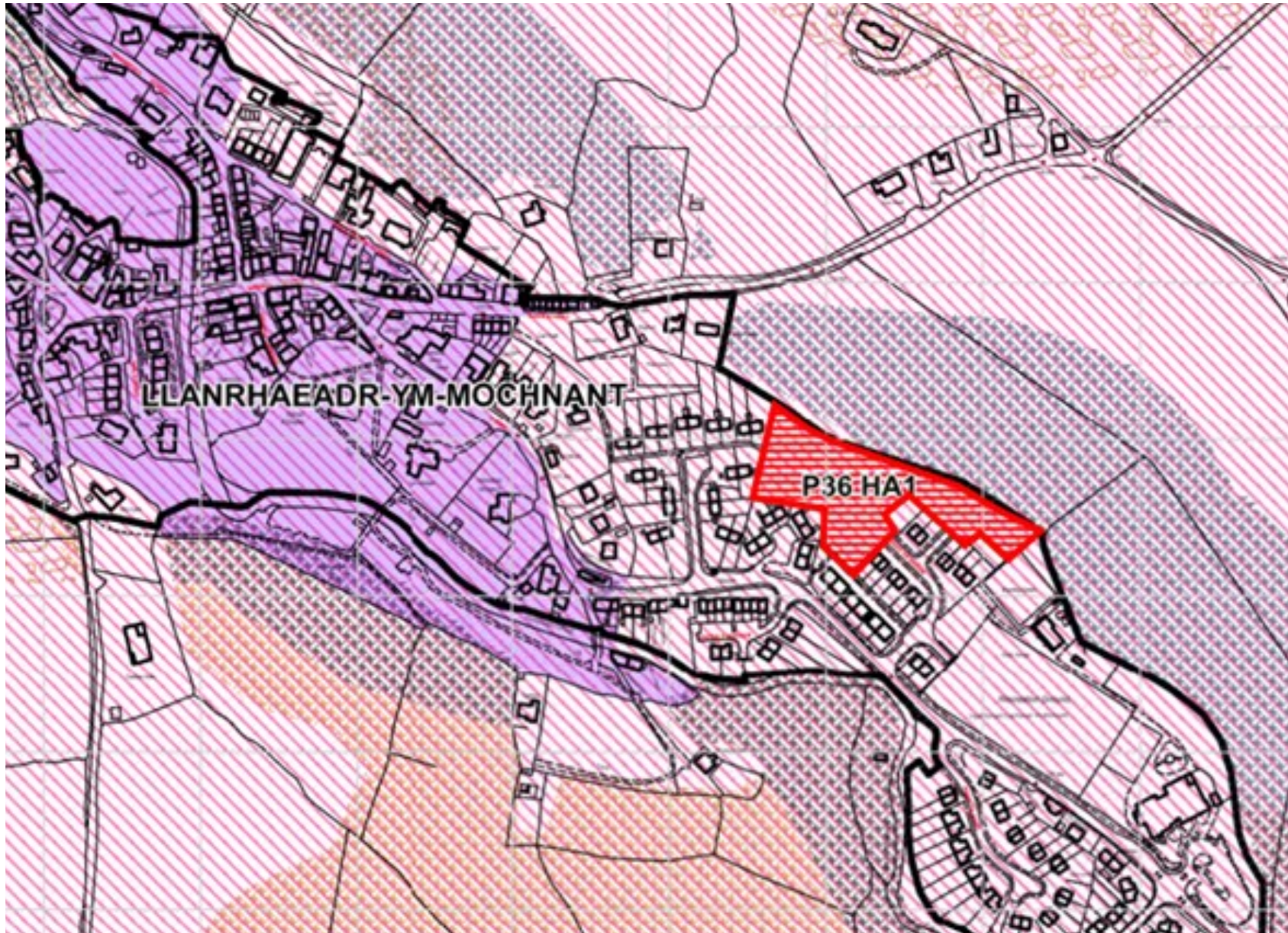
### **Constraints**

- Proximity to existing properties - Given topography of the land and relationship with properties south of the site, ensuring suitable distances between the existing and proposed homes has been a key drive of the site's design.

### **Opportunities**

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

LDP EXTRACT- SITE ALLOCATION SHOWN IN RED



## PLANNING POLICY: NATIONAL

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

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

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

- Planning Policy Wales Edition 11 (February, 2021), informed by The Well-Being of Future Generations (Wales) Act 2015, and supplemented by Technical Advice Notes;
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures (July, 2020);
- Relevant Powys County Council Supplementary Planning Guidance (SPG).

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

### **National Policy**

#### Planning Policy Wales

6.4 Planning Policy Wales (Edition 11, February 2021) Planning Policy Wales (PPW) is the Welsh Government's principal statement of national policy and sets out the land use planning policies that should be taken into account by

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

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

6.6 Paragraph 4.2.1 relates to affordable housing, and states:

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

#### Technical Advice Note

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

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

6.9 *TAN5 Nature Conservation and Planning* (2009) provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It seeks to demonstrate how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it.

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

6.11 *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.

6.12 On Welsh Language Impact Assessments, *TAN 20* states that considerations relating to the use of the Welsh Language may be taken in to account as far as they are material.

### **Local Policy**

#### Powys Local Development Plan 2011-2026

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












6.13 As shown on the previous page,, The Powys County Council Local Development Plan Proposals Map indicates that The site is included within the defined settlement boundary for Llanrhaeadr-Ym-Mochnant, and is allocated for housing development under LDP Allocation P36 HA1 for 19 units. As such, it is considered to be a location where housing development is considered acceptable, subject to compliance with all national and local planning policies.

6.14 As such, the following LDP Policies are relevant to this proposal: (next page)

**LANDSCAPE PLAN (TO BE SUPERSEDED AS DRAFT ISSUE IS BELOW)**



**Key**

-  Existing trees and vegetation
-  Root protection area
-  Tree planting
-  Shrubs and herbaceous plants
-  SuDS
-  Long grass / species-rich grass
-  Specimen plants
-  Native planting
-  Climbing plants
-  Logs and boulders
-  Informal bark mulch path





## PLANNING POLICY: LOCAL DEVELOPMENT PLAN

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
<b>Development Management Policies</b>	
DM2	The Natural Environment
DM6	Flood Prevention Measures and Land Drainage
DM7	Dark Skies and External Lighting
DM12	Development in Welsh Speaking Strongholds
DM13	Design and Resources
<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

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

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

*1. Setting thresholds and targets requiring housing development to contribute to affordable housing provision in accordance with Policy H5; and*

*2. Providing a framework for determining affordable housing exception sites in accordance with Policies H1 and H6. The provision of affordable housing will be controlled to ensure that dwellings remain affordable and available to those in local need in perpetuity.”*

6.16 Given the site’s location within the defined Large Village of Llanrhaeadr-Ym-Mochnant, Policy H1 is pertinent. This states:

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

*1. In Towns and Large Villages:*

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

6.17 Policy H2 ‘Housing Allocation’ details that the site is allocated for 19 units across a housing site area of 0.7 Ha, under site reference P36 HA1.

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

*“Housing development proposals must be of an appropriate scale and shall:*

- i. Provide a suitable mix of housing types to meet the range of identified local housing needs.*
- ii. Be phased if appropriate to reflect the context of the development and mitigate its impact on the local community.*

6.19 Policy H4 is also of relevance as it is specific to housing

density. It advises that for sites within towns and large villages, a housing density delivery of 27+ units per hectare should be achieved.

6.20 Policy DM6 ‘Flood Prevention Measures and Land Drainage’ states that development proposals must avoid unnecessary flood risk by assessing the implications of development within areas of flood risk. This includes improving areas for Sustainable Drainage Systems (SuDS) and other mitigation features, and introducing flood protection and defence features where required.

6.21 Lastly, as the site is located within a Welsh Speaking Stronghold, LDP Policy DM12 is pertinent. This states:

*“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 Culture.’*

### Supplementary Planning Guidance (SPG)

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

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

## PROPOSED STREET SCENES



**Street Scene A**  
1 : 100



**Street Scene B**  
1 : 100

# THE PROPOSAL & PLANNING APPRAISAL

Figure 8: Objectives of Good Design



The 5 Objectives of Good Design (Planning Policy Wales, Edition 11).

### Overview

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

### Access and Movement

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

7.3 In terms of parking, each dwelling will be designed in accordance with CSS Wales Parking Standards, i.e. 1 space per bedroom up to a maximum of 3 spaces per dwelling. All parking will be located along the front elevation of each housing unit. An additional visitor space for each one-bed unit is also proposed, resulting in a total of 38 (28 resident, 10 visitor) parking spaces being delivered.

7.4 The parking provision is also considered to be acceptable due to it meeting CSS Wales Parking Standards with the addition of a separate visitor space for each one bed apartment being delivered. The development can meet the requirements and over-provide visitor parking on-site which will free up space on the 5.5m carriageway for the continued movement of associated transport.

7.5 With regard to access, a Transport Statement has been commissioned with its findings accompanying the future planning application. Access provision for vehicular movements off Maes yr Esgob appears to be acceptable and it can be delivered safely with adequate visibility splays provided both directions.

7.6 The development also aims to enhance the existing situation along Maes-yr-Esgob as currently, a number of the existing bungalows don't have dedicated parking provision. In order to ensure this development can make the roads safer, it is proposed to provide 5 parking spaces on-site for the bungalows located to the south-east of the site. These are in an accessible location and can provide level access for the residents which will mitigate against the use of the pulling-in bay near the school from being utilised as residential parking.

### Environmental Sustainability

7.7 Biodiversity enhancement opportunities have been incorporated into the detailed design of the development, in line with the objectives detailed within the Environment (Wales) Act 2016 which places a duty on Local Planning Authorities to conserve and enhance biodiversity. A Green Infrastructure has been prepared as part of this planning application, which demonstrates the improvements to Green Infrastructure that are proposed. As per the Ecological Impact Assessment (also submitted), enhancement and mitigation measures including the retention of hedgerows and trees, native planting, bat/bird box installation, and the creation of new hedgerows are proposed. Full details on ecological and landscape enhancements are provided in the accompanying Planning Statement, EIA, Landscape Strategy and GI Statement.

7.8 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.

### Character

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

# PROPOSED LAYOUT



## THE PROPOSAL & PLANNING APPRAISAL

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

7.11 The proposed dwellings are to have a clay facing brick finish, with each plot alternated between Ibstock Brunswick Farmhouse Mixture and Forterra Belgravia Gault Blend under reconstituted slate roofs which will incorporate solar panels on the southern elevation where possible.

7.12 The windows and doors of the proposed housing units are to consist of anthracite grey uPVC, which is considered to represent an appropriate pallet.

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

7.14 The proposed layout plan demonstrates that the potential density of the site and its form, massing, and scale, are acceptable in reflecting the character of the defined Large Village of Llanrhaedr-ym-Mochnant. As previously established, the surrounding residential context is largely semi-detached and detached properties, consisting of two storey houses and bungalows.

7.15 With regards to design, there is no predominant character in terms of architectural styles or material in the area with a varying delivery of brick, rendered and stone buildings plotted across the village. Accordingly, the material palette is considered to be acceptable and will ensure it assimilates into the residential context and is seen as a continuation of the properties along Maes yr Esgob whilst providing a modern and high-quality design.

### Community Safety & Amenity

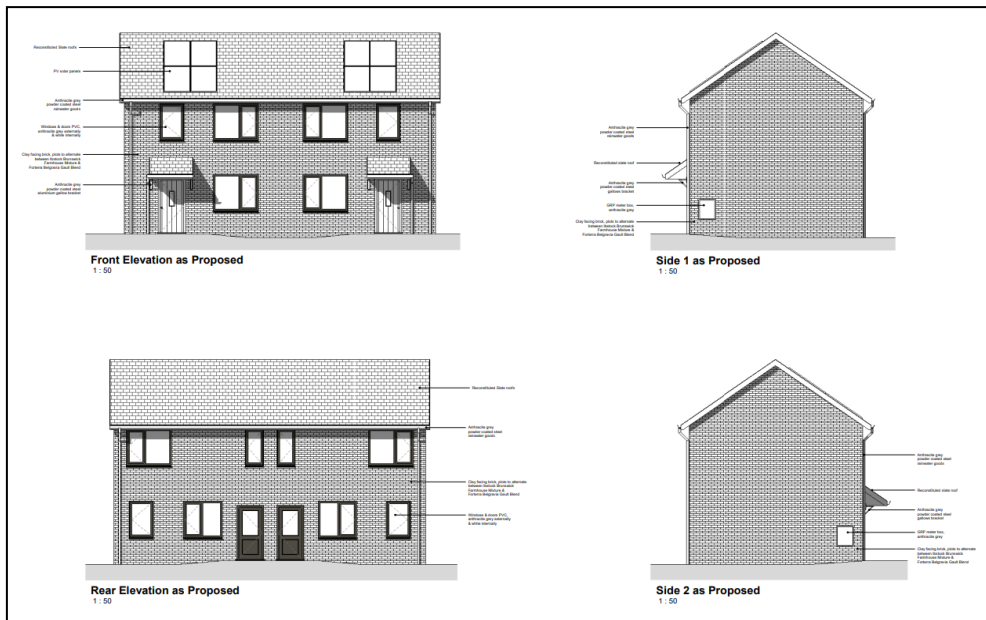
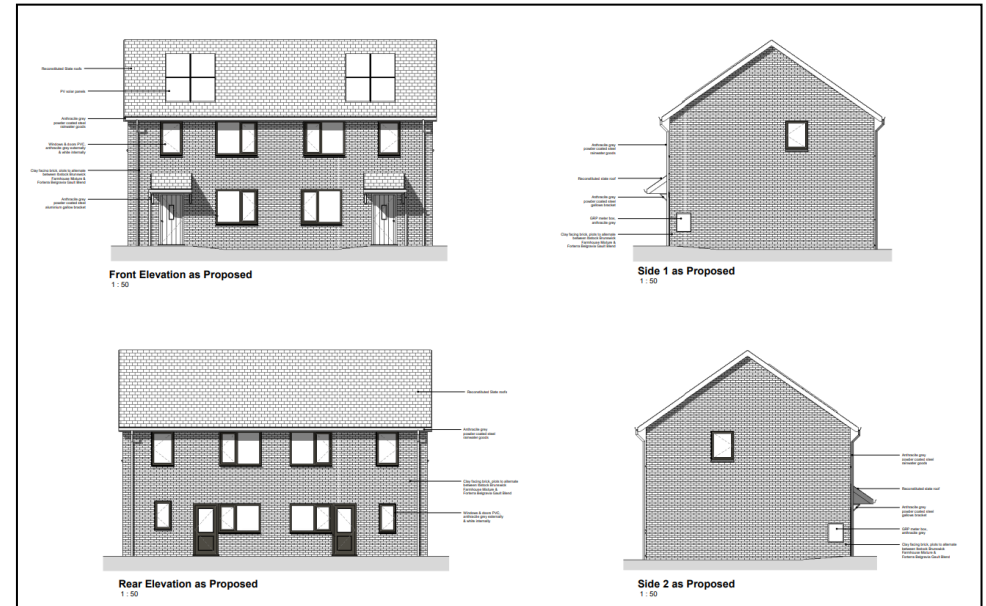
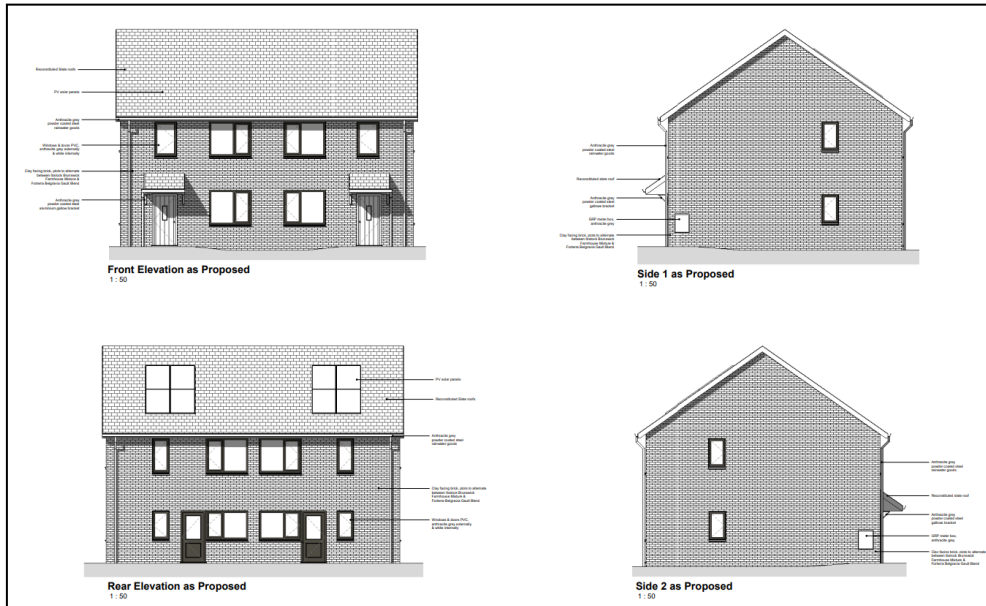
7.16 The proposed layout has been formulated to achieve appropriate amenity standards with each dwelling provided with external amenity areas and appropriate parking provision.

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

7.18 The proposed development would incorporate a range of design measures which will improve the level of security at the developed site, including appropriate street lighting and road crossings.

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

# PROPOSED ELEVATIONS



- (Top Left) Proposed Elevations for 3B-5P Units
- (Bottom Left) Proposed Elevations for 1B2P Units
- (Top Right) Proposed Elevations for 2B4P Units

## THE PROPOSAL & PLANNING APPRAISAL

### Principle of Development

7.20 With regard to the principle of development, the site is located within the defined settlement boundary for Llanrhaeadr-Ym-Mochnant, and is allocated specifically for housing use within the LDP. PPW supports residential development within sustainable locations (i.e. within the settlement boundary) in close proximity to local services and facilities, and public transport nodes.

7.21 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 development of the site can be delivered in compliance with all other local policies.

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

7.23 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 Llanrhaeadr-Ym-Mochnant is one.

7.24 This development proposes a dwelling density of 26 dph, which is influenced by the site's irregular shape and topography. The density of 26 dph is considered to be appropriate and reflective of the site's LDP allocation, in addition to its location within a rural setting. The proposed development will ensure that sufficient affordable housing provisions can be made to cater for the housing need in the local area.

7.25 On the matter of affordable housing, Policy H5 confirms

that the overall affordable housing requirement for this site would be a 10% provision ('North Powys'). 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. The provision of affordable dwellings would therefore contribute towards achieving Powys County Council's ambitions to deliver 952 units over the plan period of 2011-2026.

7.26 In light of the above, it is 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 policies SP6, H1, and H3 of the adopted Local Development Plan.

## PROPOSED CGI'S





## CONCLUSION

8.1 This Design and Access Statement has been prepared by Asbri Planning on behalf of Powys County Council Housing Services, in respect of the full planning application for the development of 18no. affordable dwellings on land west of Maes-yr-Esgob, in Llanrhaeadr-Ym-Mochnant, Powys.

8.2 The application site comprises greenfield land, situated, within the defined settlement boundary for Llanrhaeadr-Ym-Mochnant and is allocated for housing development within the Powys Local Development Plan. As such, the principle of development is established.

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

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